



City Council Meeting Schedule March 2018

March 6, 2018
Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

March 13, 2018
Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Kennewick Public Facilities District Update
2. Columbia Park Conveyance
3. Mobile Food Vendors Code Revisions

March 20, 2018
Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

March 27, 2018
Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Visit Tri-Cities Annual Update
2. KID Partnership Update
3. MyTri2030 Update
4. Parks & Recreation Comprehensive Plan 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

March 2018
Updated 3/09/18



CITY COUNCIL REGULAR MEETING AGENDA

**Tuesday, March 20, 2018 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

- Welcome the Rotary-Sponsored Team from Ukraine
- Retiree Recognition - Kirk Foltz and Erik Elmgren

2. APPROVAL OF AGENDA

3. CONSENT AGENDA

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

- a. Minutes of Regular Meeting of March 6, 2018.
- b. (1) Motion to approve Claims Roster February 23, 2018.
(2) Motion to approve Claims Roster for the Toyota Center Operations and Box Office Accounts for January 2018.
- c. Motion to approve Payroll Roster for February 28, 2018.
- d. Motion to authorize the City Manager to Sign the Addendum to the Metro Interlocal Agreement.
- e. Motion to authorize the Mayor to sign the Local Agency Agreement Supplement #2 and the Federal Aid Prospectus for the Metaline Avenue Widening Project.

4. VISITORS

5. ORDINANCES/RESOLUTIONS

- a. Ordinance 5752: Amending KMC 18.24 Sign Code.
- b. Ordinance 5753: Change of Zone (COZ 17-10) from Business Park (BP) to Commercial, General (CG) at 10379 W. Clearwater Avenue.
- c. Ordinance 5754: Change of Zone (COZ 17-11) from Commercial, Neighborhood (CN) to Commercial, Office (CO) at 30 S. Louisiana St.

6. PUBLIC HEARINGS/MEETINGS

7. NEW BUSINESS

8. UNFINISHED BUSINESS

9. COUNCIL COMMENTS/DISCUSSION

10. ADJOURNMENT

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CITY OF KENNEWICK
CITY COUNCIL
Regular Meeting
March 6, 2018

1. CALL TO ORDER

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

City Council and Staff Present:

Mayor Pro Tem Steve Lee	Greg McCormick	Vince Beasley	Brian Ellis
Matt Boehnke	Christina Palmer	Ken Hohenberg	Emily Estes-Cross
Bill McKay	Lisa Beaton	Evelyn Lusignan	
Paul Parish	Cary Roe	Chris Guerrero	
Steve Young	Terri Wright	Carol Evan	
Mayor Don Britain	Dan Legard	Bruce Mills	
Marie Mosley	Corey Osborn	John Noble	

Excused absences: Councilman John Trumbo.

Sterling Cannon and Jackson Beham from Boy Scott Troup 111 led the Pledge of Allegiance.

2. APPROVAL OF AGENDA

Mr. McKay asked that Item 3.h. be removed from the consent agenda for further discussion.

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

3. APPROVAL OF CONSENT AGENDA

- a. Minutes of Regular Meeting of February 20, 2018.
- b. Motion to approve Claims Roster for Columbia Park Golf Course Account for January 2018.
- c. Motion to approve Payroll Roster for February 15, 2018.
- d. Motion to authorize the City Manager to sign the CDBG Substantial Amendments reallocating funds within the 2015 Annual Action Plan, the 2016 Annual Action Plan, and the Down Payment Assistance Revolving Loan Fund.
- e. Motion to accept the recommendation of the Interview Committee and appoint Deanna Boyle and Melanie Blatman and reappoint Doug Gast to the Arts Commission.
- f. Motion to accept the recommendation of the Interview Committee and appoint Gary Earp and reappoint Bruce Donner to the Block Grant Advisory Committee.
- g. Motion to accept the recommendation of the Interview Committee and appoint Paul Scharold to the Historic Preservation Commission.
- h. ~~Motion to accept the recommendation of the Interview Committee and reappoint Barbara Johnson to the Kennewick Public Facilities District.~~ Moved to New Business as Item 7.b.
- i. Motion to accept the recommendation of the Interview Committee and appoint Linda Britain to the Parks and Recreation Commission.
- j. Motion to accept the recommendation of the Interview Committee and appoint Thomas Helgeson and reappoint Anthony Moore to the Planning Commission.
- k. Motion to award, and authorize the City Manager to sign, Contract 18-003, HVAC Maintenance and Repair Services with Apollo Heating and Air Conditioning.
- l. Motion to authorize the Mayor to sign a letter to the Governor requesting designation of Census tracts 109.01 and 113 as Qualified Opportunity Zones.
- m. Motion to increase the total amount of Contract P1613-17 (2017 City-Wide Pedestrian Improvements) to \$355,599.95.

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

4. VISITORS

Chad Blashill, 907 S. Dawes St, Kennewick – He stated his is disappointed in the progress on the improvements at Columbia Park Golf Links.

Crystal Carter, Executive Director of Rebuilding Mid-Columbia, 850 Aaron Dr, Richland – She provided information regarding the free services they offer for critical home repairs to low income, elderly, disabled, Veterans and single parents in the community.

Chuck Noble, Pacific NW Regional Council of Carpenters, 206 S. McKinley Pl, Kennewick – He spoke about some legislative issues that they feel as carpenters are important to themselves, their contractors and the middle class.

The following spoke about encouraging support for Trios Hospital from the City Council and the community to keep good nurses and encourage quality health care in our community:

Stephanie Weibel, 205204 E. Bowles Rd, Kennewick

Carol Goplen, 1574 Meriwether Ave, Richland

Tamara Ottenbrect, 3904 W. 46th Ave, Kennewick

Sandy Root, 1904 S. Tacoma St, Kennewick

Kim Bush, 98904 E. Reatta Rd, Kennewick

Rose LaDow, 6 W. 6th Ave #706, Kennewick, She thanked the Police Chief about the police presence at Keewaydin Park.

5. ORDINANCE/RESOLUTIONS - None

6. PUBLIC HEARINGS/MEETINGS

- a. Resolution 18-06: Vacate a 10' utility easement located at 520 S. Garfield Street. Cary Roe, Public Works Director reported.

Public hearing was opened and closed at 7:03 p.m. No public testimony was provided.

RESOLUTION NO. 18-06

A RESOLUTION OF THE CITY OF KENNEWICK DECLARING SURPLUS A PORTION OF CERTAIN UTILITY EASEMENT LYING WITHIN 520 SOUTH GARFIELD STREET

Mr. Parish moved, seconded by Mr. Young to adopt Resolution No. 18-06. The motion passed unanimously.

7. NEW BUSINESS

- a. International Association of Fire Fighters (IAFF) Local #1296 Collective Bargaining Agreement. Corey Osborn, Human Resources Director reported.

Mr. Parish moved, seconded by Mr. Young that City Council approve and authorize the Mayor and City Manager to sign the proposed 2017-2019 collective bargaining agreement between the City of Kennewick and the International Association of Firefighters, Local #1296. The motion passed unanimously.

- b. Motion to accept the recommendation of the Interview Committee and reappoint Barbara Johnson to the Kennewick Public Facilities District.

Mr. MacKay asked to have the item moved and stated that he felt there needed be new blood on the committee. There have been three failed ballots and he doesn't feel the committee is in touch with the community.

Mayor Britain, Mr. Parish, Mr. Young and Mayor Pro Tem Lee spoke in support of Barbara Johnson. Mr. Boehkne agreed with Mr. McKay's comments.

Mr. Parish moved, seconded by Mr. Young to accept the recommendation of the Interview Committee and reappoint Barbara Johnson to the Kennewick Public Facilities District. The motion passed 4 to 2. Mr. McKay and Mr. Boehkne opposed.

8. UNFINISHED BUSINESS - None

9. COUNCIL COMMENTS/DISCUSSION

Council members reported on their respective activities.

10. AJOURNMENT

Meeting was adjourned at 7:22 p.m.

Terri L. Wright, CMC
City Clerk

Council Agenda Coversheet 	Agenda Item Number	3.b.1.	Council Date	03/20/2018	Consent Agenda	☒	
	Agenda Item Type	General Business Item				Ordinance/Reso	☐
	Subject	Claims Roster				Public Mtg / Hrg	☐
	Ordinance/Reso #		Contract #		Other	☐	
	Project #		Permit #		Quasi-Judicial	☐	
	Department	Finance					

Recommendation

That Council approve the Claims Roster.

Motion for Consideration

I move to approve the Claims Roster dated February 23, 2018, in the amount of \$1,321,339.47, and comprised of check numbers 140252 through 140502 and wire transfer numbers 300319 and 300320.

Summary

The payments on this Claims Roster are comprised of the following issued 02/10/18-02/23/18:

Check numbers 140252 through 140502	\$1,279,778.18
Wire transfer number 300319	41,344.29
Wire transfer number 300320	217.00

Total	\$ 1,321,339.47
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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

\$1,321,339.47.

Through	Lynne Brown Mar 02, 09:38:03 GMT-0800 2018	Attachments: 
Dept Head Approval	Dan Legard Mar 12, 14:59:02 GMT-0700 2018	
City Mgr Approval	Marie Mosley Mar 14, 21:02:28 GMT-0700 2018	
		☐ Recording Required?

City of Kennewick

Claims Roster

2/10/2018 - 2/23/2018

Accounting Period

2018

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
001 GENERAL FUND						
010 CITY COUNCIL						
140319	02/23/2018	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	1,246.36
Total amount by Department						\$ 1,246.36
020 CITY MANAGER						
140319	02/23/2018	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	403.75
Total amount by Department						\$ 403.75
032 SUPPORT SERVICES-FINANCE						
140319	02/23/2018	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	380.00
140465	02/23/2018	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	SUPPLIES - FIN/AMB	55.84
140465	02/23/2018	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	SUPPLIES - FIN	8.35
140465	02/23/2018	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	SUPPLIES - FIN	8.74
Total amount by Department						\$ 452.93
034 SUPPORT SERVICES - INFO SYSTEMS						
140358	02/23/2018	06375	COMPUNET INC	in	WIRELESS TROUBLESHOOTING	600.00
140382	02/23/2018	05471	FRONTIER COMMUNICATIONS NW INC	in	TELEPHONE SERVICE	572.78
140438	02/23/2018	00886	NEW HORIZONS COMPUTER LEARNING C	in	WINDOWS 10 CLASSES - IT TECHS	4,462.50
140482	02/23/2018	04764	UNITED PARCEL SERVICE	in	SHIPPING	3.27
T 300319	02/23/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAXES	1,097.82
Total amount by Department						\$ 6,736.37
035 SUPPORT SERVICES-CUSTOMER SERVICE						
140366	02/23/2018	03530	DATAPROSE INC	in	JAN 2018 UTILITY BILLING	3,801.80
T 300319	02/23/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAXES	217.47
Total amount by Department						\$ 4,019.27
041 CITY CLERK						
140332	02/23/2018	00034	BENTON COUNTY AUDITOR	in	RECORDING FEES	78.00
140333	02/23/2018	00034	BENTON COUNTY AUDITOR	in	RECORDING FEES	75.00
140347	02/23/2018	02481	CI INFORMATION MANAGEMENT CI SUP	in	SHRED SERVICES	205.16
Total amount by Department						\$ 358.16
042 LEGAL SERVICES						
140347	02/23/2018	02481	CI INFORMATION MANAGEMENT CI SUP	in	SHRED SERVICES	205.00
140441	02/23/2018	03700	OFFICE DEPOT INC	in	OFFICE SUPPLIES	56.58
140441	02/23/2018	03700	OFFICE DEPOT INC	in	OFFICE SUPPLIES	25.93
140441	02/23/2018	03700	OFFICE DEPOT INC	in	OFFICE SUPPLIES	46.56

City of Kennewick

Claims Roster

2/10/2018 - 2/23/2018

Accounting Period

2018

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
140496	02/23/2018	00853	WEST GROUP PAYMENT CENTER	in	JAN 2018 WESTLAW CHARGES	2,849.06
140496	02/23/2018	00853	WEST GROUP PAYMENT CENTER	in	LIBRARY PLAN CHARGES	50.87
Total amount by Department						\$ 3,234.00
050 CIVIL SERVICE						
140339	02/23/2018	03035	BI-STATE OCCUPATIONAL SAFETY & HEA	in	MEDICAL SERVICES	1,420.00
140347	02/23/2018	02481	CI INFORMATION MANAGEMENT CI SUP.	in	SHRED SERVICES	205.00
140433	02/23/2018	09181	MOON, TAE IM, PH.D.	in	PRE-EMPLOYMENT TESTING	800.00
140433	02/23/2018	09181	MOON, TAE IM, PH.D.	in	PRE-EMPLOYMENT TESTING	800.00
140440	02/23/2018	02332	NORTHWEST RESOLUTIONS, INC.	in	PROFESSIONAL SERVICES	6,769.00
140442	02/23/2018	07831	ON SCENE MEDICAL SERVICES PC	in	MEDICAL SERVICES	715.00
Total amount by Department						\$ 10,709.00
061 CODE ENFORCEMENT						
140322	02/23/2018	05911	AMERICAN BUILDING MAINTENANCE	in	BOARD UP 816 S ALDER	380.10
140380	02/23/2018	05716	FLEETMatics USA, LLC	in	VEHICLE TRACKING	47.71
T 300319	02/23/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAXES	2.49
Total amount by Department						\$ 430.30
062 LONG RANGE PLANNING						
T 300319	02/23/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAXES	-28,125.00
Total amount by Department						\$-28,125.00
063 ECONOMIC & BUSINESS DEVELOPMENT						
140319	02/23/2018	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	325.30
140478	02/23/2018	03736	TRIDEC	in	ELECTION IMPACT-NAPIER	25.00
T 300319	02/23/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAXES	46.79
Total amount by Department						\$ 397.09
071 POLICE DEPT. - ADMINISTRATION						
140347	02/23/2018	02481	CI INFORMATION MANAGEMENT CI SUP.	in	SHRED SERVICE	234.00
140417	02/23/2018	02280	LANGUAGE LINE SERVICES, INC	in	INTERPRETATION SERVICE	42.25
140482	02/23/2018	04764	UNITED PARCEL SERVICE	in	SHIPPING	60.29
140482	02/23/2018	04764	UNITED PARCEL SERVICE	in	SHIPPING	48.14
140482	02/23/2018	04764	UNITED PARCEL SERVICE	in	SHIPPING	52.81
Total amount by Department						\$ 437.49
072 POLICE DEPT.- CRIMINAL INVESTIGATION						
140334	02/23/2018	03331	BENTON COUNTY DISTRICT COURT	in	WEAPONS FORFEITURE CASE #18-03753	83.00
140429	02/23/2018	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25

City of Kennewick

Claims Roster

2/10/2018 - 2/23/2018

Accounting Period

2018

	Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
	140460	02/23/2018	01123	SEINER ED	in	ADMINISTRATIVE HEARING	100.00
	140473	02/23/2018	07228	TRANSUNION RISK ALTERNATIVE DATA	in	PEOPLE SEARCH	1.75
T	300319	02/23/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAXES	38.60
Total amount by Department							\$ 277.60
073 POLICE DEPT. - PATROL							
	140346	02/23/2018	05195	CENTRAL LAKE ARMOR EXPRESS INC	in	BALLISTIC VESTS	640.74
	140369	02/23/2018	09827	DAY WIRELESS SYSTEMS	in	RADIO MAINTENANCE	423.54
	140369	02/23/2018	09827	DAY WIRELESS SYSTEMS	in	RADIO MAINTENANCE	80.33
	140429	02/23/2018	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25
	140429	02/23/2018	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25
	140444	02/23/2018	00917	OXARC, INC.	in	EXT RECHARGE	28.24
	140487	02/23/2018	00971	W A C J T C	in	BLEA - ARMITAGE/SUAREZ	6,374.00
T	300319	02/23/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAXES	549.01
Total amount by Department							\$ 8,204.36
074 POLICE DEPT. - STAFF SERVICES							
	140324	02/23/2018	03088	APOLLO MECHANICAL CONTRACTORS A	in	DEC 2017 HVAC MAINT	24.78
	140365	02/23/2018	04066	CREATIVE PRODUCT SOURCING DAREC	in	DARE T-SHIRTS	3,680.85
	140418	02/23/2018	05804	LEADSONLINE LLC	in	LEADS ONLINE RENEWAL	5,158.00
	140424	02/23/2018	03842	MARTIN BUSINESS SYSTEMS	in	PRINTING SUPPLIES	214.57
	140465	02/23/2018	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	468.38
	140465	02/23/2018	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	53.20
	140465	02/23/2018	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	388.33
	140465	02/23/2018	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	175.52
	140467	02/23/2018	08315	TALENTWISE SOLUTIONS LLC	in	PRE-EMPLOYMENT TESTING	126.00
	140467	02/23/2018	08315	TALENTWISE SOLUTIONS LLC	in	PRE-EMPLOYMENT BACKGROUND CHEC	76.00
	140493	02/23/2018	01033	WASHINGTON STATE PATROL	in	CPL BACKGROUNDS - JANUARY	576.00
T	300319	02/23/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAXES	38.70
Total amount by Department							\$ 10,980.33
075 POLICE DEPT. - INTERGOVERNMENTAL							
	140348	02/23/2018	00100	CITY OF RICHLAND	in	SECOMM ASSESSMENT	199,862.67
	140348	02/23/2018	00100	CITY OF RICHLAND	in	BCES ANNUAL FEEA	37,728.00
	140353	02/23/2018	08587	COLUMBIA BASIN DIVE RESCUE	in	2018 AGENCY SUPPORT	6,500.00
	140409	02/23/2018	02608	KENNEWICK EMERGENCY PHYSICIANS I	in	PRISONER MEDICAL	5,888.00
	140411	02/23/2018	05291	KENNEWICK RADIOLOGY GROUP PC	in	PRISONER MEDICAL	1,437.00
	140479	02/23/2018	00249	TRIOS HOSPITAL	in	PRISONER MEDICAL	6,941.07

City of Kennewick

Claims Roster

2/10/2018 - 2/23/2018

Accounting Period

2018

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
Total amount by Department						\$ 258,356.74
076 POLICE DEPT - PROFESSIONAL STANDARDS						
140346	02/23/2018	05195	CENTRAL LAKE ARMOR EXPRESS INC	in	HARD CORE VEST - JACKSON	345.63
140385	02/23/2018	03824	GALLS, LLC DBA BLUMENTHAL UNIFOR	in	QUARTERMASTER-GREIBER	487.84
140385	02/23/2018	03824	GALLS, LLC DBA BLUMENTHAL UNIFOR	in	QUARTERMASTER - CHIAVARAS	11.95
T 300319	02/23/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAXES	73.77
Total amount by Department						\$ 919.19
081 FIRE DEPT. - ADMINISTRATION						
140335	02/23/2018	00044	BENTON COUNTY FIRE DISTRICT #1	in	2018 HAZ MAT FEE	7,580.00
Total amount by Department						\$ 7,580.00
082 FIRE DEPT. - SUPPRESSION						
140335	02/23/2018	00044	BENTON COUNTY FIRE DISTRICT #1	in	2018 KFD FTC MAINT & OPS	37,500.00
140335	02/23/2018	00044	BENTON COUNTY FIRE DISTRICT #1	in	2018 SEWAG ASSESSMENT	6,957.02
140339	02/23/2018	03035	BI-STATE OCCUPATIONAL SAFETY & HEALTH	in	MEDICAL SERVICES	1,325.00
140348	02/23/2018	00100	CITY OF RICHLAND	in	SECOMM ASSESSMENT	17,265.53
140386	02/23/2018	08340	GAU MATTHEW	in	JATC APPRENTICESHIP	315.00
140407	02/23/2018	00996	KANDLE, ROB	in	TRAINING EXPENSES	177.00
140439	02/23/2018	06931	NILSON ERIC	in	TRAINING EXPENSES	236.00
T 300319	02/23/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAXES	102.99
Total amount by Department						\$ 63,878.54
090 ENGINEERING						
140256	02/14/2018	03962	MUNICIPAL SVCS PETTY CASH	in	PETTY CASH FUND	129.54
140388	02/23/2018	09424	GLOVER KENDRICK	in	TRAVEL EXPENSES	491.72
140428	02/23/2018	09347	MELLOTTE HEATH	in	MOVING EXPENSES	4,000.00
140435	02/23/2018	03962	MUNICIPAL SVCS PETTY CASH	in	PETTY CASH FUND	90.00
140441	02/23/2018	03700	OFFICE DEPOT INC	in	OFFICE SUPPLIES	24.22
140441	02/23/2018	03700	OFFICE DEPOT INC	in	OFFICE SUPPLIES	18.44
140465	02/23/2018	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	9.05
140465	02/23/2018	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	27.26
140465	02/23/2018	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	43.77
140465	02/23/2018	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	29.26
140477	02/23/2018	00172	TRI-CITY HERALD LEGALS - 450496	in	PUBLICATION	61.80
140481	02/23/2018	03883	U R M CASH & CARRY	in	MEETING SUPPLIES	30.10
140491	02/23/2018	01713	WA STATE GOOD ROADS AND TRANSPORTATION	in	MEMBERSHIP RENEWAL	200.00
Total amount by Department						\$ 5,155.16

City of Kennewick

Claims Roster

2/10/2018 - 2/23/2018

Accounting Period

2018

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
101 CORPORATE & COMMUNITY SERVICES						
140343	02/23/2018	05827	CALIPER MANAGEMENT INC	in	PRE-EMPLOYMENT TESTING	295.00
140420	02/23/2018	09277	LOURDES OCCUPATIONAL HEALTH	in	MEDICAL SERVICES	76.00
140420	02/23/2018	09277	LOURDES OCCUPATIONAL HEALTH	in	MEDICAL SERVICES	76.00
140420	02/23/2018	09277	LOURDES OCCUPATIONAL HEALTH	in	MEDICAL SERVICES	76.00
140420	02/23/2018	09277	LOURDES OCCUPATIONAL HEALTH	in	MEDICAL SERVICES	76.00
140420	02/23/2018	09277	LOURDES OCCUPATIONAL HEALTH	in	MEDICAL SERVICES	76.00
140467	02/23/2018	08315	TALENTWISE SOLUTIONS LLC	in	PRE-EMPLOYMENT TESTING	350.00
140467	02/23/2018	08315	TALENTWISE SOLUTIONS LLC	in	PRE-EMPLOYMENT BACKGROUND CHEC	360.00
140476	02/23/2018	08573	TRI-CITY HERALD DISPLAY ADS - 449430	in	DISPLAY ADS	1,250.00
140498	02/23/2018	09338	WHEELHOUSE COMMUNITY BIKE SHOP	in	BICYCLE REFURBISH	390.96
T 300319	02/23/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAXES	24.50
Total amount by Department						\$ 3,050.46
113 PARKS DEPT.-RECREATION SERVICES						
140323	02/23/2018	05911	AMERICAN BUILDING MAINTENANCE	in	AFTER RENTAL JANITORIAL	600.00
140342	02/23/2018	07653	BSN SPORTS WEST	in	YOUTH BASKETBALL SUPPLIES	62.45
140447	02/23/2018	00708	PARK & RECREATION DEPT	in	PETTY CASH FUND	27.05
T 300319	02/23/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAXES	322.66
Total amount by Department						\$ 1,012.16
114 PARKS DEPT.-FACILITIES MAINT.						
140322	02/23/2018	05911	AMERICAN BUILDING MAINTENANCE	in	JANITORIAL SVC	10,068.42
140324	02/23/2018	03088	APOLLO MECHANICAL CONTRACTORS A	in	TIME CLOCK BRACKET	76.02
140324	02/23/2018	03088	APOLLO MECHANICAL CONTRACTORS A	in	S/R PAV HVAC VENT PIPE REPAIR	370.72
140324	02/23/2018	03088	APOLLO MECHANICAL CONTRACTORS A	in	DEC 2017 HVAC MAINT	2,545.87
140324	02/23/2018	03088	APOLLO MECHANICAL CONTRACTORS A	in	WATER HEATER DISPOSAL	681.10
140336	02/23/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	26.91
140336	02/23/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	143.03
140336	02/23/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	19.03
140336	02/23/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	2,872.81
140336	02/23/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	319.70
140336	02/23/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	113.37
140344	02/23/2018	00083	CASCADE NATURAL GAS	in	GAS SERVICE	7,647.16
140354	02/23/2018	00175	COLUMBIA BASIN PAPER & SUPPLY	in	SOAP DISPENSERS-CITY HALL	392.04
140355	02/23/2018	06389	COLUMBIA ELECTRIC SUPPLY	in	TIME CLOCK FUSES	63.86
140375	02/23/2018	02074	ELMGREN, ERIK	in	OE UNIFORM	396.32
140377	02/23/2018	00166	FARMERS EXCHANGE	in	CHAIN SAW CHAINS	31.15

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140377	02/23/2018	00166	FARMERS EXCHANGE	in	POLE SAW CHAINS	53.02
140377	02/23/2018	00166	FARMERS EXCHANGE	in	POLE SAW REPAIR	16.75
140377	02/23/2018	00166	FARMERS EXCHANGE	in	BAR OIL FOR SAW	16.28
140377	02/23/2018	00166	FARMERS EXCHANGE	in	CHAIN SAW CHAINS	69.36
140379	02/23/2018	09237	FIKES NORTHWEST CORP	in	AIR FRESHNER SVC	160.53
140381	02/23/2018	01534	FOLTZ, KIRK	in	JEANS REIMB	193.85
140381	02/23/2018	01534	FOLTZ, KIRK	in	OE BOOTS	103.16
140383	02/23/2018	09431	G & R AG PRODUCTS INC	in	PARTS FOR MOWER	87.75
140389	02/23/2018	02086	GONZALEZ, VINCENT	in	MILEAGE	123.99
140398	02/23/2018	02080	HAZEN, TIMOTHY	in	OE UNIFORM REIMB	97.67
140398	02/23/2018	02080	HAZEN, TIMOTHY	in	OE BOOTS	173.75
140400	02/23/2018	02639	HOWELL, MIKE	in	OE JEANS	145.82
140408	02/23/2018	06917	KELLER SUPPLY COMPANY	in	CIRC PUMP PARTS- CITY HALL	361.99
140410	02/23/2018	00078	KENNEWICK INDUSTRIAL & ELEC	in	PLUMBING REPAIR	27.89
140410	02/23/2018	00078	KENNEWICK INDUSTRIAL & ELEC	in	SPRAYER BOOM REPAIR	1.44
140410	02/23/2018	00078	KENNEWICK INDUSTRIAL & ELEC	in	TIME CLOCK UPGRADE	31.81
140410	02/23/2018	00078	KENNEWICK INDUSTRIAL & ELEC	in	PUMP HOUSE IRRIGATION REPAIR	72.45
140410	02/23/2018	00078	KENNEWICK INDUSTRIAL & ELEC	in	SOUTHRIDGE PUMP HOUSE IRRIGATION	2.38
140421	02/23/2018	03154	M & M BOLT COMPANY, LLC	in	PUMP HOUSE IRR REPAIR	28.71
140425	02/23/2018	02079	MCCLURE, KATHRYN	in	OE UNIFORM	124.88
140432	02/23/2018	05112	MOON SECURITY SERVICES, INC	in	SR PAVILION SECURITY SVC	317.39
140445	02/23/2018	05607	PALMER ROOFING COMPANY	in	FROST BUILDING ROOF REPAIR	2,606.40
140447	02/23/2018	00708	PARK & RECREATION DEPT	in	PETTY CASH FUND	15.00
140451	02/23/2018	00329	PLATT ELECTRIC SUPPLY COMPANY REX	in	LIGHT REPAIR IN LOCKER ROOM	49.52
140454	02/23/2018	00957	RANCH & HOME INC	in	SMALL TOOLS	56.39
140454	02/23/2018	00957	RANCH & HOME INC	in	NAILS	6.49
140454	02/23/2018	00957	RANCH & HOME INC	in	BOOM SPRAYER	10.61
140454	02/23/2018	00957	RANCH & HOME INC	in	GATE WHEELS	97.72
140454	02/23/2018	00957	RANCH & HOME INC	in	LIMB SAWS FOR PRUNING	47.76
140454	02/23/2018	00957	RANCH & HOME INC	in	PUMP HOUSE IRRIGATION REPAIR	5.86
140454	02/23/2018	00957	RANCH & HOME INC	in	PARK BENCH REPAIR & REPLACE	33.10
140454	02/23/2018	00957	RANCH & HOME INC	in	SUPPLIES-COLUMBIA PARK	36.88
140459	02/23/2018	03691	RMT EQUIPMENT	in	MOWER PARTS	1,742.23
140462	02/23/2018	07555	SHERWIN-WILLIAMS COMPANY	in	PARK BENCH PAINT	105.30
140462	02/23/2018	07555	SHERWIN-WILLIAMS COMPANY	in	PAINT	75.85
140462	02/23/2018	07555	SHERWIN-WILLIAMS COMPANY	in	PAINT FOR RESTROOM TRIM	184.19
140483	02/23/2018	03564	US LINEN AND UNIFORM	in	LINEN SERVICE	391.16

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140492	02/23/2018	01035	WASHINGTON HARDWARE AND FURNIT	in	GRAFFITI PAINT	8.67
140492	02/23/2018	01035	WASHINGTON HARDWARE AND FURNIT	in	MARKING PAINT	13.01
140492	02/23/2018	01035	WASHINGTON HARDWARE AND FURNIT	in	PAINT FOR PLAYGROUND EQUIPMENT	26.00
140492	02/23/2018	01035	WASHINGTON HARDWARE AND FURNIT	in	TIME CLOCK PEDESTAL REPAIR	12.42
140499	02/23/2018	01755	WILBUR-ELLIS COMPANY	in	WEED KILLER	1,315.36
140499	02/23/2018	01755	WILBUR-ELLIS COMPANY	in	PRE EMERGENT FOR GREEN WAY ZONE	1,991.94
Total amount by Department						\$ 36,810.24
120 NON-DEPARTMENTAL						
140322	02/23/2018	05911	AMERICAN BUILDING MAINTENANCE	in	JANITORIAL SVC	4,115.75
140324	02/23/2018	03088	APOLLO MECHANICAL CONTRACTORS A	in	MCL HVAC	178.10
140324	02/23/2018	03088	APOLLO MECHANICAL CONTRACTORS A	in	DEC 2017 HVAC MAINT	235.38
140331	02/23/2018	00092	BENTON CLEAN AIR AGENCY	in	COK ASSESSMENT	17,894.42
140344	02/23/2018	00083	CASCADE NATURAL GAS	in	GAS SERVICE	1,102.87
140462	02/23/2018	07555	SHERWIN-WILLIAMS COMPANY	in	CEILING TILE PAINT	15.83
140475	02/23/2018	01028	TRI-CITY GLASS, INC.	in	MCL AUTO DOOR #2 REPAIR	323.63
140492	02/23/2018	01035	WASHINGTON HARDWARE AND FURNIT	in	GRAFFITI COVER-UP	8.67
T 300320	02/23/2018	00511	WA STATE DEPT OF RETIREMENT SYSTE	in	PRIOR SERVICE CONTRIBUTION	217.00
Total amount by Department						\$ 24,091.65
360 MISCELLANEOUS REVENUE						
T 300319	02/23/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAXES	85.52
Total amount by Department						\$ 85.52
Total amount by Fund						\$ 420,701.67
101 STREET FUND						
010 STREETS						
140350	02/23/2018	05777	CLEARWATER NAPA	in	ANTI FREEZE STABILIZER	44.22
140368	02/23/2018	03084	DAVIS, TYREL	in	2018-JEANS	86.83
140383	02/23/2018	09431	G & R AG PRODUCTS INC	in	PRE WET TIPS	36.26
140435	02/23/2018	03962	MUNICIPAL SVCS PETTY CASH	in	PETTY CASH FUND	38.00
140454	02/23/2018	00957	RANCH & HOME INC	in	ICE BREAKER	65.14
140454	02/23/2018	00957	RANCH & HOME INC	in	PROPANE-CRACK SEALING	140.91
140454	02/23/2018	00957	RANCH & HOME INC	in	CRACK SEALING TOOLS	166.08
140454	02/23/2018	00957	RANCH & HOME INC	in	CRACK SEALER SUPPLIES	74.86
140455	02/23/2018	00554	REILAND, KEVIN	in	OE UNIFORM	152.00
140471	02/23/2018	06529	TOTEM PACIFIC CORPORATION	in	ROAD SALT	3,028.41
140471	02/23/2018	06529	TOTEM PACIFIC CORPORATION	in	ROAD SALT	2,966.80

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140480	02/23/2018	00017	TWIN CITY METALS INC	in	CRACK SEALER SUPPLIES	67.55
140492	02/23/2018	01035	WASHINGTON HARDWARE AND FURNITI	in	PINS FOR TRAILER	16.26
Total amount by Department						\$ 6,883.32
020 TRAFFIC						
140256	02/14/2018	03962	MUNICIPAL SVCS PETTY CASH	in	PETTY CASH FUND	33.16
140319	02/23/2018	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	256.00
140328	02/23/2018	00214	BASIN DEPARTMENT STORE	in	HIGH VIS RAIN COAT	162.89
140336	02/23/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	154.97
140336	02/23/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	50.03
140336	02/23/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	404.55
140336	02/23/2018	00084	BENTON PUD NO. 1	in	METER # 160356	106.56
140336	02/23/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	776.72
140336	02/23/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	3,273.52
140336	02/23/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	77.07
140336	02/23/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	70.36
140430	02/23/2018	01955	MID-AMERICAN RESEARCH CHEMICAL	in	GRAFFITTI REMOVAL	158.54
140465	02/23/2018	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	12.07
140465	02/23/2018	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	21.87
140482	02/23/2018	04764	UNITED PARCEL SERVICE	in	SHIPPING	117.77
140482	02/23/2018	04764	UNITED PARCEL SERVICE	in	SHIPPING	12.23
Total amount by Department						\$ 5,688.31
Total amount by Fund						\$ 12,571.63
103 URBAN ARTERIAL STREET FUND						
010 URBAN ARTERIAL DEPARTMENT						
140256	02/14/2018	03962	MUNICIPAL SVCS PETTY CASH	in	PETTY CASH REIMB. - B	197.00
140360	02/23/2018	00657	CONFEDERATED TRIBES OF THE UMATIL	in	CULTURAL MONITORING	101.43
140367	02/23/2018	00867	DAVID EVANS & ASSOCIATES, INC.	in	CONSULTANT AGREEMENT	22,510.96
Total amount by Department						\$ 22,809.39
Total amount by Fund						\$ 22,809.39
107 COMMUNITY DEVELOPMENT FUND						
330 INTERGOVERNMENTAL REVENUE						
140348	02/23/2018	00100	CITY OF RICHLAND	in	HOME PAYOFF	10,000.00
140348	02/23/2018	00100	CITY OF RICHLAND	in	HOME REHAB PAYOFF	16,111.47
140348	02/23/2018	00100	CITY OF RICHLAND	in	HOME PAYOFF	9,250.00

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Total amount by Department					\$ 35,361.47
Total amount by Fund					\$ 35,361.47
116 LODGING TAX FUND					
010 LODGING TAX FUND					
140474	02/23/2018	00176	TRI-CITIES VISITOR & CONVENTION BU	in JAN 2018 DUES	20,653.00
Total amount by Department					\$ 20,653.00
Total amount by Fund					\$ 20,653.00
117 CRIMINAL JUSTICE SALES TAX FUND					
010 CRIMINAL JUSTICE SALES TAX FUND					
140385	02/23/2018	03824	GALLS, LLC DBA BLUMENTHAL UNIFOR	in CADET ASHLEY	1,525.81
140434	02/23/2018	00550	MOTOROLA SOLUTIONS INC	in APX UCM UPGRADE	2,052.91
Total amount by Department					\$ 3,578.72
Total amount by Fund					\$ 3,578.72
300 CAPITAL IMPROVEMENTS FUND					
010 STREET IMPROVEMENTS					
140422	02/23/2018	03083	MACKAY SPOSITO INC	in CONSULTANT AGREEMENT	156.00
140472	02/23/2018	03265	TRANSPO GROUP TRANSPOR GROUP USA	in ENGINEERING CONSULTING	31,792.50
Total amount by Department					\$ 31,948.50
900 CAPITAL PURCHASES					
140358	02/23/2018	06375	COMPUNET INC	in FIREWALL & SUPPORT	42,067.81
140358	02/23/2018	06375	COMPUNET INC	in CISCO FIREWALL	19,544.31
Total amount by Department					\$ 61,612.12
Total amount by Fund					\$ 93,560.62
401 WATER AND SEWER FUND					
140378	02/23/2018	00086	FERGUSON ENTERPRISES INC	in INVENTORY-WATER	1,408.12
140378	02/23/2018	00086	FERGUSON ENTERPRISES INC	in 3/4" METERS	25,177.82
140392	02/23/2018	00865	H D FOWLER COMPANY INC	in METER BOXES	1,952.72
140392	02/23/2018	00865	H D FOWLER COMPANY INC	in METER BOX LIDS	910.55
Total amount by Department					\$ 29,449.21
010 WATER/SEWER OPERATIONS					

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140256	02/14/2018	03962	MUNICIPAL SVCS PETTY CASH	in	PETTY CASH FUND	29.47
140321	02/23/2018	06567	ALLIED ELECTRONICS INC	in	ETHERNET SWITCHES FOR SCADA NETW	418.88
140321	02/23/2018	06567	ALLIED ELECTRONICS INC	in	CONTROL PANEL POWER SUPPLY	71.83
140321	02/23/2018	06567	ALLIED ELECTRONICS INC	in	PANEL LIGHT	51.02
140321	02/23/2018	06567	ALLIED ELECTRONICS INC	in	BATTERY LEADS FOR VACTOR METAL DE	3.39
140322	02/23/2018	05911	AMERICAN BUILDING MAINTENANCE	in	JANITORIAL SVC	748.93
140324	02/23/2018	03088	APOLLO MECHANICAL CONTRACTORS A	in	WWTP MINI SPLIT REPAIR	603.63
140324	02/23/2018	03088	APOLLO MECHANICAL CONTRACTORS A	in	GOLF COURSE- HVAC BELT	136.40
140324	02/23/2018	03088	APOLLO MECHANICAL CONTRACTORS A	in	RAINEY COLLECTOR 5 HVAC	117.29
140324	02/23/2018	03088	APOLLO MECHANICAL CONTRACTORS A	in	ASR BOOSTER HVAC NOISE REPAIR	78.19
140324	02/23/2018	03088	APOLLO MECHANICAL CONTRACTORS A	in	DEC 2017 HVAC MAINT	473.86
140325	02/23/2018	00490	APPLIED INDUSTRIAL TECH, INC.	in	SEAL FOR INFLUENT SCREEN	19.92
140326	02/23/2018	06306	ARNTZ CHARLES	in	OE UNIFORM REIMB	180.00
140330	02/23/2018	08246	BEAVER BARK & ROCK PRODUCTS	in	SAMPLE STATION ROCK	195.37
140336	02/23/2018	00084	BENTON PUD NO. 1	in	ELECTRICAL CHARGES	27.78
140336	02/23/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	1,480.26
140336	02/23/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	40.74
140337	02/23/2018	05608	BEPPE, ROBERT	in	2018-JEANS	195.45
140340	02/23/2018	06625	BRAIN TREVOR	in	OE UNIFORM REIMB.	56.43
140341	02/23/2018	00458	BRIGGS, PAUL	in	2018-JEANS	70.59
140344	02/23/2018	00083	CASCADE NATURAL GAS	in	GAS SERVICE	1,650.37
140345	02/23/2018	05050	CENTRAL HOSE & FITTINGS INC	in	VACTOR HOSE REPAIRS	115.21
140355	02/23/2018	06389	COLUMBIA ELECTRIC SUPPLY	in	VFD CABLE-WATER PLANT VFD	2,877.02
140355	02/23/2018	06389	COLUMBIA ELECTRIC SUPPLY	in	LED LIGHT BULBS	293.22
140356	02/23/2018	02614	COLUMBIA SNAKE RIVER IRRIGATORS A	in	2018 MEMBERSHIP DUES	2,000.00
140361	02/23/2018	04907	CONSOLIDATED SUPPLY CO	in	3" IRRI LINE REPAIR @ FIRE 3	21.38
140362	02/23/2018	00013	CORE & MAIN LP	in	VALVE REPLACEMENT PARTS	2,444.99
140363	02/23/2018	00013	CORE & MAIN LP	in	METER BOXES AND LIDS	2,277.35
140373	02/23/2018	07827	DOTY RAYMON	in	OE-UNIFORM BOOTS	73.85
140378	02/23/2018	00086	FERGUSON ENTERPRISES INC	in	BLUE BOLTS FOR FILTER GALLERY	807.55
140378	02/23/2018	00086	FERGUSON ENTERPRISES INC	in	PARTS TO INSTALL SAMPLE STATIONS	749.17
140378	02/23/2018	00086	FERGUSON ENTERPRISES INC	in	12" MJ GLAND PACK-BEECH ST LEAK	43.48
140378	02/23/2018	00086	FERGUSON ENTERPRISES INC	in	PARTS FOR TAPPING TEAM	105.77
140378	02/23/2018	00086	FERGUSON ENTERPRISES INC	in	SAMPLE STATION PARTS	133.40
140378	02/23/2018	00086	FERGUSON ENTERPRISES INC	in	GOLF COURSE PUMP GASKETS	32.22
140379	02/23/2018	09237	FIKES NORTHWEST CORP	in	AIR FRESHNER SVC	19.17
140380	02/23/2018	05716	FLEETMATICS USA, LLC	in	VEHICLE TRACKING	944.82

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140390	02/23/2018	01775	GRAINGER	in	SUMP PUMPS FOR WTP	203.93
140392	02/23/2018	00865	H D FOWLER COMPANY INC	in	GASKET FOR PUMP # 2 AT GOLF COURSE	24.00
140392	02/23/2018	00865	H D FOWLER COMPANY INC	in	3" DISMANTLING JOINT	487.56
140392	02/23/2018	00865	H D FOWLER COMPANY INC	in	METER BOXES AND LIDS	975.69
140393	02/23/2018	01482	HACH COMPANY	in	LAB SUPPLIES	213.96
140393	02/23/2018	01482	HACH COMPANY	in	CALIBRATION STANDS & CHLORINE REA	1,636.28
140394	02/23/2018	09460	HANSEN DAVID	in	OE UNIFORM	394.29
140395	02/23/2018	01338	HANSFORD, BILL	in	OE UNIFORM REIMB	127.03
140396	02/23/2018	01339	HANSON, MIKE	in	OE UNIFORM REIMB	80.35
140397	02/23/2018	02083	HARDING, RICHARD	in	OE UNIFORM	195.47
140397	02/23/2018	02083	HARDING, RICHARD	in	OE UNIFORM REIMB	109.92
140402	02/23/2018	08130	HUNTER JOSHUA	in	OE UNIFORM REIMB	91.60
140402	02/23/2018	08130	HUNTER JOSHUA	in	OE UNIFORM	195.47
140404	02/23/2018	01112	IRRIGATION SPECIALISTS INC	in	PARTS FOR NEW CHLORINE PUMP	6.68
140410	02/23/2018	00078	KENNEWICK INDUSTRIAL & ELEC	in	SAMPLE STATION INSTALL	31.32
140410	02/23/2018	00078	KENNEWICK INDUSTRIAL & ELEC	in	1" PRE PIPE-IRRIGATION REPAIRS	13.35
140410	02/23/2018	00078	KENNEWICK INDUSTRIAL & ELEC	in	UNION FOR VACTOR VALVE	9.23
140413	02/23/2018	07914	KITCHENS LOUIS	in	2018-JEANS	36.64
140416	02/23/2018	08442	LANGSTON-BULTENA JOEY	in	OE UNIFORM REIMB	119.39
140421	02/23/2018	03154	M & M BOLT COMPANY, LLC	in	PUMP #2 WASHERS	1.60
140423	02/23/2018	06305	MARAZZO WILLIAM	in	2018-JEANS	104.22
140431	02/23/2018	01086	MONARCH MACHINE & TOOL CO INC	in	COMPACTOR GEAR REMOVAL	95.57
140431	02/23/2018	01086	MONARCH MACHINE & TOOL CO INC	in	SUPPRESSOR-GOLF COURSE PUMPS	1,384.65
140435	02/23/2018	03962	MUNICIPAL SVCS PETTY CASH	in	PETTY CASH FUND	47.15
140436	02/23/2018	01290	N C L OF WISCONSIN, INC.	in	LAB SUPPLIES	200.58
140441	02/23/2018	03700	OFFICE DEPOT INC	in	OFFICE SUPPLIES	51.54
140443	02/23/2018	01912	OWEN EQUIPMENT COMPANY	in	BALL VALVE FOR VACTOR	104.53
140444	02/23/2018	00917	OXARC, INC.	in	SAMPLE STATION SUPPLIES	101.30
140449	02/23/2018	08945	PAULSON RYAN	in	OE UNIFORM REIMB	117.00
140451	02/23/2018	00329	PLATT ELECTRIC SUPPLY COMPANY REX	in	POWER SUPPLY-LESLIE LIFT STATION	132.29
140454	02/23/2018	00957	RANCH & HOME INC	in	WTP TOOL	30.89
140454	02/23/2018	00957	RANCH & HOME INC	in	BOX LIGHTS-TRUCK #5705	27.46
140457	02/23/2018	08808	RH WELCH INC	in	ASBESTOS TRAINING	795.00
140458	02/23/2018	06065	RH2 ENGINEERING INC	in	CONSULTANT SERVICES	196.11
140464	02/23/2018	02075	SOGGIE LAYNE	in	OE UNIFORM REIMB	162.89
140465	02/23/2018	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	9.05
140465	02/23/2018	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	21.88

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	140465	02/23/2018	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	29.25
	140480	02/23/2018	00017	TWIN CITY METALS INC	in	VALVE AND METER WRENCHES	184.42
	140481	02/23/2018	03883	U R M CASH & CARRY	in	SCOURING PADS	9.97
	140481	02/23/2018	03883	U R M CASH & CARRY	in	MEETING SUPPLIES	30.09
	140483	02/23/2018	03564	US LINEN AND UNIFORM	in	LINEN SERVICE	159.28
	140484	02/23/2018	00030	VERIZON NORTHWEST	in	AIR CARD FOR CAMERA PROJECT	112.46
	140488	02/23/2018	00164	WA STATE DEPARTMENT OF ECOLOGY	in	SRF LOAN PAYMENT	396,631.52
	140489	02/23/2018	00164	WA STATE DEPARTMENT OF ECOLOGY	in	WASTEWATER PERMIT FEE-2ND HALF	18,509.04
	140490	02/23/2018	00164	WA STATE DEPARTMENT OF ECOLOGY	in	ASR FINAL PERMITTING FEES	1,488.00
T	300319	02/23/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAXES	56,917.19
Total amount by Department							\$ 502,195.49
030 SEWER AREA CHARGE							
	140355	02/23/2018	06389	COLUMBIA ELECTRIC SUPPLY	in	PLC PROGRAMMING SOFTWARE	1,650.72
	140384	02/23/2018	09489	G N NORTHERN INC.	in	CONCRETE & STRUCTURAL TESTING	1,714.00
Total amount by Department							\$ 3,364.72
Total amount by Fund							\$ 535,009.42
402 MEDICAL SERVICES FUND							
010 MEDICAL SERVICES							
	140348	02/23/2018	00100	CITY OF RICHLAND	in	SECOMM ASSESSMENT	25,898.30
	140465	02/23/2018	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	SUPPLIES - FIN/AMB	55.84
T	300319	02/23/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAXES	7,291.60
Total amount by Department							\$ 33,245.74
Total amount by Fund							\$ 33,245.74
403 BUILDING SAFETY FUND							
010 BUILDING SAFETY							
	140468	02/23/2018	06977	THE BUILDING DEPARTMENT INC	in	JAN 2018 CONTRACT INSPECTIONS	1,650.00
	140486	02/23/2018	00777	W A B O WASHINGTON ASSOCIATION OF	in	MEMBERSHIP RENEWAL	230.00
Total amount by Department							\$ 1,880.00
Total amount by Fund							\$ 1,880.00
405 STORMWATER UTILITY FUND							
010 STORMWATER							
	140380	02/23/2018	05716	FLEETMATICS USA, LLC	in	VEHICLE TRACKING	60.51
	140399	02/23/2018	08572	HIGH DESERT MAINTENANCE INC	in	REPAIR BROKEN GRATE	146.61

City of Kennewick

Claims Roster

2/10/2018 - 2/23/2018

Accounting Period

2018

	Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
	140435	02/23/2018	03962	MUNICIPAL SVCS PETTY CASH	in	PETTY CASH FUND	9.55
	140443	02/23/2018	01912	OWEN EQUIPMENT COMPANY	in	VACTOR TRUCK NOZZLE	603.62
	140450	02/23/2018	02077	PITTS, RODNEY	in	2018-JEANS	120.51
	140488	02/23/2018	00164	WA STATE DEPARTMENT OF ECOLOGY	in	SWPRL LOAN PAYMENT	59,309.33
T	300319	02/23/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAXES	2,175.32
Total amount by Department							\$ 62,425.45
Total amount by Fund							\$ 62,425.45
406 COLUMBIA PARK GOLF COURSE FUND							
010 COLUMBIA PARK GOLF COURSE							
	140349	02/23/2018	05296	CKJT ARCHITECTS	in	CONSULTING SVCS-CPGC	4,919.00
Total amount by Department							\$ 4,919.00
Total amount by Fund							\$ 4,919.00
501 EQUIPMENT RENTAL FUND							
	140329	02/23/2018	04052	BATTERIES PLUS	in	BATTERIES	945.91
	140357	02/23/2018	08852	COMMERCIAL TIRE	in	TIRES - FIRESTONE TRANSFORCE	261.31
	140364	02/23/2018	07868	CORWIN FORD - TRI CITIES	in	BRAKE PADS	252.60
	140364	02/23/2018	07868	CORWIN FORD - TRI CITIES	in	BRAKE PADS	235.10
	140377	02/23/2018	00166	FARMERS EXCHANGE	in	BELT -V-TORO	59.72
	140427	02/23/2018	00195	MCLOUGHLIN & EARDLEY, INC SIRENNE	in	ARROWBOARD BULB	63.31
	140437	02/23/2018	08875	NAPA PASCO AUTO PARTS	in	INVENTORY	60.37
	140501	02/23/2018	05720	WINTER EQUIPMENT CO INC	in	PLOW MARKER KIT	96.92
T	300319	02/23/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAXES	334.25
Total amount by Department							\$ 2,309.49
010 EQUIPMENT RENTAL							
	140320	02/23/2018	02504	AFFORDABLE WINDSHIELDS & MORE IN	in	WINDSHIELD FOR VEH. 2802	352.95
	140320	02/23/2018	02504	AFFORDABLE WINDSHIELDS & MORE IN	in	INSTALL WINDSHIELD-VEH. 2802	352.95
	140324	02/23/2018	03088	APOLLO MECHANICAL CONTRACTORS A	in	DEC 2017 HVAC MAINT	30.97
	140327	02/23/2018	04247	AUTOZONE	in	ALTERNATOR-VEHICLE 7906	312.18
	140352	02/23/2018	01310	COLEMAN OIL COMPANY	in	FLEETWIDE FUEL ACCT #0870469	16,226.69
	140364	02/23/2018	07868	CORWIN FORD - TRI CITIES	in	EXPANSION TANK ASY-VEH. 7362	96.76
	140364	02/23/2018	07868	CORWIN FORD - TRI CITIES	in	TANK ASSEMBLY-VEHICLE 7359	96.76
	140364	02/23/2018	07868	CORWIN FORD - TRI CITIES	in	TANK ASSEMBLY FOR VEH. 7355	96.76
	140372	02/23/2018	00601	DIRECT AUTOMOTIVE DISTRIBUTING	in	BATTERY FOR VEHICLE C050	64.06

City of Kennewick

Claims Roster

2/10/2018 - 2/23/2018

Accounting Period

2018

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
140372	02/23/2018	00601	DIRECT AUTOMOTIVE DISTRIBUTING	in	CORE CREDIT-VEHICLE C050	-7.00
140377	02/23/2018	00166	FARMERS EXCHANGE	in	EXHAUST GASKET-VEHICLE C050	4.13
140387	02/23/2018	09348	GENUINE AUTO GLASS OF TRI-CITIES LL	in	WINDSHIELD INSTALLATION-VEH 2802	380.10
140401	02/23/2018	08711	HUGHES FIRE EQUIPMENT INC	in	ANNUAL INSPECTION & TESTING-VEH 02	1,591.92
140401	02/23/2018	08711	HUGHES FIRE EQUIPMENT INC	in	SWITCH ARM FOR VEH. 2802	118.07
140403	02/23/2018	08226	IDENTIFIX INC	in	2018 FLEET VEHICLE DIAGNOSTIC SERVI	1,428.00
140405	02/23/2018	03313	J & L HYDRAULICS	in	PARTS & REPAIR-VEHICLE 0391	1,816.11
140406	02/23/2018	03363	JIM'S PACIFIC GARAGES INC	in	ENGINE DIAGNOSIS & REPAIR-VEH 2802	5,271.16
140406	02/23/2018	03363	JIM'S PACIFIC GARAGES INC	in	ENGINE DIAG & REPAIR-VEHICLE 0156	1,395.35
140406	02/23/2018	03363	JIM'S PACIFIC GARAGES INC	in	SERVICE & REPAIR-VEHICLE 0229	705.35
140406	02/23/2018	03363	JIM'S PACIFIC GARAGES INC	in	AIR COMPRESSOR LEAK & REPLACEMEN	3,432.11
140406	02/23/2018	03363	JIM'S PACIFIC GARAGES INC	in	TRANSMISSION REPAIR-VEH 0155	684.00
140406	02/23/2018	03363	JIM'S PACIFIC GARAGES INC	in	KNOB FOR VEHICLE 0150	7.80
140406	02/23/2018	03363	JIM'S PACIFIC GARAGES INC	in	BRAKE SHOES-(RETURNED)	90.55
140406	02/23/2018	03363	JIM'S PACIFIC GARAGES INC	in	CREDIT-BRAKE SHOES FOR FLEET	-90.55
140406	02/23/2018	03363	JIM'S PACIFIC GARAGES INC	in	CREDIT-BRAKE ADJUSTER-VEH 0228	-89.26
140412	02/23/2018	06243	KIMBALL MIDWEST	in	SHOP SUPPLIES	92.72
140415	02/23/2018	04244	L N CURTIS & SONS	in	HOSE GUN BRACKET-VEH- 2717	205.25
140426	02/23/2018	02357	MCCURLEY CHEVROLET INC	in	SENSOR FOR VEH. 3804	69.75
140437	02/23/2018	08875	NAPA PASCO AUTO PARTS	in	OIL FILTERS-(RETURNED)	21.89
140437	02/23/2018	08875	NAPA PASCO AUTO PARTS	in	FUEL FILTER-VEH. 3000	7.33
140437	02/23/2018	08875	NAPA PASCO AUTO PARTS	in	BRAKE PARTS-VEH. 3000	246.51
140437	02/23/2018	08875	NAPA PASCO AUTO PARTS	in	FILTERS FOR VEHICLE 4207	27.32
140437	02/23/2018	08875	NAPA PASCO AUTO PARTS	in	AIR FILTER FOR VEHICLE P008	5.17
140437	02/23/2018	08875	NAPA PASCO AUTO PARTS	in	T-CONNECTOR WIRE-VEH 0305	34.04
140437	02/23/2018	08875	NAPA PASCO AUTO PARTS	in	FILTERS-VEH C050	12.02
140437	02/23/2018	08875	NAPA PASCO AUTO PARTS	in	PRESSURE VALVE-(RETURNED)	38.54
140437	02/23/2018	08875	NAPA PASCO AUTO PARTS	in	BELT FOR VEHICLE 7920	43.54
140437	02/23/2018	08875	NAPA PASCO AUTO PARTS	in	RETURN PRESSURE VALVE-FLEET	-38.54
140437	02/23/2018	08875	NAPA PASCO AUTO PARTS	in	AIR FILTER-VEHICLE P053	5.96
140437	02/23/2018	08875	NAPA PASCO AUTO PARTS	in	HYDRAULIC & AIR FILTERS-VEH 0154	69.06
140437	02/23/2018	08875	NAPA PASCO AUTO PARTS	in	BRAKE ROTORS-VEHICLE 7359	195.91
140437	02/23/2018	08875	NAPA PASCO AUTO PARTS	in	CREDIT-HYD FILTER FOR VEH-0154	-18.70
140437	02/23/2018	08875	NAPA PASCO AUTO PARTS	in	BRAKE ROTORS-VEHICLE 7363	195.91
140437	02/23/2018	08875	NAPA PASCO AUTO PARTS	in	BATTERY CHARGER-VEHICLE S072	23.88
140437	02/23/2018	08875	NAPA PASCO AUTO PARTS	in	BRAKE ROTORS-VEHICLE 7361	123.85
140437	02/23/2018	08875	NAPA PASCO AUTO PARTS	in	CABIN FILTER-VEHICLE 0011	8.53

City of Kennewick

Claims Roster

2/10/2018 - 2/23/2018

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Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
140437	02/23/2018	08875	NAPA PASCO AUTO PARTS	in	BELT FOR VEHICLE 0011	45.44
140437	02/23/2018	08875	NAPA PASCO AUTO PARTS	in	AIR SHOCK & BRAKE PARTS-VEH 0011	172.65
140446	02/23/2018	06603	PAPE MACHINERY INC	in	LOCK FOR VEHICLE 4207	114.76
140448	02/23/2018	06241	PASCO TIRE FACTORY INC	in	TIRES FOR VEH. 4204	2,860.61
140452	02/23/2018	05343	PMI TRUCK BODIES INC	in	REPLACE RELAY BOARD-VEH. 5313	531.84
140459	02/23/2018	03691	RMT EQUIPMENT	in	FUEL FILTER & CAP-VEH. 3313	295.27
140466	02/23/2018	01812	SUNBELT RENTALS	in	SERVICE-W026	132.57
140466	02/23/2018	01812	SUNBELT RENTALS	in	SERVICE-TAMPER S007	151.98
140469	02/23/2018	07982	TITAN TRUCK EQUIPMENT	in	LIFTKIT TRIGGER ASSY-VEH. 5313	236.95
140470	02/23/2018	09336	TOM DENCHEL FORD COUNTRY DENCHEL	in	OIL CHANGE-VEHICLE 5708	50.86
140483	02/23/2018	03564	US LINEN AND UNIFORM	in	LINEN SERVICE	135.13
T 300319	02/23/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAXES	120.17
Total amount by Department						\$ 40,586.09
Total amount by Fund						\$ 42,895.58
502 CENTRAL STORES FUND						
140376	02/23/2018	05426	EWING IRRIGATION PRODUCTS, INC	in	IRRIGATION INVENTORY	253.14
140390	02/23/2018	01775	GRAINGER	in	INVENTORY	454.80
140494	02/23/2018	04772	WAXIE'S ENTERPRISES INC WAXIE SANIT	in	TRASH - BAGS	1,010.96
T 300319	02/23/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAXES	30.44
Total amount by Department						\$ 1,749.34
010 CENTRAL STORES						
140318	02/23/2018	01526	ABADAN	in	COPIER MAINTENANCE BIZHUBS	719.96
140318	02/23/2018	01526	ABADAN	in	KIP 860 WIDE FORMAT MAINT	345.58
140318	02/23/2018	01526	ABADAN	in	COPIER MAINTENANCE	91.04
140318	02/23/2018	01526	ABADAN	in	BIZHUB C3110 STATION 5	54.15
140318	02/23/2018	01526	ABADAN	in	COPIER MAINTENANCE BH C458	285.52
140318	02/23/2018	01526	ABADAN	in	COPIER MAINTENANCE C658	924.95
140414	02/23/2018	06231	KONICA MINOLTA BUSINESS SOLUTIONS	in	BIZHUB 552 - CITY HALL	235.59
140414	02/23/2018	06231	KONICA MINOLTA BUSINESS SOLUTIONS	in	BIZHUB C35 - SR CTR	79.76
140419	02/23/2018	06743	LEAF CAPITAL FUNDING LLC	in	COPIER RENTAL-654E	373.58
140419	02/23/2018	06743	LEAF CAPITAL FUNDING LLC	in	C454E COPIER RENTAL - CITY HALL	207.29
140419	02/23/2018	06743	LEAF CAPITAL FUNDING LLC	in	C368 COPIER-CITY ATTORNEY	166.17
140495	02/23/2018	04770	WEST COAST PAPER SOLUTIONS	in	8.5 X 11, 20#, COPY PAPER	2,423.95
Total amount by Department						\$ 5,907.54

City of Kennewick

Claims Roster

2/10/2018 - 2/23/2018

Accounting Period

2018

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
Total amount by Fund						\$ 7,656.88
503 RISK MANAGEMENT FUND						
010 RISK MANAGEMENT						
140371	02/23/2018	02029	DEPT OF ENTERPRISE SVCS	in	SELF INSURANCE	350.00
140502	02/23/2018	08701	ZION RESTORATION	in	MITIGATION/RESTORATION-KFD #3	9,320.47
Total amount by Department						\$ 9,670.47
Total amount by Fund						\$ 9,670.47
611 FIREMEN'S PENSION FUND						
010 FIREMEN'S PENSION						
140338	02/23/2018	04065	BERNA LETA	in	LEOFF 1 PENSION	289.42
140351	02/23/2018	00127	CLEAVENGER, BUDDY L	in	LEOFF 1 PENSION	772.52
140359	02/23/2018	00128	COMSTOCK, WILLIAM J	in	LEOFF 1 PENSION	620.41
140370	02/23/2018	00121	DEINES, JAMES I	in	LEOFF 1 PENSION	2,823.55
140374	02/23/2018	05685	ECKERT NANCY	in	LEOFF 1 PENSION	1,291.47
140391	02/23/2018	00122	GRAVES MARJORIE	in	LEOFF 1 PENSION	2,581.62
140453	02/23/2018	06700	PURDY PAULA	in	LEOFF 1 PENSION	824.52
140456	02/23/2018	00145	REMUS, LARRY J	in	LEOFF 1 PENSION	740.69
140461	02/23/2018	00148	SHAW, LEONARD	in	LEOFF 1 PENSION	525.24
140463	02/23/2018	00150	SLEATER, LARRY L	in	LEOFF 1 PENSION	1,188.23
140485	02/23/2018	00152	VICKERMAN THOMAS	in	LEOFF 1 PENSION	385.45
140500	02/23/2018	00154	WILLEBY, DONALD R	in	LEOFF 1 PENSION	593.53
Total amount by Department						\$ 12,636.65
Total amount by Fund						\$ 12,636.65
642 METRO DRUG FORFEITURE FUND						
010 NONE						
140346	02/23/2018	05195	CENTRAL LAKE ARMOR EXPRESS INC	in	BALLISTIC VESTS	1,763.78
Total amount by Department						\$ 1,763.78
Total amount by Fund						\$ 1,763.78

City of Kennewick

Claims Roster

2/10/2018 - 2/23/2018

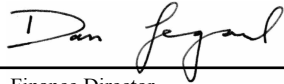
Accounting Period

2018

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$
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Grand Total: \$ 1,321,339.47

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 140252 through 140502	\$ 1,279,778.18
Wire transfer number 300319	41,344.29
Wire transfer number 300320	217.00

Total	<u><u>\$ 1,321,339.47</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.2.	Council Date	03/20/2018
Agenda Item Type	General Business Item		
Subject	Toyota Center/Arena Accounts		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Finance		

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

Recommendation

Staff recommends that Council approve the Claims Rosters for the Toyota Center Operations and Box Office Accounts for January 2018.

Motion for Consideration

I move to approve the Claims Rosters for the Toyota Center Operations and Box Office Accounts for January 2018 in the amount of \$411,337.03, comprised of check numbers 19348-19466 in the amount of \$370,247.83 and electronic transfers in the amount of \$41,089.20.

Summary

None.

Alternatives

None.

Fiscal Impact

Total \$411,337.03.

Through

Denise Winters
Mar 05, 10:48:49 GMT-0800 2018

Dept Head Approval

Dan Legard
Mar 12, 15:40:01 GMT-0700 2018

City Mgr Approval

Marie Mosley
Mar 14, 21:38:52 GMT-0700 2018

Attachments: Roster

☐ Recording
Required?

**Toyota Center and Toyota Arena
Operations Claims Roster
January 2018**

Num	Date	Name	Memo	Account	Paid Amount
19348	01/05/2018	Alsco	0020000	1006.1 · Sterling Operating Account	
LSPO1986698	12/07/2017		Uniforms - F&B 12/7/17	8100.2 · Uniforms-F&B	-35.35
			TOTAL		-35.35
19349	01/05/2018	Amerigas	0910002962	1006.1 · Sterling Operating Account	
3072377260	12/13/2017		Propane: 114.6 gallons 12/12/17	8033 · Propane	-290.12
			Due from TRCC - Propane: 114.6 gallons 12/12/17	2215 · Due To (From) Convention Center	-72.53
			TOTAL		-362.65
19350	01/05/2018	Baskin Robbins		1006.1 · Sterling Operating Account	
12/29AmsVPort	12/29/2017	!ETC - Tri-City Americans Games	Third party sales 12/29/17 Ams vs Portland	5300.7 · Sales-Third Party	-684.01
12/31AmsVSpok	12/31/2017	!ETC - Tri-City Americans Games	Third party sales 12/31/17 Ams vs Spokane	5300.7 · Sales-Third Party	-1,069.01
			TOTAL		-1,753.02
19351	01/05/2018	Benton PUD		1006.1 · Sterling Operating Account	
LgGenSvc11/5-12/6	12/09/2017		Large general service 11/5/17-12/6/17	8036.3 · Electricity	-23,605.29
SmGenSvcLights	12/09/2017		Small General Service - Lights 11/6/17-12/6/17	8036.3 · Electricity	-75.38
			Due from TRCC - Small General Service - Lights 11/6/17-12/6/17	2215 · Due To (From) Convention Center	-75.38
SmGenSvcSign	12/12/2017		Small General Service - Sign 11/8/17-12/8/17	8036.3 · Electricity	-192.99
			Due from TRCC - Small General Service - Sign 11/8/17-12/8/17	2215 · Due To (From) Convention Center	-82.71
			TOTAL		-24,031.75
19352	01/05/2018	Bond, Jennifer	VOID: Stop Payment	1006.1 · Sterling Operating Account	
			TOTAL		0.00
19353	01/05/2018	Brashear Electric, Inc.		1006.1 · Sterling Operating Account	
29747	12/05/2017	!Michael W Smith & Amy Grant	Stage hookup for Amy Grant - MWS 11/15/17	5073 · Reimbursed Outside Services	-673.32
29748	12/05/2017	!BW Season 17/18	Stage hookup for Mannheim Steamroller 11/15/17	5073 · Reimbursed Outside Services	-673.32
29749	12/05/2017		Parking lot light timer replacement 11/14/17	8041 · Repairs & Maintenance-Building	-205.96
29774	12/07/2017		Brine pump & fuse repairs 11/24/17	8041 · Repairs & Maintenance-Building	-177.42
29844	12/19/2017	!BW Season 17/18: Wizard of Oz	Stage power for Wizard of Oz 12/6/17	5073 · Reimbursed Outside Services	-673.32
			TOTAL		-2,403.34
19354	01/05/2018	Canon Financial Services, Inc.	730707	1006.1 · Sterling Operating Account	
18073734	12/13/2017		Copier maintenance & Lease JMQ30838, UMT01039	8007 · Printing & Copiers	-443.01
			TOTAL		-443.01
19355	01/05/2018	Canon Solutions America (Oce)	BHA806	1006.1 · Sterling Operating Account	
4024495141	12/05/2017		Copier maintenance SHPIM3511 12/1/17-12/31/17	8007 · Printing & Copiers	-25.44
			TOTAL		-25.44
19356	01/05/2018	Cascade Natural Gas - COL	Natural Gas Services 11/8/17-12/7/17	1006.1 · Sterling Operating Account	
Svc11/8-12/7	12/11/2017		Natural Gas Services 11/8/17-12/7/17	8036.2 · Natural Gas	-2,045.62
			TOTAL		-2,045.62
19357	01/05/2018	Cascade Natural Gas - ICE	Natural Gas Services 11/8/17-12/7/17	1006.1 · Sterling Operating Account	
Svc11/8-12/7	12/11/2017		Natural Gas Services 11/8/17-12/7/17	8036.2 · Natural Gas	-2,569.43
			TOTAL		-2,569.43
19358	01/05/2018	Central Washington Refrigeration	Compressor work PO#1750	1006.1 · Sterling Operating Account	
35656	12/12/2017		Compressor work PO#1750	8041 · Repairs & Maintenance-Building	-3,435.95
			TOTAL		-3,435.95
19359	01/05/2018	Chapala Express Stand		1006.1 · Sterling Operating Account	
12/29AmsVPort	12/29/2017	!ETC - Tri-City Americans Games	Third party sales 12/29/17 Ams vs Portland	5300.7 · Sales-Third Party	-936.98
12/31AmsVSpok	12/31/2017	!ETC - Tri-City Americans Games	Third party sales 12/31/17 Ams vs Spokane	5300.7 · Sales-Third Party	-1,242.03
			TOTAL		-2,179.01
19360	01/05/2018	City of Kennewick-MISC		1006.1 · Sterling Operating Account	
013279Lease	12/07/2017		4th Qtr Leasehold tax 2017	2203 · Leasehold Tax Payable-COK	-1,334.94
013329KPD	12/19/2017		October 2017 Security	8065 · Contracted Labor	-1,320.00
			TOTAL		-2,654.94
19361	01/05/2018	City of Kennewick-Water	Water services 10/26/17-12/25/17	1006.1 · Sterling Operating Account	
Svcs10/26-12/25	12/26/2017		Water services 10/26/17-12/25/17	8036.4 · Water	-2,357.53
			TOTAL		-2,357.53

**Toyota Center and Toyota Arena
Operations Claims Roster
January 2018**

Num	Date	Name	Memo	Account	Paid Amount
19362	01/05/2018	Coca-Cola		1006.1 · Sterling Operating Account	
27413	12/01/2017		Soda order 12/1/17	1400.1 · Inventory-Food	-1,956.25
27735	12/14/2017		Soda order 12/14/17	1400.1 · Inventory-Food	-3,373.00
			TOTAL		<u>-5,329.25</u>
19363	01/05/2018	Columbia Industries	0935	1006.1 · Sterling Operating Account	
0058705	11/30/2017		Shred services 11/17/17	8094 · Outside Services	-88.92
			TOTAL		<u>-88.92</u>
19364	01/05/2018	Culligan	230326	1006.1 · Sterling Operating Account	
86114	12/18/2017		Cold cooler service 11/21/17-12/18/17	8098 · Supplies & Equipment	-161.81
			TOTAL		<u>-161.81</u>
19365	01/05/2018	Dunkaroos		1006.1 · Sterling Operating Account	
12/29AmsVPort	12/29/2017	!ETC - Tri-City Americans Games	Third party sales 12/29/17 Ams vs Portland	5300.7 · Sales-Third Party	-766.07
12/31AmsVSpok	12/31/2017	!ETC - Tri-City Americans Games	Third party sales 12/31/17 Ams vs Spokane	5300.7 · Sales-Third Party	-1,284.70
			TOTAL		<u>-2,050.77</u>
19366	01/05/2018	Food Services of America		1006.1 · Sterling Operating Account	
8951256	12/01/2017		Food order 12/1/17	1400.1 · Inventory-Food	-383.40
8951255	12/01/2017		Food order 12/1/17	1400.1 · Inventory-Food	-2,613.43
8954458	12/05/2017		Food order 12/5/17	1400.1 · Inventory-Food	-567.56
8955760	12/06/2017		Food order 12/6/17	1400.1 · Inventory-Food	-100.10
8955762	12/06/2017		Food order 12/6/17	1400.1 · Inventory-Food	-528.92
8955759	12/06/2017		Food order 12/6/17	1400.1 · Inventory-Food	-523.84
8955761	12/06/2017		Kitchen supply order PO#2045	8098.1 · Supplies & Equipment-F&B	-305.38
8964030	12/14/2017		Food order 12/14/17	1400.1 · Inventory-Food	-4,598.84
			TOTAL		<u>-9,621.47</u>
19367	01/05/2018	KC Brand		1006.1 · Sterling Operating Account	
12/29AmsVPort	12/29/2017	!ETC - Tri-City Americans Games	Third party sales 12/29/17 Ams vs Portland	5300.7 · Sales-Third Party	-619.56
12/31AmsVSpok	12/31/2017	!ETC - Tri-City Americans Games	Third party sales 12/31/17 Ams vs Spokane	5300.7 · Sales-Third Party	-945.06
			TOTAL		<u>-1,564.62</u>
19368	01/05/2018	KVEW42 - KAPP35		1006.1 · Sterling Operating Account	
187075-1	11/30/2017	!BW Season 17/18:Wizard of Oz	Wizard of Oz ads PO#1990	1633.88 · Wizard of Oz	-1,334.50
187075-2	12/03/2017	!BW Season 17/18:Wizard of Oz	Wizard of Oz ads PO# 1990	1633.88 · Wizard of Oz	-153.00
			TOTAL		<u>-1,487.50</u>
19369	01/05/2018	Lowe's Commercial Services		1006.1 · Sterling Operating Account	
25829	12/06/2017		Misc tools for traveler track PO#2024	8016 · Tools & Small Equipment	-197.54
16275	12/10/2017		Button for vault controls	8041 · Repairs & Maintenance-Building	-6.87
			TOTAL		<u>-204.41</u>
19370	01/05/2018	Mid Columbia Hockey Officials Association		1006.1 · Sterling Operating Account	
17-023	12/27/2017		Adult hockey officials Oct 2017	8094 · Outside Services	-3,563.00
17-025	12/27/2017		Adult hockey officials Nov 2017	8094 · Outside Services	-2,247.00
			TOTAL		<u>-5,810.00</u>
19371	01/05/2018	Moon Security Services, Inc.		1006.1 · Sterling Operating Account	
904441	01/01/2018		Basic fire monitoring - TA 1/1/18-1/31/18	8039 · Security & Fire Alarm System	-41.00
904777	01/01/2018		Basic fire monitoring - TC 1/1/18-1/31/18	8039 · Security & Fire Alarm System	-51.00
906339	01/01/2018		Basic commercial monitoring - TA 1/1/18-1/31/18	8039 · Security & Fire Alarm System	-36.00
906761	01/01/2018		Kitchen & Vault Monitoring 1/1/18-1/31/18	8039 · Security & Fire Alarm System	-25.98
			Kitchen & Vault Monitoring 1/1/18-1/31/18	8039FB · Sec & Fire Alarm, Food & Bev	-51.95
			Due from TRCC - Kitchen & Vault Monitoring 1/1/18-1/31/18	2215 · Due To (From) Convention Center	-25.97
			TOTAL		<u>-231.90</u>
19372	01/05/2018	Oxarc		1006.1 · Sterling Operating Account	
60046581	11/30/2017		Cylinder rental charges 11/30/17	8041 · Repairs & Maintenance-Building	-191.24
30215278	12/08/2017	!BW Season 17/18:Wizard of Oz	CO2 Rental Wizard of Oz 12/5/17	5073 · Reimbursed Outside Services	-309.99
30217373	12/12/2017		CO2 cylinders 12/5/17	8041 · Repairs & Maintenance-Building	-27.15
			TOTAL		<u>-528.38</u>
19373	01/05/2018	Pape' Material Handling	Zamboni repairs 12/27/17	1006.1 · Sterling Operating Account	
80053664	12/27/2017		Zamboni repairs 12/27/17	8042 · Repairs & Maintenance-Equipment	-387.51
			TOTAL		<u>-387.51</u>

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Num	Date	Name	Memo	Account	Paid Amount
19374	01/05/2018	PeopleReady Inc	4040-1097	1006.1 - Sterling Operating Account	
22974583	12/05/2017		Contracted labor for Hort show 12/3/17	8065 - Contracted Labor	-2,302.91
23037042	12/19/2017	!BW Season 17/18:Wizard of Oz	Wizard of Oz contracted labor 12/17/17	5073 - Reimbursed Outside Services	-196.45
				TOTAL	-2,499.36
19375	01/05/2018	Red Lion Hotel Columbia Center		1006.1 - Sterling Operating Account	
18065	12/15/2017	!BW Season 17/18:Wizard of Oz	Lodging for Wizard of Oz contracted workers	5073 - Reimbursed Outside Services	-200.86
18059	12/15/2017	!BW Season 17/18:Wizard of Oz	Lodging for Wizard of Oz contracted workers	5073 - Reimbursed Outside Services	-200.86
18057	12/15/2017	!BW Season 17/18:Wizard of Oz	Lodging for Wizard of Oz contracted workers	5073 - Reimbursed Outside Services	-200.86
18066	12/15/2017	!BW Season 17/18:Wizard of Oz	Lodging for Wizard of Oz contracted workers	5073 - Reimbursed Outside Services	-200.86
				TOTAL	-803.44
19376	01/05/2018	Red Lion Inn & Suites	Lodging for Cinderella contracted labor	1006.1 - Sterling Operating Account	
78909	12/01/2017	!BW Season 17/18:Cinderella	Lodging for Cinderella contracted labor	5073 - Reimbursed Outside Services	-301.29
				TOTAL	-301.29
19377	01/05/2018	Spectrum Business	Phone & Internet services 12/26/17-1/25/18	1006.1 - Sterling Operating Account	
Svc12/26-1/25	12/20/2017		Internet services 12/26/17-1/25/18	8034.3 - Internet	-1,714.98
			Phone services 12/26/17-1/25/18	8034.1 - Telephone	-2,291.19
				TOTAL	-4,006.17
19378	01/05/2018	Sunbelt Rentals	Lift rental 12/7/17-12/8/17	1006.1 - Sterling Operating Account	
74729031-0001	12/08/2017	!BW Season 17/18:Wizard of Oz	Lift rental 12/7/17-12/8/17	5073 - Reimbursed Outside Services	-450.91
				TOTAL	-450.91
19379	01/05/2018	The Entertainer Newspaper	Broadway series front page ad PO#2028	1006.1 - Sterling Operating Account	
10505	12/01/2017	!BW Season 17/18	Broadway series front page ad PO#2028	1633.86 - Broadway Series - 2017-2018	-480.00
				TOTAL	-480.00
19380	01/05/2018	Tour Design Creative	Ron White ads PO#2031	1006.1 - Sterling Operating Account	
INV100099677	12/14/2017		Ron White ads PO#2031	1633.70 - Ron White	-400.00
				TOTAL	-400.00
19381	01/05/2018	Townsquare Media-Tri Cities		1006.1 - Sterling Operating Account	
272476-1	11/30/2017	!BW Season 17/18:Wizard of Oz	Wizard of Oz ads PO#1986	1633.88 - Wizard of Oz	-425.00
222255-3	11/30/2017	!In This Moment	In This Moment ads PO#1933	1633.93 - In This Moment	-68.00
				TOTAL	-493.00
19382	01/05/2018	VenuWorks, Inc.	December 2017 management fee	1006.1 - Sterling Operating Account	
14754	12/01/2017		December 2017 management fee	8124 - VenuWorks Management Fee	-8,895.74
				TOTAL	-8,895.74
19383	01/05/2018	Victory Way Sports	Hockey helmet bowls - F&B food supplies	1006.1 - Sterling Operating Account	
4485	12/13/2017		Hockey helmet bowls - F&B food supplies	1400.1 - Inventory-Food	-1,389.12
				TOTAL	-1,389.12
19384	01/05/2018	WIAA	Volleyball Tournament Nov 2017	1006.1 - Sterling Operating Account	
WIAATourn 2017	11/30/2017		Volleyball Tournament Nov 2017	5001 - Co-Promotion Revenue	-36,000.00
				TOTAL	-36,000.00
19385	01/02/2018	Adamson, Janine	Learn to skate coaching December 2017	1006.1 - Sterling Operating Account	
LTSDec17	01/01/2018		Learn to skate coaching December 2017	8065 - Contracted Labor	-110.00
				TOTAL	-110.00
19386	01/02/2018	Baskin Robbins	Third party sales 12/10/17 Ams vs Everett	1006.1 - Sterling Operating Account	
12/10AmsVEver	12/10/2017	!ETC - Tri-City Americans Games	Third party sales 12/10/17 Ams vs Everett	5300.7 - Sales-Third Party	-513.54
				TOTAL	-513.54
19387	01/02/2018	Berry, Timothy	Learn to skate coaching December 2017	1006.1 - Sterling Operating Account	
LTSDec17	01/01/2018		Learn to skate coaching December 2017	8065 - Contracted Labor	-55.00
				TOTAL	-55.00
19388	01/02/2018	Bond, Craig	Learn to skate coaching December 2017	1006.1 - Sterling Operating Account	
LTSDec17	01/01/2018		Learn to skate coaching December 2017	8065 - Contracted Labor	-120.00
				TOTAL	-120.00

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Num	Date	Name	Memo	Account	Paid Amount
19389	01/02/2018	Bond, Jennifer		1006.1 - Sterling Operating Account	
LTSReg	12/15/2017		Learn to skate USA registrations	5144 - Learn to Skate	-552.50
LTSDec17	01/01/2018		Learn to skate coaching December 2017	8065 - Contracted Labor	-260.00
				TOTAL	-812.50
19390	01/02/2018	Brashear Electric, Inc.	Ammonia compressor work 11/16/17	1006.1 - Sterling Operating Account	
29858	12/20/2017		Ammonia compressor work 11/16/17	8041 - Repairs & Maintenance-Building	-309.51
				TOTAL	-309.51
19391	01/02/2018	Canon Solutions America (Oce)	BHA806	1006.1 - Sterling Operating Account	
4024716776	01/01/2018		Copier maintenance SHPIM3511 1/1/18-1/31/18	8007 - Printing & Copiers	-25.44
				TOTAL	-25.44
19392	01/02/2018	Cash and Carry	Food purchase 12/30/17	1006.1 - Sterling Operating Account	
023265	12/30/2017		Food purchase 12/30/17	1400.1 - Inventory-Food	-173.17
				TOTAL	-173.17
19393	01/02/2018	Central Washington Refrigeration		1006.1 - Sterling Operating Account	
35677	12/15/2017		Operator training Frankie Brazil 12/11/17-12/14/17	8015 - Employee Training	-950.00
35740	12/27/2017		Replacement piping and labor 12/27/17	8041 - Repairs & Maintenance-Building	-1,643.44
				TOTAL	-2,593.44
19394	01/02/2018	Chapala Express Stand	Third party sales 12/10/17 Ams vs Everett	1006.1 - Sterling Operating Account	
12/10AmsVEver	12/10/2017	!ETC - Tri-City Americans Games	Third party sales 12/10/17 Ams vs Everett	5300.7 - Sales-Third Party	-943.32
				TOTAL	-943.32
19395	01/02/2018	Chapin Robert	Champagne and Strawberries for Ams NYE Celebration	1006.1 - Sterling Operating Account	
FoodReimb	12/31/2017		Champagne and Strawberries for Ams NYE Celebration	1400.1 - Inventory-Food	-40.79
				TOTAL	-40.79
19396	01/02/2018	Chisholm's Saw & Supply, Inc.	Zamboni knife sharpening 1/2/18	1006.1 - Sterling Operating Account	
67209	01/02/2018		Zamboni knife sharpening 1/2/18	8042 - Repairs & Maintenance-Equipment	-120.42
				TOTAL	-120.42
19397	01/02/2018	City of Kennewick-MISC	November 2017 KPD Security Svcs	1006.1 - Sterling Operating Account	
013336KPD	12/28/2017		November 2017 KPD Security Svcs	8065 - Contracted Labor	-3,344.00
				TOTAL	-3,344.00
19398	01/02/2018	Dunkaroos	Third party sales 12/10/17 Ams vs Everett	1006.1 - Sterling Operating Account	
12/10AmsVEver	12/10/2017	!ETC - Tri-City Americans Games	Third party sales 12/10/17 Ams vs Everett	5300.7 - Sales-Third Party	-503.76
				TOTAL	-503.76
19399	01/02/2018	Food Services of America		1006.1 - Sterling Operating Account	
8974351	12/27/2017		Food order 12/27/17	1400.1 - Inventory-Food	-1,321.40
CreditAdjust	01/01/2018		Reimburse double applied credits	1400.1 - Inventory-Food	-107.44
8980919	01/04/2018		Food order 1/4/18	1400.1 - Inventory-Food	-408.85
				TOTAL	-1,837.69
19400	01/02/2018	Joyce D Alden	Learn to skate coaching December 2017	1006.1 - Sterling Operating Account	
LTSDec17	01/01/2018		Learn to skate coaching December 2017	8065 - Contracted Labor	-105.00
				TOTAL	-105.00
19401	01/02/2018	KC Brand		1006.1 - Sterling Operating Account	
Oz12/7	12/07/2017	!BW Season 17/18: Wizard of Oz	Third party sales 12/7/17 Wizard of Oz	5300.7 - Sales-Third Party	-520.94
12/10AmsVEver	12/10/2017	!ETC - Tri-City Americans Games	Third party sales 12/10/17 Ams vs Everett	5300.7 - Sales-Third Party	-495.41
				TOTAL	-1,016.35
19402	01/02/2018	KEPR-TV	Globetrotters ads PO#1928	1006.1 - Sterling Operating Account	
R826171-2	12/01/2017	!Globetrotters	Globetrotters ads PO#1928	1633.20 - Globetrotters	-1,222.94
				TOTAL	-1,222.94
19403	01/02/2018	Lowe's Commercial Services		1006.1 - Sterling Operating Account	
11453	12/29/2017		Ice melt and sand bags for winter weather	8044 - Repairs & Maintenance-Grounds	-666.28
16315	12/29/2017		Misc supplies	8041 - Repairs & Maintenance-Building	-32.95
				TOTAL	-699.23

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Num	Date	Name	Memo	Account	Paid Amount
19404	01/02/2018	Mantanona, Hanna	Learn to skate coaching December 2017	1006.1 - Sterling Operating Account	
LTSDec17	01/01/2018		Learn to skate coaching December 2017	8065 - Contracted Labor	-162.50
				TOTAL	-162.50
19405	01/02/2018	Oxarc		1006.1 - Sterling Operating Account	
60052891	12/31/2017	!BW Season 17/18: Wizard of Oz	Cylinder rentals for Oz	5073 - Reimbursed Outside Services	-74.66
30233065	12/31/2017		Late fee for past invoice	8017 - Miscellaneous	-3.35
				TOTAL	-78.01
19406	01/02/2018	PeopleReady Inc	4040-1097	1006.1 - Sterling Operating Account	
22996585	12/12/2017	!BW Season 17/18: Wizard of Oz	Contracted labor for Oz 12/10/17	5073 - Reimbursed Outside Services	-7,555.99
				TOTAL	-7,555.99
19407	01/02/2018	RADIO TRI CITIES		1006.1 - Sterling Operating Account	
11225	12/31/2017	!Old Dominion	Old Dominion Ads PO#2041	1633.95 - Old Dominion	-255.00
6296	12/31/2017	!BW Season 17/18: Wizard of Oz	Wizard of Oz ads PO#1994	1633.88 - Wizard of Oz	-45.90
11224	12/31/2017	!BW Season 17/18: Wizard of Oz	Wizard of Oz ads PO#1994	1633.88 - Wizard of Oz	-107.10
				TOTAL	-408.00
19408	01/02/2018	Rapoza, Leah	Learn to skate coaching December 2017	1006.1 - Sterling Operating Account	
LTSDec17	01/01/2018		Learn to skate coaching December 2017	8065 - Contracted Labor	-50.00
				TOTAL	-50.00
19409	01/02/2018	Roto-Rooter	Emergency plumbing repairs 12/31/17	1006.1 - Sterling Operating Account	
4212952	12/31/2017		Emergency plumbing repairs 12/31/17	8041 - Repairs & Maintenance-Building	-635.31
				TOTAL	-635.31
19410	01/02/2018	Sunbelt Rentals	Manlift rental for Oz 12/7/17-12/8/17	1006.1 - Sterling Operating Account	
74729031-0002	12/11/2017	!BW Season 17/18: Wizard of Oz	Manlift rental for Oz 12/7/17-12/8/17	5073 - Reimbursed Outside Services	-330.36
				TOTAL	-330.36
19411	01/02/2018	Thyssenkrupp Elevator Corp.	75157	1006.1 - Sterling Operating Account	
3003654481	01/01/2018		Elevator Maintenance 1/1/18-3/31/18	8041 - Repairs & Maintenance-Building	-1,144.83
				TOTAL	-1,144.83
19412	01/02/2018	Ticketmaster.		1006.1 - Sterling Operating Account	
10040079	12/11/2017	!BW Season 17/18: Wizard of Oz	Wizard of Oz ads PO#1996	1633.88 - Wizard of Oz	-397.17
10040103	12/11/2017	!BW Season 17/18: Wizard of Oz	Wizard of Oz ads PO#1996	1633.88 - Wizard of Oz	-213.57
				TOTAL	-610.74
19413	01/02/2018	Townsquare Media-Tri Cities	Old Dominion Ads PO#2081	1006.1 - Sterling Operating Account	
337067-1	12/31/2017	!Old Dominion	Old Dominion Ads PO#2081	1633.95 - Old Dominion	-255.00
				TOTAL	-255.00
19414	01/02/2018	Tri City Americans		1006.1 - Sterling Operating Account	
777100117b	12/01/2017		Food & Beverage Sponsorship #2	5013.1 - Signage/Sponsorship-Team Share	-6,875.00
777120117	12/01/2017		Naming rights sponsorship Agmt #3	5012.10 - Naming Rights-Team Share	-8,333.33
12/29 Ams v Portland	12/29/2017	!ETC - Tri-City Americans Games	Ams vs Portland 3/14/17	3601 - Unearned Revenue-Ticket Sales	-11,269.25
		!ETC - Tri-City Americans Games	Suite Share, Ams vs Portland 3/14/17	5004.10 - Team Share-Suite Revenue	-1,023.30
		!ETC - Tri-City Americans Games	Conc Share, Ams vs Portland 3/14/17	8069.1 - Concessions Share - Team	-1,833.04
12/31 Ams vs Spokane	12/31/2017	!ETC - Tri-City Americans Games	Ams vs Spokane 12/31/16	3601 - Unearned Revenue-Ticket Sales	-33,555.02
		!ETC - Tri-City Americans Games	Suite Share, Ams vs Spokane 12/31/16	5004.10 - Team Share-Suite Revenue	-1,267.01
		!ETC - Tri-City Americans Games	Conc Share, Ams vs Spokane 12/31/16	8069.1 - Concessions Share - Team	-4,534.05
				TOTAL	-68,690.00
19415	01/02/2018	Trios Health - KGH EMTS	December 2017 EMT Services	1006.1 - Sterling Operating Account	
Dec17EMT	01/08/2018	!ETC - Tri-City Americans Games	EMT Services 12/1/17 Ams vs Seattle	8065 - Contracted Labor	-212.50
		!ETC - Tri-City Americans Games	EMT Services 12/2/17 Ams vs Spokane	8065 - Contracted Labor	-425.00
		!BW Season 17/18: Wizard of Oz	EMT Services 12/7/17 Wizard of Oz	5008 - Contract Labor-Reimbursed	-212.50
		!ETC - Tri-City Americans Games	EMT Services 12/10/17 Ams vs Everett	8065 - Contracted Labor	-150.00
		!ETC - Tri-City Americans Games	EMT Services 12/29/17 Ams vs Portland	8065 - Contracted Labor	-412.50
		!ETC - Tri-City Americans Games	EMT Services 12/31/17 Ams vs Spokane	8065 - Contracted Labor	-425.00
				TOTAL	-1,837.50

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Num	Date	Name	Memo	Account	Paid Amount
19416	01/02/2018	WCP Solutions		1006.1 · Sterling Operating Account	
10461751	01/03/2018		Janitorial supplies PO#2068	8095 · Janitorial Supplies	-1,211.13
10461752	01/03/2018		Janitorial supplies PO#2068	8095 · Janitorial Supplies	-401.99
10461753	01/03/2018		Janitorial supplies PO#2068	8095 · Janitorial Supplies	-65.81
			TOTAL		-1,678.93
19417	01/22/2018	Apollo Inc	Sink repairs PO#2072	1006.1 · Sterling Operating Account	
940011990	12/31/2017		Sink repairs PO#2072	8041 · Repairs & Maintenance-Building	-857.94
			TOTAL		-857.94
19418	01/22/2018	Baskin Robbins		1006.1 · Sterling Operating Account	
11/22AmsVEver	11/22/2017		Third party sales 11/22/17 Ams vs Everett	5300.7 · Sales-Third Party	-546.05
1/12AmsVPort	01/12/2018 !ETC - Tri-City Americans Games		Third Party Sales 1/12/18 Ams vs Portland	5300.7 · Sales-Third Party	-680.36
1/13AmsVPG	01/13/2018 !ETC - Tri-City Americans Games		Third Party Sales 1/13/18 Ams vs Prince George	5300.7 · Sales-Third Party	-693.73
1/17AmsVSC	01/17/2018 !ETC - Tri-City Americans Games		Third party sales 1/17/18 Ams vs Swift Current	5300.7 · Sales-Third Party	-329.09
			TOTAL		-2,249.23
19419	01/22/2018	Benton PUD		1006.1 · Sterling Operating Account	
LgGenSvc12/6-1/5	01/09/2018		Large General Service 12/6/17-1/5/18	8036.3 · Electricity	-21,195.30
SmGenSvcLights	01/09/2018		Small General Service - Lights 12/6/17-1/6/18	8036.3 · Electricity	-111.23
			Due from TRCC - Small General Service - Lights 12/6/17-1/6/2215 · Due To (From) Convention Center		-111.22
SmGenSvcSign	01/11/2018		Small General Service - Sign 12/8/17-1/8/18	8036.3 · Electricity	-189.86
			Due from TRCC - Small General Service - Sign 12/8/17-1/8/182215 · Due To (From) Convention Center		-81.36
			TOTAL		-21,688.97
19420	01/22/2018	Cascade Natural Gas - COL	Natural gas services 12/8/17-1/9/18	1006.1 · Sterling Operating Account	
Svc12/8-1/9	01/11/2018		Natural gas services 12/8/17-1/9/18	8036.2 · Natural Gas	-3,479.75
			TOTAL		-3,479.75
19421	01/22/2018	Cascade Natural Gas - ICE	Natural gas services 12/8/17-1/10/18	1006.1 · Sterling Operating Account	
Svc12/8-1/10	01/11/2018		Natural gas services 12/8/17-1/10/18	8036.2 · Natural Gas	-2,863.77
			TOTAL		-2,863.77
19422	01/22/2018	Cash and Carry	Food purchase suite/sponsor banquet 1/16/18	1006.1 · Sterling Operating Account	
019089	01/16/2018		Food purchase suite/sponsor banquet 1/16/18	1400.1 · Inventory-Food	-53.88
			TOTAL		-53.88
19423	01/22/2018	Central Washington Refrigeration	Oil pump for compressors PO#2099	1006.1 · Sterling Operating Account	
35871	01/17/2018		Oil pump for compressors PO#2099	8104 · Ice-Related	-2,406.57
			TOTAL		-2,406.57
19424	01/22/2018	Chapala Express Stand		1006.1 · Sterling Operating Account	
1/12AmsVPort	01/12/2018 !ETC - Tri-City Americans Games		Third Party Sales 1/12/18 Ams vs Portland	5300.7 · Sales-Third Party	-1,014.48
1/13AmsVPG	01/13/2018 !ETC - Tri-City Americans Games		Third Party Sales 1/13/18 Ams vs Prince George	5300.7 · Sales-Third Party	-835.20
1/17AmsVSC	01/17/2018 !ETC - Tri-City Americans Games		Third party sales 1/17/18 Ams vs Swift Current	5300.7 · Sales-Third Party	-609.93
			TOTAL		-2,459.61
19425	01/22/2018	Chisholm's Saw & Supply, Inc.	Sharpen/maintain zamboni knives	1006.1 · Sterling Operating Account	
66976	12/04/2017		Sharpen/maintain zamboni knives	8042 · Repairs & Maintenance-Equipment	-131.28
			TOTAL		-131.28
19426	01/22/2018	Devfuzion	New port switch for Ops computers	1006.1 · Sterling Operating Account	
7200	01/15/2018		New port switch for Ops computers	8005.20 · Computer and Other IT	-65.15
			TOTAL		-65.15
19427	01/22/2018	Dunkaroos		1006.1 · Sterling Operating Account	
1/12AmsVPort	01/12/2018 !ETC - Tri-City Americans Games		Third Party Sales 1/12/18 Ams vs Portland	5300.7 · Sales-Third Party	-846.48
1/13AmsVPG	01/13/2018 !ETC - Tri-City Americans Games		Third Party Sales 1/13/18 Ams vs Prince George	5300.7 · Sales-Third Party	-657.90
1/17AmsVSC	01/17/2018 !ETC - Tri-City Americans Games		Third party sales 1/17/18 Ams vs Swift Current	5300.7 · Sales-Third Party	-259.67
			TOTAL		-1,764.05
19428	01/22/2018	Fastenal	WAKE10189	1006.1 · Sterling Operating Account	
WARIC72108	12/29/2017		Blade bolts for new zamboni	8042 · Repairs & Maintenance-Equipment	-76.18
			TOTAL		-76.18

**Toyota Center and Toyota Arena
Operations Claims Roster
January 2018**

Num	Date	Name	Memo	Account	Paid Amount
19429	01/22/2018	Food Services of America		1006.1 · Sterling Operating Account	
8986815	01/10/2018		Food order 1/10/18	1400.1 · Inventory-Food	-5,176.75
8986816	01/10/2018		Kitchen supply order PO#2080	8098.1 · Supplies & Equipment-F&B	-1,277.54
				TOTAL	-6,454.29
19430	01/22/2018	Ford Audio Service	Sound system repair in Arena PO#2100	1006.1 · Sterling Operating Account	
3237	01/13/2018		Sound system repair in Arena PO#2100	8041 · Repairs & Maintenance-Building	-250.00
				TOTAL	-250.00
19431	01/22/2018	Frank J. Zamboni & Co., Inc.	Refurbished zamboni PO#1983	1006.1 · Sterling Operating Account	
091696	12/29/2017		Refurbished zamboni PO#1983	8026 · Capital Improvements	-28,000.00
				TOTAL	-28,000.00
19432	01/22/2018	Full Compass Systems, Ltd.	Gaff tape & Safety tape PO#2069	1006.1 · Sterling Operating Account	
INC00567852	01/05/2018		Gaff tape & Safety tape PO#2069	8098 · Supplies & Equipment	-559.70
				TOTAL	-559.70
19433	01/22/2018	Joyce Julius & Associates, Inc.		1006.1 · Sterling Operating Account	
038982	12/01/2017		Social media analysis TC PO#1993	8103 · Advertising & Marketing	-1,500.00
038983	12/01/2017		Social media analysis TC PO#1993	8103 · Advertising & Marketing	-2,000.00
				TOTAL	-3,500.00
19434	01/22/2018	KC Brand		1006.1 · Sterling Operating Account	
1/12AmsVPort	01/12/2018	!ETC - Tri-City Americans Games	Third Party Sales 1/12/18 Ams vs Portland	5300.7 · Sales-Third Party	-757.37
1/13AmsVPG	01/13/2018	!ETC - Tri-City Americans Games	Third Party Sales 1/13/18 Ams vs Prince George	5300.7 · Sales-Third Party	-554.39
1/17AmsVSC	01/17/2018	!ETC - Tri-City Americans Games	Third party sales 1/17/18 Ams vs Swift Current	5300.7 · Sales-Third Party	-238.30
				TOTAL	-1,550.06
19435	01/22/2018	Kids' Directory	Learn to skate ad Jan/Feb 18 issue	1006.1 · Sterling Operating Account	
4093	01/02/2018		Learn to skate ad Jan/Feb 18 issue	8077 · Advertising-Toyota Arena	-410.00
				TOTAL	-410.00
19436	01/22/2018	Lowe's Commercial Services	Misc. Maintenance supplies	1006.1 · Sterling Operating Account	
916488	12/01/2017		Misc. Maintenance supplies	8098 · Supplies & Equipment	-23.26
				TOTAL	-23.26
19437	01/22/2018	MD Draft Team	Beer tap cleaning 1/16/18	1006.1 · Sterling Operating Account	
7764-26	01/16/2018		Beer tap cleaning 1/16/18	8042FB · Repr & Maint Equip, Food & Bev	-347.52
				TOTAL	-347.52
19438	01/22/2018	Mid Columbia Hockey Officials Association	Adult hockey referees Dec 2017	1006.1 · Sterling Operating Account	
17-027	01/10/2018		Adult hockey referees Dec 2017	8094 · Outside Services	-1,599.00
				TOTAL	-1,599.00
19439	01/22/2018	PeopleReady Inc	4040-1097	1006.1 · Sterling Operating Account	
23013883	12/12/2017	!BW Season 17/18: Wizard of Oz	Wizard of Oz contracted labor 12/2/17	5073 · Reimbursed Outside Services	-135.34
				TOTAL	-135.34
19440	01/22/2018	RADIO TRI CITIES		1006.1 · Sterling Operating Account	
10997	12/01/2017	!Old Dominion	Old Dominion ads PO#1988	1633.95 · Old Dominion	-850.00
10996	12/01/2017	!BW Season 17/18: Cinderella	Cinderella ads Oct 2017 PO#1932	1633.87 · Cinderella	-232.56
6167	12/01/2017	!BW Season 17/18: Cinderella	Cinderella ads Oct 2017 PO#1932	1633.87 · Cinderella	-130.05
				TOTAL	-1,212.61
19441	01/22/2018	Sparkling Clean Windows, LLC	Window cleaning services	1006.1 · Sterling Operating Account	
1378121917	12/19/2017		Window cleaning services	8094 · Outside Services	-1,450.00
				TOTAL	-1,450.00
19442	01/22/2018	Spectrum Reach	Wizard of Oz ads PO#2030	1006.1 · Sterling Operating Account	
INV-90204316	12/31/2017	!BW Season 17/18: Wizard of Oz	Wizard of Oz ads PO#2030	1633.88 · Wizard of Oz	-475.15
				TOTAL	-475.15
19443	01/22/2018	Sunbelt Rentals	Snow removal equipment rental	1006.1 · Sterling Operating Account	
75221665-0001	01/03/2018		Snow removal equipment rental	8044 · Repairs & Maintenance-Grounds	-715.09
				TOTAL	-715.09

**Toyota Center and Toyota Arena
Operations Claims Roster
January 2018**

Num	Date	Name	Memo	Account	Paid Amount
19444	01/22/2018	The Entertainer Newspaper	Full pg ad Nov 17 Mannheim PO#1885	1006.1 · Sterling Operating Account	
10472	12/01/2017	!BW Season 17/18	Full pg ad Nov 17 Mannheim PO#1885	1633.13 · Mannheim BW	-620.00
				TOTAL	-620.00
19445	01/22/2018	Tri-City Herald	November & December 17 Ads	1006.1 · Sterling Operating Account	
Now/Dec17Ads	12/31/2017	!BW Season 17/18:Wizard of Oz	Wizard of Oz ads PO#1676	1633.88 · Wizard of Oz	-850.00
		!BW Season 17/18:Buddy Holly Story	Buddy Holly ads PO#1677	1633.89 · Buddy Holly Story	-647.50
				TOTAL	-1,497.50
19446	01/22/2018	Weaver Exterminating Service, Inc.		1006.1 · Sterling Operating Account	
570028	12/19/2017		Monthly Rodent Control TA 12/19/17	8094 · Outside Services	-124.89
570030	12/19/2017		Monthly Rodent Control TC 12/19/17	8094 · Outside Services	-249.78
				TOTAL	-374.67
19447	01/24/2018	Backstage Electric, Inc.	Electric hookups/permit for Potato Conf 1/25/18	1006.1 · Sterling Operating Account	
1738	01/22/2018		Electric hookups/permit for Potato Conf 1/25/18	5073 · Reimbursed Outside Services	-2,456.87
				TOTAL	-2,456.87
19448	01/24/2018	Trade Show Supply House	Booths, Carpet, Chairs for Potato Conf 1/25/18	1006.1 · Sterling Operating Account	
2825	01/18/2018		Booths, Carpet, Chairs for Potato Conf 1/25/18	5073 · Reimbursed Outside Services	-13,987.68
				TOTAL	-13,987.68
19449	01/26/2018	Amerigas	0910002962	1006.1 · Sterling Operating Account	
3073778918	01/13/2018		Propane: 158.6 gallons 1/12/18	8033 · Propane	-396.02
			Due from TRCC - Propane: 158.6 gallons 1/12/18	2215 · Due To (From) Convention Center	-99.00
				TOTAL	-495.02
19450	01/26/2018	Baskin Robbins	Third party sales 1/19/18 Ams vs Brandon	1006.1 · Sterling Operating Account	
1/19AmsVBrand	01/19/2018	!ETC · Tri-City Americans Games	Third party sales 1/19/18 Ams vs Brandon	5300.7 · Sales-Third Party	-634.17
				TOTAL	-634.17
19451	01/26/2018	Brashear Electric, Inc.	Electrical service call - concessions	1006.1 · Sterling Operating Account	
30005	01/18/2018		Electrical service call - concessions	8041FB · Repr & Maint Bldg, Food & Bev	-103.17
				TOTAL	-103.17
19452	01/26/2018	Canon Financial Services, Inc.	730707	1006.1 · Sterling Operating Account	
18183430	01/13/2018		Copier maint & lease JMQ30838 & UMT01039	8007 · Printing & Copiers	-370.98
				TOTAL	-370.98
19453	01/26/2018	Chapala Express Stand	Third party sales 1/19/18 Ams vs Brandon	1006.1 · Sterling Operating Account	
1/19AmsVBrand	01/19/2018	!ETC · Tri-City Americans Games	Third party sales 1/19/18 Ams vs Brandon	5300.7 · Sales-Third Party	-958.34
				TOTAL	-958.34
19454	01/26/2018	City of Kennewick-Grounds Maintenance	Grounds Maintenance 4th Qtr 2017	1006.1 · Sterling Operating Account	
013364	01/16/2018		Grounds Maintenance 4th Qtr 2017	8044 · Repairs & Maintenance-Grounds	-2,447.42
				TOTAL	-2,447.42
19455	01/26/2018	City of Kennewick-MISC	December 2017 Event Security - KPD	1006.1 · Sterling Operating Account	
013360 KPD	01/16/2018		December 2017 Event Security - KPD	8065 · Contracted Labor	-1,584.00
				TOTAL	-1,584.00
19456	01/26/2018	Coca-Cola	Soda order 1/10/18	1006.1 · Sterling Operating Account	
28686	01/10/2018		Soda order 1/10/18	1400.1 · Inventory-Food	-4,837.35
				TOTAL	-4,837.35
19457	01/26/2018	Concessions Supply	Popcorn supplies 1/9/18	1006.1 · Sterling Operating Account	
77115	01/09/2018		Popcorn supplies 1/9/18	1400.1 · Inventory-Food	-421.72
				TOTAL	-421.72
19458	01/26/2018	Dunkaroos	Third party sales 1/19/18 Ams vs Brandon	1006.1 · Sterling Operating Account	
1/19AmsVBrand	01/19/2018	!ETC · Tri-City Americans Games	Third party sales 1/19/18 Ams vs Brandon	5300.7 · Sales-Third Party	-491.35
				TOTAL	-491.35

**Toyota Center and Toyota Arena
Operations Claims Roster
January 2018**

Num	Date	Name	Memo	Account	Paid Amount
19459	01/26/2018	KC Brand	Third party sales 1/19/18 Ams vs Brandon	1006.1 · Sterling Operating Account	
1/19AmsVBrand	01/19/2018	!ETC - Tri-City Americans Games	Third party sales 1/19/18 Ams vs Brandon	5300.7 · Sales-Third Party	-520.29
			TOTAL		-520.29
19460	01/26/2018	KNDOTV23/KNDUTV25	Wizard of Oz ads PO#2029	1006.1 · Sterling Operating Account	
118868-2	12/31/2017	!BW Season 17/18:Wizard of Oz	Wizard of Oz ads PO#2029	1633.88 · Wizard of Oz	-1,385.50
			TOTAL		-1,385.50
19461	01/26/2018	Pacific Fire Inspection Services	Fire sprinkler inspection	1006.1 · Sterling Operating Account	
1801180800	01/18/2018		Fire sprinkler inspection	8041 · Repairs & Maintenance-Building	-750.00
			TOTAL		-750.00
19462	01/26/2018	Spotlight Production & Electrical Service	Replacement bulbs for spotlights PO#2107	1006.1 · Sterling Operating Account	
2680	01/22/2018		Replacement bulbs for spotlights PO#2107	8098 · Supplies & Equipment	-3,626.75
			TOTAL		-3,626.75
19463	01/26/2018	Ticketmaster.		1006.1 · Sterling Operating Account	
10040854	01/16/2018	!BW Season 17/18:Wizard of Oz	Wizard of Oz ad fees PO#1996	1633.88 · Wizard of Oz	-103.55
10040902	01/16/2018	!BW Season 17/18:Wizard of Oz	Wizard of Oz ad fees PO#1996	1633.88 · Wizard of Oz	-520.00
			TOTAL		-623.55
19464	01/26/2018	Tri-City Herald	Cinderella Ads PO#1674	1006.1 · Sterling Operating Account	
Oct17Ads	12/01/2017	!BW Season 17/18:Cinderella	Cinderella Ads PO#1674	1633.87 · Cinderella	-390.08
			TOTAL		-390.08
19465	01/26/2018	Tri City Americans		1006.1 · Sterling Operating Account	
1/12 Ams v Portland	01/12/2018	!ETC - Tri-City Americans Games	Ams vs Portland 1/12/18	3601 · Unearned Revenue-Ticket Sales	-7,446.06
		!ETC - Tri-City Americans Games	Suite Share, Ams vs Portland 1/12/18	5004.10 · Team Share-Suite Revenue	-899.10
		!ETC - Tri-City Americans Games	Conc Share, Ams vs Portland 1/12/18	8069.1 · Concessions Share - Team	-1,828.53
1/13 Ams v Pr Grg	01/13/2018	!ETC - Tri-City Americans Games	Ams vs Pr George 1/13/18	3601 · Unearned Revenue-Ticket Sales	-7,861.85
		!ETC - Tri-City Americans Games	Suite Share, Ams vs Pr George 1/13/18	5004.10 · Team Share-Suite Revenue	-919.83
		!ETC - Tri-City Americans Games	Conc Share, Ams vs Pr George 1/13/18	8069.1 · Concessions Share - Team	-1,498.25
			TOTAL		-20,453.62
19466	01/26/2018	Vistar Corporation		1006.1 · Sterling Operating Account	
50691379	01/10/2018		Food order 1/10/18	1400.1 · Inventory-Food	-927.50
50691380	01/10/2018		Food order 1/10/18	1400.1 · Inventory-Food	-46.02
			TOTAL		-973.52
ONLINE	01/01/2018	Revel Systems	POS Fees - Toyota Center - Jan 2018	1006.1 · Sterling Operating Account	
			POS Fees - Toyota Center - Jan 2018	8098.1 · Supplies & Equipment-F&B	-1,223.75
			TOTAL		-1,223.75
EFT	01/10/2018	The Odom Corporation	Beer order 1/10/18 Inv 10485074	1006.1 · Sterling Operating Account	
			Beer order 1/10/18 Inv 10485074	1400.2 · Inventory-Beer	-1,381.95
			TOTAL		-1,381.95
EFT	01/10/2018	Columbia Distributing	Beer order 1/10/18 Inv 129305	1006.1 · Sterling Operating Account	
			Beer order 1/10/18 Inv 129305	1400.2 · Inventory-Beer	-2,026.48
			TOTAL		-2,026.48
EFT	01/10/2018	King Beverage Inc.	Beer order 1/10/18 Inv 1841949	1006.1 · Sterling Operating Account	
			Beer order 1/10/18 Inv 1841949	1400.2 · Inventory-Beer	-3,721.69
			TOTAL		-3,721.69
EFT	01/12/2018	Southern Wine & Spirits of Washington	Liquor order 1/12/18 Inv 2731121	1006.1 · Sterling Operating Account	
			Liquor order 1/12/18 Inv 2731121	1400.3 · Inventory-Liquor	-1,321.09
			TOTAL		-1,321.09
EFT	01/18/2018	The Odom Corporation	Beer order 1/18/18 Inv 10485134	1006.1 · Sterling Operating Account	
			Beer order 1/18/18 Inv 10485134	1400.2 · Inventory-Beer	-464.00
			TOTAL		-464.00
EFT	01/18/2018	King Beverage Inc.	Beer order 1/18/18 Inv 1846416	1006.1 · Sterling Operating Account	
			Beer order 1/18/18 Inv 1846416	1400.2 · Inventory-Beer	-2,085.04
			TOTAL		-2,085.04

**Toyota Center and Toyota Arena
Operations Claims Roster
January 2018**

Num	Date	Name	Memo	Account	Paid Amount
EFT	01/18/2018	Columbia Distributing	Liquor order 1/18/18 Inv 152561	1006.1 · Sterling Operating Account	
			Liquor order 1/18/18 Inv 152561	1400.3 · Inventory-Liquor	-192.01
				TOTAL	-192.01
EFT	01/18/2018	Columbia Distributing	Beer order 1/18/18 Inv 152562	1006.1 · Sterling Operating Account	
			Beer order 1/18/18 Inv 152562	1400.2 · Inventory-Beer	-1,236.80
				TOTAL	-1,236.80
EFT	01/19/2018	Southern Wine & Spirits of Washington	Liquor order 1/19/18 Inv 2736534	1006.1 · Sterling Operating Account	
			Liquor order 1/19/18 Inv 2736534	1400.3 · Inventory-Liquor	-910.95
				TOTAL	-910.95
ONLINE	01/25/2018	Department of Revenue	Excise Tax Return Dec 2017	1006.1 · Sterling Operating Account	
			B&O Tax Payable Dec 2017	2206 · B&O Tax Payable	-1,463.66
		Department of Revenue	Sales Tax Payable Dec 2017	2201 · *Sales Tax Payable	-18,253.88
			B&O Tax Expense Dec 2017	8241 · Sales, B&O & Use Taxes	-1,116.19
				TOTAL	-20,833.73
EFT	01/26/2018	Columbia Distributing	Beer order 1/26/18 Inv 178434	1006.1 · Sterling Operating Account	
			Beer order 1/26/18 Inv 178434	1400.2 · Inventory-Beer	-721.54
				TOTAL	-721.54
EFT	01/26/2018	Southern Wine & Spirits of Washington	Liquor order 1/26/18 Inv 2742106	1006.1 · Sterling Operating Account	
			Liquor order 1/26/18 Inv 2742106	1400.3 · Inventory-Liquor	-252.48
				TOTAL	-252.48
EFT	01/26/2018	King Beverage Inc.	Beer order 1/26/18 Inv 1851138	1006.1 · Sterling Operating Account	
			Beer order 1/26/18 Inv 1851138	1400.2 · Inventory-Beer	-539.52
				TOTAL	-539.52
AUTO	01/31/2018	American Payment Solutions	Credit card processing Jan 2018	1006.1 · Sterling Operating Account	
			Credit card processing Jan 2018	8109 · Credit Card Fees	-1,450.65
				TOTAL	-1,450.65
AUTO	01/31/2018	Ignite Payment Systems	Card processing fees - TOYO Jan 2018	1006.1 · Sterling Operating Account	
			Card processing fees - TOYO Jan 2018	8109 · Credit Card Fees	-2,603.48
				TOTAL	-2,603.48
AUTO	01/31/2018	USAePay	CC processing fees - Jan 2018	1006.1 · Sterling Operating Account	
			CC processing fees - Jan 2018	8109 · Credit Card Fees	-22.50
				TOTAL	-22.50
EFT	01/31/2018	Fintech.net	Transactionals 1/1/18-1/31/18	1006.1 · Sterling Operating Account	
			Transactionals 1/1/18-1/31/18	8111FB · Banking Fees - Food & Bev	-20.00
				TOTAL	-20.00

Total Paid

\$411,255.49

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 19348-19466	\$ 370,247.83
Electronic transfers	41,007.66
Total	\$ 411,255.49

Exceptions:

**Toyota Center and Toyota Arena
Box Office Claims Roster
January 2018**

Num	Date	Name	Memo	Account	Paid Amount
AUTO	01/31/2018	American Express	AMEX fees	1006.3 - Sterling Box Office Account	
			Express Collection	8109 - Credit Card Fees	-7.95
			AMEX discount	8109 - Credit Card Fees	-73.59
				TOTAL	<u>-81.54</u>

Total Paid

\$81.54

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:

Electronic transfers	\$ 81.54
Total	<u>\$ 81.54</u>

Exceptions:

Council Agenda Coversheet



Agenda Item Number	3.c.	Council Date	03/20/2018
Agenda Item Type	General Business Item		
Subject	Payroll Roster (PPE 2/28/2018)		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Finance		

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

Recommendation

That council approve the payroll roster.

Motion for Consideration

I move to approve the payroll roster in the amount of \$1,719,207.09, for the period ended 2/28/2018, comprised of check numbers 72188 through 72230 and direct deposit numbers 157352 through 157758.

Summary

None.

Alternatives

None.

Fiscal Impact

Total \$1,719,207.09.

Through

Phil Bleazard
Mar 05, 08:11:34 GMT-0800 2018

Dept Head Approval

Dan Legard
Mar 05, 10:40:54 GMT-0800 2018

City Mgr Approval

Attachments: Roster

☐ Recording
Required?

March 20, 2018

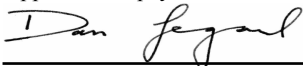
All Departments:

February 28, 2018

ADMINISTRATIVE TEAM	1,627.38
CITY COUNCIL	4,038.00
CITY MANAGER	11,893.07
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT	39,902.82
EMPLOYEE & COMMUNITY RELATIONS	53,781.46
ENGINEERING	52,886.79
FACILITIES & GROUNDS	58,060.72
FINANCE	44,510.12
FIRE	228,417.97
LEGAL SERVICES	22,124.83
MANAGEMENT SERVICES	80,174.99
POLICE	462,822.79
Subtotal General Fund	1,060,240.94
STREETS	12,731.24
TRAFFIC	24,508.08
Subtotal Street Fund	37,239.32
BI-PIN	6,163.56
BUILDING SAFETY	39,335.74
COMMUNITY DEVELOPMENT	3,924.90
CRIMINAL JUSTICE	64,084.85
EQUIPMENT RENTAL	10,415.20
MEDICAL SERVICES	130,369.47
RISK MANAGEMENT	3,273.90
STORMWATER UTILITY	16,132.64
WATER & SEWER	111,193.18
Subtotal Other Funds	384,893.44
Total Salaries and Wages	1,482,373.70
<u>Benefits:</u>	
Industrial Insurance	23,685.53
Medical Retirement Account	2,812.50
Retirement	125,363.98
Social Security (FICA)	84,971.38
Total Benefits	236,833.39
Grand Total	<u>\$1,719,207.09</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 \$1,719,207.09 comprised of check numbers 72188 through 72230 and direct deposit numbers 157352 through 157758.

Approved for payment:



Dan Legard, Finance Director

Council Agenda Coversheet 	Agenda Item Number	3.d.	Council Date	03/20/2018	Consent Agenda	☒	
	Agenda Item Type	Contract/Agreement/Lease				Ordinance/Reso	☐
	Subject	Metro Drug Task Force Addendum #1				Public Mtg / Hrg	☐
	Ordinance/Reso #		Contract #		Other	☐	
	Project #		Permit #		Quasi-Judicial	☐	
	Department	City Manager					

Recommendation

Staff recommends that Council authorize the City Manager to sign the addendum to the Metro Drug Task Force Interlocal Agreement.

Motion for Consideration

I move to authorize the City Manager to sign the addendum to the Metro Drug Task Force Interlocal Agreement.

Summary

The Metro Drug Task Force is a bi-county multi agency task force that, in conjunction with our federal partners and local street crime units, combat mid-level drugs in our community. The members of the Metro Drug Task Force are Benton County, Franklin County, Kennewick, Richland, Pasco and West Richland. Since inception of the task force, the region has been fortunate to receive federal grant funding to support our efforts. However, over the past several years, the amount of federal funding has been reduced. This fiscal year (July, 2017-June, 2018) the Byrne/JAG grant funding has not been released, resulting in a shortfall in the Metro Drug Task Force Fund. Over the years as we have seen the reduction in the grant funding, we have reduced a support position and maximized our partnership with other federal agencies in order to minimize the impacts to our local jurisdictions.

Recognizing that the federal grant was decreasing, there was a line item identified in the Public Safety Sales Tax ballot measure and resolution, adopted by Benton County, to fund 75% of the support positions for Metro, with the remaining 25% being funded by Franklin County. The shortfall for the current fiscal year (ending June, 2018) is estimated to be \$105,000 and could be as much as \$160,000 for the next fiscal year (July, 2018-June, 2019).

The Executive Committee for Metro Drug Task Force unanimously recommended bringing this addendum forward to our governing boards for approval. This addendum would be in effect through June, 2019 and splits the costs of the support position between Benton (75%) and Franklin (25%) Counties and then allocates the remaining shortfall equally among the six participating jurisdictions. The Executive Committee will continue to work on a long term funding solution and bring back an addendum for consideration, prior to the expiration of this addendum in June, 2019.

Alternatives

Look at another funding alternative.

Fiscal Impact

The impact to the City of Kennewick for the fiscal year ending June, 2018 is \$2,943. The estimated impact to the City of Kennewick for the fiscal year ending June, 2019 (assuming no grant funding) would be \$11,483.

Through		Attachments: 
Dept Head Approval		
City Mgr Approval	Marie Mosley Mar 15, 13:02:10 GMT-0700 2018	

☒ Recording Required?

Return recorded document to:

Kennewick City Clerk
P. O. Box 6108
Kennewick, WA 99336

**ADDENDUM NO. 1
TO THE
METRO INTERLOCAL AGREEMENT**

THIS ADDENDUM is made and entered into this _____ day of March, 2018, by and between the following parties:

City of Pasco
City of Kennewick
City of Richland
City of West Richland
Benton County
Franklin County

SECTION 1 - PURPOSE

The Tri-Cities Metro Drug Task Force (Metro) is primarily funded by the Byrne JAG Grant, the High Intensity Drug Trafficking Area (HIDTA) Program and the Drug Enforcement Administration (DEA). The Byrne JAG Grant is primarily utilized for funding the legal secretary position and portions of the Metro Commander and Metro Sergeant's position. The HIDTA funding has primarily been utilized for confidential buy funds, personnel overtime, and training reimbursement. The DEA has provided office space and electronic equipment.

Metro applied for the 2017 Byrne JAG Grant as it has for numerous years. The Grant application was approved and the release of the funding should have occurred after the beginning of the 2017 federal fiscal year, which runs from October 1 to September 30. As of February 9, 2018, the Byrne JAG Grant has not been released by the Department of Justice. This has caused a financial shortfall for the task force.

Metro's fiscal year runs from July 1 to June 30. The Task Force was able to utilize reserves through December of 2017 to cover the financial shortfall generated as a result of not receiving

the Byrne JAG Grant. However, to complete the current fiscal year (to June 30) the task force is expected to require an additional \$105,000 to maintain its current operations and meet all financial obligations, which includes ending the fiscal year with an operating reserve of \$30,000.

It is the parties intent to adopt the foregoing formula to address the current shortfall and address the potential for a future shortfall during the next fiscal year through June 30, 2019.

IN CONSIDERATION of the mutual covenants contained herein, the parties agree to amend the Metro Interlocal Agreement for an interim period as follows:

SECTION 2 – AMENDMENT

Section 1. Section 5 of the Interlocal Agreement pertaining to the Task Force is hereby amended, adding subsection (e) which reflects the following formula the parties agree to utilize on an interim basis to cover the budget shortfall due to the delay/loss of grant funding as follows:

“e. The following formula was approved by the Metro Executive Board on February 8, 2018:

- (1) 75% of the legal secretary position – paid by Benton County.
- (2) 25% of the legal secretary position – paid by Franklin County.
- (3) Remainder of the shortfall – split equally between all 6 jurisdictions (Benton County, Kennewick, Richland, West Richland, Franklin County and Pasco).

To satisfy the projected shortfall (\$105,000) to the end of the current fiscal year (June 30, 2018), and utilizing the above formula, the jurisdictions would be responsible for the following:

•	Benton County	-	\$68,449
•	Franklin County	-	\$24,779
•	Kennewick	-	\$ 2,943
•	Richland	-	\$ 2,943
•	West Richland	-	\$ 2,943
•	Pasco	-	<u>\$ 2,943</u>

<u>Total</u>	<u>\$105,000</u>
--------------	------------------

- (4) The formula utilized in this addendum will remain in effect after the conclusion of the 2017-2018 Metro fiscal year, but will last no longer than June 30, 2019, unless a new agreement is deemed appropriate by all parties.”

Section 2. All other terms and conditions contained in the Metro Interlocal Agreement dated May 16, 2017, not specifically amended above or inconsistent with the terms as amended above shall remain in full force and effect.

DATED this _____ day of March, 2018.

CITY OF KENNEWICK

MARIE E. MOSLEY, City Manager

Approved as to Form:

LISA BEATON
Kennewick City Attorney

CITY OF PASCO

DAVE ZABELL, City Manager

Approved as to Form:

LELAND B. KERR
Pasco City Attorney

CITY OF WEST RICHLAND

BRENT GERRY, Mayor

Approved as to Form:

BRONSON BROWN
West Richland City Attorney

CITY OF RICHLAND

CINDY REENTS, City Manager

Approved as to Form:

HEATHER D. KINTZLEY
Richland City Attorney

FRANKLIN COUNTY

RICK MILLER, Commissioner

Approved as to Form:

JENNIFER JOHNSON
Franklin County Prosecutor's Office

BENTON COUNTY

SHON SMALL, Commissioner

Approved as to Form:

RYAN BROWN
Benton County Prosecutor's Office

Council Agenda Coversheet 	Agenda Item Number	3.e.	Council Date	03/20/2018	Consent Agenda	☒	
	Agenda Item Type	Contract/Agreement/Lease				Ordinance/Reso	☐
	Subject	Metaline Avenue Widening				Public Mtg / Hrg	☐
	Ordinance/Reso #		Contract #	P1309	Other	☐	
	Project #		Permit #		Quasi-Judicial	☐	
	Department	Public Works					

Recommendation

That City Council authorize the Mayor to sign Local Agency Agreement Supplement #2 and the Federal Aid Prospectus for the Metaline Avenue Widening project.

Motion for Consideration

I move to authorize the Mayor to sign Local Agency Agreement Supplement #2 and the Federal Aid Prospectus for the Metaline Avenue Widening project.

Summary

Staff was successful in acquiring a Federal grant through the 2017 Surface Transportation Block Grant program for the construction of the Metaline Avenue Widening Project from Kellogg Street to Edison Street. The project will include adding curb, gutter and sidewalk, reconstructing the asphalt roadway, re-striping, adjusting of new utilities, installing new water and sewer lines, utility work, storm system construction, street lighting, signage, pedestrian ramps, traffic control, and other work as required.

This supplement to the agreement and prospectus is necessary to obligate construction funds required for the project.

Alternatives

None recommended.

Fiscal Impact

Federal STPUL Funds: \$1,275,874

Local: \$199,124

Through	Heath Mellotte Mar 14, 14:02:31 GMT-0700 2018	Attachments: 
Dept Head Approval	Cary Roe Mar 15, 05:59:21 GMT-0700 2018	
City Mgr Approval	Marie Mosley Mar 15, 11:53:00 GMT-0700 2018	

☐ Recording Required?



Agency City of Kennewick		Supplement Number 2
Federal Aid Project Number STPUL-3532(001)	Agreement Number LA-8119	CFDA No. 20.205 (Catalog of Federal Domestic Assistance)

The Local Agency requests to supplement the agreement entered into and executed on June 14, 2013

All provisions in the basic agreement remain in effect except as modified by this supplement.

The change to the agreement are as follows:

Project Description

Name Metaline Avenue Widening

Length 0.57 mi.

Termini Kellogg Street to Edison Street

Description of Work ☒ No Change

Reason for Supplement

Obligate Construction funds

Are you claiming indirect cost rate? ☐ Yes ☒ No

Project Agreement End Date December 31, 2020

Does this change require additional Right of Way or Easements? ☐ Yes ☒ No Advertisement Date: March 30, 2018

Type of Work		Estimate of Funding				
		(1) Previous Agreement/Suppl.	(2) Supplement	(3) Estimated Total Project Funds	(4) Estimated Agency Funds	(5) Estimated Federal Funds
PE						
86.5 %	a. Agency	141,147.00	-245.00	140,902.00	19,021.00	121,881.00
	b. Other			0.00		
Federal Aid	c. Other			0.00		
Participation	d. State	500.00	245.00	745.00	101.00	644.00
Ratio for PE	e. Total PE Cost Estimate (a+b+c+d)	141,647.00	0.00	141,647.00	19,122.00	122,525.00
Right of Way	f. Agency	310,000.00		310,000.00	41,850.00	268,150.00
86.5 %	g. Other			0.00		
Federal Aid	h. Other			0.00		
Participation	i. State	5,000.00		5,000.00	675.00	4,325.00
Ratio for RW	j. Total R/W Cost Estimate (f+g+h+i)	315,000.00	0.00	315,000.00	42,525.00	272,475.00
Construction						
86.5 %	k. Contract		1,373,373.00	1,373,373.00	185,405.00	1,187,968.00
	l. Other			0.00		
	m. Other			0.00		
Federal Aid	n. Other			0.00		
Participation	o. Agency		100,625.00	100,625.00	13,584.00	87,041.00
Ratio for CN	p. State		1,000.00	1,000.00	135.00	865.00
	q. Total CN Cost Estimate (k+l+m+n+o+p)	0.00	1,474,998.00	1,474,998.00	199,124.00	1,275,874.00
	r. Total Project Cost Estimate (e+j+q)	456,647.00	1,474,998.00	1,931,645.00	260,771.00	1,670,874.00

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.

Agency Official

Washington State Department of Transportation

By
Title Mayor, City of Kennewick

By
Director, Local Program
Date Executed

Agency City of Kennewick		Supplement Number 2
Federal Aid Project Number STPUL-3532(001)	Agreement Number LA-8119	CFDA No. 20.205 (Catalog of Federal Domestic Assistance)

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).

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.

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.

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.

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).



Agency City of Kennewick		Supplement Number 2
Federal Aid Project Number STPUL-3532(001)	Agreement Number LA-8119	CFDA No. 20.205 (Catalog of Federal Domestic Assistance)

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Termini Kellogg Street to Edison Street

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Reason for Supplement

Obligate Construction funds

Are you claiming indirect cost rate? ☐ Yes ☒ No

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Does this change require additional Right of Way or Easements? ☐ Yes ☒ No Advertisement Date: March 30, 2018

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Agency Official

Washington State Department of Transportation

By
Title Mayor, City of Kennewick

By
Director, Local Program
Date Executed

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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
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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 II - 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	5.a.	Council Date	03/20/2018	Consent Agenda	☐
	Agenda Item Type	Ordinance			Ordinance/Reso	☒
	Subject	Amending KMC 18.24, Sign Code			Public Mtg / Hrg	☐
	Ordinance/Reso #	5752	Contract #		Other	☐
	Project #	ZOA 17-03	Permit #	AMD-2017-01228	Quasi-Judicial	☐
	Department	City Attorney				

Recommendation

Council adopt Ordinance 5752. The Planning Commission recommends the City Council concur with the findings and conclusions contained in the staff report and approve the proposed amendments to KMC 18.24.

Motion for Consideration

I move to adopt Ordinance 5752.

Summary

In June, 2015 the U.S. Supreme Court issued a significant sign code decision in Reed v. Town of Gilbert, 135 S.Ct. 2218 (2015). In that case the Court addressed whether the Town of Gilbert's sign code regulating portable signs violated the First Amendment because it provided a variety of exemptions depending upon the content/message of the sign – such as “political,” “temporary directional” or “ideological.” The Supreme Court held that a sign regulation which “on its face considers the message on a sign to determine how it will be regulated, is “content based.” A content based regulation is subject to strict scrutiny analysis which is the highest constitutional hurdle. It requires a municipality to show that the content based restrictions further a compelling governmental interest and are narrowly tailored to that end. In the Reed case, the sign code treated political signs more favorably than temporary directional signs – the town was unable to show a compelling governmental interest. They could not show that directional signs posed a greater threat to safety, or aesthetics than ideological or political signs. The Supreme Court's ruling in Reed v. Town of Gilbert established a new standard for sign code regulations requiring essentially every municipality in the Country to review and revise their codes to come into compliance. Staff has completed its review of recent case law as well as other cities' sign codes and prepared a number of amendments to the sign code. The proposed amendments have been workshopped with both Council and the Planning Commission. On March 5, 2018, the Planning Commission held a public hearing and recommended Council approve the proposed amendments. The sign code changes will affect primarily non-commercial portable signs by placing limits as to size, total square footage, and duration. The sign code regulations for commercial signs will remain the same, specifically the prohibition for off-site commercial signs.

Alternatives

None recommended.

Fiscal Impact

None.

Through	Bonnie Lanning Mar 12, 12:56:59 GMT-0700 2018	Attachments: Ordinance Staff Report Planning Commission Minutes Planning Commission Summary
Dept Head Approval	Lisa Beaton Mar 12, 16:21:03 GMT-0700 2018	
City Mgr Approval	Marie Mosley Mar 14, 21:33:54 GMT-0700 2018	

☐ Recording Required?



STAFF REPORT

SIGN CODE AMENDMENTS

Date: February 23, 2018

To: City of Kennewick Planning Commission

From: City Attorney's Office, Lisa Beaton, City Attorney

BACKGROUND

In June, 2015 the U.S. Supreme Court issued a significant sign code decision in *Reed v. Town of Gilbert*, 135 S.Ct. 2218 (2015). In that case the Court addressed whether the *Town of Gilbert's* sign code regulating portable signs violated the First Amendment because it provided a variety of exemptions depending upon the content/message of the sign – such as “political”, “temporary directional” or “ideological.” The Supreme Court held that a sign regulation which “on its face considers the message on a sign to determine how it will be regulated, is “content-based.” A content-based regulation is subject to strict scrutiny analysis which is the highest constitutional hurdle. It requires a municipality to show that the content-based restrictions further a compelling governmental interest and are narrowly tailored to that end. In the *Reed* case, the sign code treated political signs more favorably than temporary directional signs – the town was unable to show a compelling governmental interest, they could not show that directional signs posed a greater threat to safety, or aesthetics than ideological or political signs.

The Supreme Court's ruling in *Reed v. Town of Gilbert* established a new standard for sign code regulations requiring essentially every municipality in the Country to review and revise their codes to come into compliance. *Reed v. Town of Gilbert* left a number of unanswered questions regarding regulation of non-commercial portable signs as well as whether the holding extended to the regulation of commercial signs. Since the Supreme Court's decision, a number of federal circuit courts have issued decisions providing additional guidance on how cities can apply the *Reed* decision. In the case, *Contest Promotions v. City and County of San Francisco*, 704 Fed.Appx 665 (2017) the Ninth Circuit held that the *Reed* case did not extend to the regulation of commercial signs. The DC Circuit Court of Appeals recently upheld a sign code provision as content neutral despite the fact that it treated event related noncommercial portable signs as a different category than non-event related signs. *Act Now, et.al. v. District of Columbia*, 846 F.3d 391 (January 24, 2017); cert denied (October 2017). Additionally, a few cities in Washington have amended their sign codes in an attempt to come into compliance with *Reed*.

Since the last public hearing held by the planning commission, staff has drafted additional revisions based upon the results of additional case law research and review of other city's sign codes. The following guidelines were used to revise the proposed amendments to the sign codes:

- The City cannot prohibit portable non-commercial political signs from being placed in the parking strip portion of the right of way; and because we cannot regulate based upon the content of the sign, all non-commercial portable signs can be located in the right of way; however we can regulate all signs in this category based upon size, location, zoning and duration.
- The City can differentiate between portable non-commercial signs that relate to a specific event and portable non-commercial signs not related to an event without violating *Reed v. Gilbert*.
- *Reed v. Gilbert* does not apply to regulation of commercial signs, thus the City may continue to prohibit off-premise commercial signs.

PROPOSAL

The proposed sign code changes will primarily affect non-commercial portable signs:

- Non-Commercial portable signs may be displayed for no longer than 180 consecutive days per calendar year; non-commercial portable signs related to an event may be displayed for no longer than 180 consecutive days per calendar year and must be removed no later than 14 days after the event.
- Non-Commercial Portable signs are not permitted to be placed on or affixed to any City property.
- There will be limitations to the height, width, area and quality of construction and installation for non-commercial portable signs which will be determined by zoning.
- The total number of portable signs allowed on a parcel will be based on total area of all portable signs on the property. (i.e. total square footage in residential zones cannot exceed 16 square feet, therefore a property could have two 2'x4' (8 sq. ft.) portable signs since the combined area of both signs would equal 16 sq. ft. or any other number of signs so long as the combined total square footage is equal to or less than 16 sq. ft.)

Also being proposed is the addition of a "Substitution Clause" which will allow signs containing noncommercial speech to be placed anywhere commercial signs are allowed, subject to the same regulations as commercial signs, and a "Severability Clause" that states that if one provision or section is declared invalid, the invalidity will not affect the validity of the remaining portions of the code.

FINDINGS

1. The proposed revisions to KMC 18.24: Signs, will bring Kennewick's sign regulations into conformance with *Reed* case.
2. Proposed revisions have been sent to the Washington State Department of Commerce for review as required under RCW 36.70A.106 on May 2, 2017. Acknowledgement that Kennewick was granted expedited review and met the Growth Management Act notice to state agency requirements in 36.70A.106 was received on May 17, 2017.
3. A Determination of Non-Significance was issued for proposed amendments to the sign code on May 17, 2017. The appeal period expired on May 31, 2017.
4. Notice of the public hearing on the proposed amendments was published in the Tri-City Herald on February 18, 2018.

CONCLUSION

By removing content-based regulations from those sections of the City's sign code which relate to non-commercial portable signs, Kennewick will be in compliance with the ruling that came from *Reed v. Town of Gilbert* and ultimately free speech rights guaranteed by the First Amendment.

RECOMMENDATION

Planning Staff recommends that the Planning Commission concur with the proposed changes, findings and conclusions and recommend approval to City Council.

EXHIBITS

Proposed amendments to 18.24: Signs.

CITY OF KENNEWICK
ORDINANCE NO. 5752

AN ORDINANCE RELATING TO SIGNS AND AMENDING SECTIONS
18.24.020, 18.24.030, 18.24.040, 18.24.050, AND 18.24.060 AND ADDING
NEW SECTIONS 18.24.100 AND 18.24.110 TO THE KENNEWICK
MUNICIPAL CODE

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

Section 1. Section 18.24.020 of the Kennewick Municipal Code, be, and the same hereby is,
amended to read as follows:

18.24.020: Definitions:

~~(1) “Auxiliary Sign.” Auxiliary sign is a sign that provides information such as direction, time and temperature displays, hours of operation, or warning; auxiliary signs are intended for the convenience of the public. An auxiliary sign may include the business name and/or logo, but may not include its product or services.~~

(21) “Awning.” Awning is a covering structure that projects horizontally from, and is attached to a building. An awning provides protection from the weather for persons or properties underneath it.

(32) “Awning Sign.” Awning sign is a nonilluminated or illuminated sign which is usually painted or screen printed onto the surface of an awning and which does not extend vertically or horizontally beyond the limits of the awning.

(43) “Banner Sign.” Banner sign is a sign made of lightweight material such as cloth, paper or flexible plastic with or without a rigid frame.

(54) “Business.” Business means any person, partnership, association, corporation, joint venture, or similar group whether operating for profit or not, and any governmental agency.

(65) “Canopy.” Canopy is an ornamental or protective roof-like structure that may be attached or detached from the main building and usually providing protection from the elements to objects or people underneath. Structures over gas pump islands and over entrances of theaters or hotels are both examples of canopies.

(76) “Common Ownership.” Common ownership means groups of two (2) or more businesses when such businesses are located on one or more parcels of land or share public parking or maintenance facilities or when they conduct advertising on a regular basis; or when they function as a single entity in practical or business matters.

~~(8) “City, State, Federal, and Community Sponsored Events.” City, State, Federal, and Community Sponsored Events are nonprofit events or activities open to the public and associated with common interests or characteristics of the community. Examples of such events are: the elections, Water Follies, Benton-Franklin Fair and Rodeo, Little League Baseball, 4th of July parades or celebrations, and the like.~~

(97) “Construction Sign.” Construction sign is a sign installed in conjunction with construction or remodeling of a building.

(108) “Copy.” Copy is the medium by which the message or idea of a sign is communicated.

(149) "Development Sign." Development sign is a sign, which through symbols or names identifies a development. Signs advertising residential or commercial properties "For Sale" or that identify an apartment complex, are examples of development signs.

(110) "Directional Sign." Directional sign is an off-premise sign that directs attention by name and/or logo to a business, group of businesses, or a business area.

(111) "Electronic Message Sign or Center." Electronic message sign or center is a sign on which differing copy is shown through an electronic or electrically controlled device, which may also display time and temperature or other messages.

(112) "Freestanding Sign." Freestanding sign is a single or multiple face sign attached to or supported by columns, uprights, braces, standards, or other type of base in or on the ground and not attached to the building. Freestanding signs are anchored to the ground in accord with the International Building Code. The method of anchoring may need to be confirmed by a professional engineer, as determined by the Building Official.

(a) — "Temporary, Freestanding Sign." Temporary, freestanding signs are signs which can be moved from structure to structure, or site to site, and which are not anchored to the ground in accord with the International Building Code. Examples of such signs are "grass-hopper" signs, sandwich board/A-frame signs, small price signs, and similar portable signs.

(b) — "Permanent, Freestanding Sign." Permanent, freestanding signs are anchored to the ground in accord with the International Building Code. The method of anchoring may need to be confirmed by a professional engineer, as determined by the Building Inspector.

(113) "Graphic Sign." Graphic sign is a window sign or a sign, which is an integral part of a building's facade. The sign may be painted, carved, or permanently imbedded.

(114) "Integrated." Integrated means a sign in which all elements of the sign are incorporated into a single design, but including attachments or projections not part of a single motif.

(115) "Mobile Sign." Mobile sign is any sign mounted on a vehicle, trailer, or boat; or fixed or attached to a device for the purpose of transporting from site-to-site. This definition includes all vehicles placed or parked for the purpose of drawing attention to a service, product, object, person, organization, institution, business, event, location or message, but not signs or lettering installed on vehicles, trailers or boats operating during the normal course of business are not considered mobile signs.

(116) "Monument Sign." Monument sign is a freestanding sign, not over six feet high and attached to the ground for a minimum of 66 percent of the length of the sign.

(117) "Off-Premises Signs." Off-premises signs are signs that advertise a service, product, object, person, organization, institution, business, event, location or message that is not available on the property upon which the sign is located. This includes mobile signs if their placement constitutes an off-premises sign.

(118) "Pictorial Sign." Pictorial sign is a sign that conveys the service, product, or activity of a site without words, company or product emblem, or numbers or letters. Pictorial signs display a message through color, shape, and spatial relations, and are appropriate in context and taste with recognized standards of the community. Colored neon tubing and murals are examples of appropriate medium for display of a pictorial sign.

(21) — "Political Sign." Political sign is a sign promoting or publicizing candidates for public office or issues that are to be voted upon in a primary, general, or special election.

(19) "Portable Sign." Portable sign is a sign which can be moved and is not designed to be permanently attached to a building or permanently anchored to the ground. Examples of

such signs are sandwich board/A-frame signs and other similar portable signs. Banner signs are specifically excluded from this definition.

(2220) "Product-Sponsored Sign." Product-sponsored sign is a sign, which identifies, displays or attracts attention to a product sold or available, but may or may not identify the on-site organization, institution, person, object, business service or event.

(2321) "Projecting Sign." Projecting sign is a sign, other than a wall sign, which is attached to and projects more than eighteen inches (18") from a structure, usually in a perpendicular manner. Projection defined as the distance by which a sign extends over public property or beyond the building line.

(2422) "Readerboard Sign." Readerboard sign is a sign on which copy is designated so that it can be changed manually. It usually consists of a panel on which individual letters or pictorials are mounted, or displayed.

(2523) "Rooftop Sign." Rooftop sign is a sign erected over or on the roof of a building, and is wholly or partially supported by the building.

(2624) "Sign." Sign is any object, device, display, structure or part thereof, situated indoors or out which is used to identify, display, advertise, direct or attract attention to an object, person, organization, institution, business, product, service, event, location or message by any means including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images.

(2725) "Sign Area." Sign area is the smallest circle(s), triangle(s) or rectangle(s), which will enclose the individual actual sign face. The supporting structure, which does not contain any part of the sign face, is not included in this definition. If a sign has back-to-back display faces, the area of only one face will be considered the sign area. If a sign has more than one face, all areas, which can be viewed simultaneously will be considered the sign area.

(2826) "Sign Height." Sign height is the distance from the grade, or the top of the curb of the nearest street to the top of the sign or any projection thereon, whichever is higher.

(2927) "Street Frontage." Streets, alleys, or public rights of way parallel to the property line used to compute the area of the sign(s) intended to be located in such a manner to have primary exposure on that street or right of way.

(3028) "Subdivision Directional Sign." Subdivision directional sign is a sign advertising the direction to a subdivision by naming the subdivision and furnishing a directional arrow.

~~(31) "Temporary Sign." Temporary sign is a sign intended for use for a short period of time. Examples of such signs include: grand opening signs, open house signs, special sale signs, sandwich board/A-frame signs, small price signs, pennants, and other similar signs. Banner signs are specifically excluded from this definition.~~

(3229) "Wall Sign." Wall sign is a sign mounted parallel to a building facade or vertical building surface, which does not extend beyond the edge of any wall or surface to which it is mounted. Wall signs project no more than eighteen inches (18") from the surface.

(3330) "Window Sign." Window sign is a sign located on or within three feet of a window of a building, and visible from the exterior of a building. Window signs are graphic signs unless they qualify as auxiliary signs. (Ord. 5752 Sec. 1, 2018; Ord. 5180 Sec. 1, 2007)

Section 2. Section 18.24.030 of the Kennewick Municipal Code be, and the same hereby is, amended to read as follows:

18.24.030: Sign Table:

(1) Signs located in Commercial, Industrial and Public Facility districts, other than the CBD zoning district shall comply with the applicable standards of Table A. shall comply with the applicable standards of Table A. Table A does not apply to the CBD or UMU zoning district. See Table B for CBD and UMU district sign regulations.

(2) Signs located in the CBD and UMU zoning districts shall comply with the applicable standards of Table B.

SIGN TABLE A

Sign Type	Maximum Height	Maximum Sign Area Per Sign	Maximum Permitted Number of Signs	Special Considerations
Freestanding single business	60'	Based on height of sign 0'-30' ht. up to 150 sq. ft. 31'-50' ht. up to 300 sq. ft. 51'-60' ht. up to 400 sq. ft.	Two per frontage	Grandfather all existing signs prior to passage of ordinance
Freestanding group of businesses	60'	90 sq. ft. per business or the same maximum area per freestanding sign as the single business requirement, whichever is greater.	Based on frontage 0'-200' = Up to 2 signs 201' - 400' = Up to 4 signs 401'-600' = Up to 5 signs over 601' = Up to 6 signs	
Wall	Not beyond the top or ends of wall	25% of applicable wall area	See 18.24.040(1)	
Projecting	Not more than 5" above or beyond the attaching wall	75 square feet or 1/2 frontage whichever is greater	See 18.24.040(1)	
Graphic-window	Maximum building height	33% of applicable wall area or applicable window area		
Pictorial	Maximum building height	33% of applicable wall area		
Awning	18' or two stories	25% of available wall area		
Banner	None	None	See 18.24.060.2(i)	

<u>Commercial</u> Off-premises (existing)	30'	125 square feet	See 18.24.050(76)	Grandfather existing off premises signs except bill boards
<u>TemporaryNon- Commercial Portable</u>	<u>NoneSee 18.24.050(16)</u>	<u>NoneSee 18.24.050(16)</u>	See 18.24.050(6)	
Rooftop		See 18.24.050(13)	One	Grandfather existing signs prior to passage of ordinance

SIGN TABLE B

Sign Type	Maximum Height	Maximum Sign Area Per Sign	Maximum Permitted Number of Signs	Special Considerations
Freestanding single business	13'	32 square feet*	One	* Per sign face Grandfather all existing signs prior to passage of ordinance
Freestanding group of businesses	13'	64 square feet*	One	
Wall	Not beyond the top or ends of wall	25% of applicable wall area	N/A	
Projecting	10'	24 square feet*	One	
Graphic-window	Maximum building height	33% of applicable wall area or applicable window area	N/A	
Pictorial	Maximum building height	33% of applicable wall area	N/A	
Awning	8'	25% of available wall area	One	
Banner	None	None	N/A	
<u>Commercial</u>	Prohibited	N/A	N/A	Grandfather

Off-Premises (existing)				existing off- premises signs except bill boards
Temporary Non- Commercial Portable	None See 18.24.050(16)	None See 18.24.050(16)	See 18.24.050(16)	
Rooftop	Prohibited	N/A		Grandfather existing signs prior to passage of ordinance

(Ord. 5752 Sec. 2, 2018: Ord. 5714 Sec. 1, 2017: Ord. 5434 Sec. 9, 2012) Ord. 5180 Sec. 1, 2007)

Section 3. Section 18.24.040 of the Kennewick Municipal Code be, and the same hereby is, amended to read as follows:

18.24.040: General Provisions:

(1) Number: Each permitted use within a commercial or industrial district may have a total of two (2) freestanding signs per street frontage and any combination but not to exceed four (4) of the following signs: projecting, wall, graphic, or pictorial. ~~Auxiliary signs are permitted if the combined square footage of such auxiliary signs does not exceed the allowed total of the user's other permitted signs. Auxiliary signs located on windows or entirely within a structure are permitted without limitation.~~

(2) Area, Height, and Lighting: Sign area, height, and lighting are regulated by the standards contained in Table A.

(3) Structure: The structural components of signs are regulated by the currently adopted edition of Uniform Sign Code.

(4) Electrical: The electrical components of signs are regulated by the currently adopted edition of the National Electric Code. All electrical signs must bear the U.L. label.

(5) Illumination: The illumination of signs must be shielded, shaded, reduced or directed so that the light remains on the property and does not constitute a nuisance by distracting pedestrians and motorists. Strobe or strobe-like devices are prohibited from use where they are visible from the exterior of a building or location. Illumination of outdoor signs must comply with Chapter 15.26 KMC.

(6) Maintenance: All signs shall be maintained in a state of security and repair. If a sign is not so maintained, it must be removed or repaired within 30 days of notification by the Department. The owner, his agents, or assigns, are responsible for such maintenance and compliance with this Section.

(7) Sight Obstructions: All signs must be in conformance with Chapter 13.12 and Section 18.27.060 of the Kennewick Municipal Code (view obstruction and clearance triangle).

(8) Removal: When a business or business site is vacated, the applicable freestanding, wall, projecting, auxiliary, and street signs face must be removed within thirty (30) days of notification by the Department.

(9) Freestanding: All freestanding signs must be integrated. (Ord. 5752 Sec. 3, 2018; Ord. 5180 Sec. 1, 2007)

Section 4. Section 18.24.050 of the Kennewick Municipal Code, be, and the same hereby is, amended to read as follows:

18.24.050: Regulation by Sign Type:

(1) Awning Signs: Awning copy is exempt from this Section if no more than 100% of the maximum, available freestanding sign area is used for such copy. If more than 100% is used for the awning copy, then the other sign or signs for which the business is entitled must be reduced by an area equal to that exceeding 100% of the available freestanding sign area.

(2) Commercial Industrial and Urban Mixed Use districts - Development/Sale Signs: Signs advertising commercial or industrial sites or properties "For Sale" or "For Rent" must be placed wholly on the applicable property and may not exceed 32 square feet in sign area. The height of such signs are limited to 10 feet overall. Any such sign greater than 16 square feet in area must obtain a building permit and be installed to the approval of the Building Inspector.

(3) Construction Signs: Construction signs are allowed until occupancy of the applicable building or completion of the structure or remodeling, whichever occurs first.

(4) Directional Signs: Direction signs may be permitted in "C", "I" or UMU zones after approval of a Land Use Permit for a Conditional Use in accord with Section 18.42.100. The criteria for approval for such land use permits for conditional uses (variances) will be as follows: The business, group of businesses or business area must not have arterial street frontage available for free standing signage; special circumstances are necessary because of the location, size, shape or topography of the property of the business, group of businesses or business area to provide it with signage privileges typical of other properties in the vicinity or zoning district; the design of the directional sign can be conditioned to account for aesthetics, lighting, safety, compatibility with surrounding properties, and other factors necessary to meet the purpose (18.24.010) of this Chapter. Directional signs shall be further conditioned by the following:

- (a) The directional sign must be located as close to the business, group of businesses, or business area as is practical.
- (b) A single business is limited to one directional sign. Groups of businesses and business areas are limited to two directional signs.
- (c) The preferred means to implement directional signage shall be ground mounted or monument style signs. In cases where this is impractical, the maximum height is limited to 20 feet.
- (d) Directional signs shall be limited to a maximum area of 32 square feet.
- (e) If applicable the directional signs shall further the goals and guidelines of any adopted neighborhood or sub area plan and/or overlay zone.

(5) Electronic Message Signs or Centers: Electronic message signs or centers are regulated per its applicable sign type, i.e., freestanding or wall-mounted.

(6) Existing Off-Premises Commercial Signs in all Districts: All existing off-premises signs installed in conjunction with a building permit as of the effective date of the ordinance codified herein are considered conforming, except billboards which are considered nonconforming. Such signs must be brought into full compliance with provisions of Section 18.24.040 herein for height, area, lighting, structural, and electrical regulations and Sign Table "A" of this Chapter. All existing off-premises temporaryportable signs not installed with a

building permit must be brought into full compliance with this Chapter within 180 days of notification by the Department.

(7) Off-Premise Signs for Non-Commercial Community Sponsored Events. Off-Premise signs associated with community sponsored events on property other than the event site shall be exempt from this Chapter but must be approved by the Department of Planning for sight visibility and structural safety. Such signs are allowed for no more than 14 days prior to the event and must be removed within three days of the conclusion of the event season.

~~(8) Signs For City, State, Federal and Community Sponsored Events: Signs associated with City, State, Federal or community sponsored events shall be exempt from this Chapter but must be placed to not obstruct sight visibility and be structurally safe.~~

~~(a) Such signs must be removed within seven days following the event. It is the responsibility of the candidate and campaign chairmen to remove political signs, and event chairman in the case of nonpolitical events.~~

~~(b) Event signs are not allowed on public property or buildings, sidewalks, public roads, utility poles, or public facilities. However event signs will be allowed in the space between the curb and sidewalk provided there is no traffic visibility obstruction, and the abutting owners' permission has been granted.~~

(98) Product-Sponsored Signs: All outdoor product-sponsored signs must devote at least 75% of the sign area to the on-site business.

~~(109)~~ Prohibited Signs: Except as provided elsewhere, the following signs are prohibited in all districts: off-premises commercial signs, ~~except as provided in subsection 18.24.050(7) above;~~ off-premises mobile signs; abandoned signs; signs imitating or resembling official traffic or government signs or signals; signs attached to trees, utility poles, public benches, light poles or any other public property or right of way; and other signs not permitted by this Chapter. Signs on public transit benches and shelters and on and within public transit vehicles, when installed in conformance with a City franchise, are exempt from this Chapter.

~~(110)~~ Readerboard Signs: Readerboard signs are regulated per applicable sign type, i.e., freestanding or wall-mounted. Portable reader board signs are regulated as temporary portable signs and a building permit is required for each location.

~~(121)~~ Residential Properties - Development/Sale Signs: Signs advertising residential properties "For Sale," "Rent," or "Sold" must be placed wholly on the applicable property, and shall not exceed eight square feet in sign area. The height of such signs is limited to eight feet. If the property is not on an arterial street, a single directional sign may be placed at the nearest arterial with the permission of the owner upon whose property the directional sign is placed, and the directional sign can be no larger than six square feet. Any manufactured home park or multi-family residence containing at least five living units may have one freestanding sign per abutting street frontage, which shall not exceed 10 feet in height, or 32 square feet in area and must not move or give the illusion of movement. All development signs in residential areas shall be lit only by existing surrounding lights or by lights shining directly onto the sign. Signage in the single-family subdivisions and multi-family developments must be in conformance with Chapter 18.24.

~~(132)~~ Schools Public and Quasi-Public Uses in Residential Zoning Districts' Signs: Schools Public and Quasi-Public Uses located in any Residential zoning district shall be allowed the following signs:

- (a) One (1) freestanding sign per public street frontage that does not exceed sixteen (16) feet in height and a maximum of forty (40) square feet in area; and

- (b) One (1) wall sign per street facing building façade that does not exceed fifty (50) square feet in size. Each school facility is permitted one (1) electronic message center that can either be incorporated into an allowed freestanding or wall-mounted sign.

(1413) Rooftop Signs: Rooftop signs are only allowed in CG, CC, UMU, IL, or IH zoning districts after approval of a land use permit for conditional uses in accord with 18.42.110 KMC. The criteria for approval of such land use permits for conditional uses will be based on the following:

- (a) The property requesting the rooftop sign must not have street frontage available for freestanding signage;
- (b) Wall signs would be inadequate because of restricted visibility from arterial street frontage;
- (c) Any approved rooftop sign must be consistent with the sign table.

(1514) Signs Advertising a Group of Businesses: A group of two or more businesses when located on one land parcel of common ownership or abutting land parcels so as to function as if of common ownership, which are located along a major or minor arterial as designated on the comprehensive plan, shall comply with Sign Table A of this Chapter to determine allowed freestanding signage along said arterial frontage.

(1615) Subdivision Directional Signs: Signs may display the direction to a subdivision by naming the subdivision and furnishing a directional arrow. The sign may not display the name of a realtor or developer, and must be removed within 24 months of its installation. The sign area is limited to 16 square feet, and sign height is limited to six feet overall height. The location of such signs must be approved by the City, and any subdivision utilizing such signs is limited to a maximum of three of these directional signs.

(1716) ~~Temporary~~Non-Commercial Portable Signs: Non-Commercial Portable ~~Temporary~~ signs are subject to the following requirements: allowed for a maximum of 60 days within any calendar year. They may be placed for no more than 20 consecutive days and they must be removed for 30 days. Banners are specifically exempt from this Section.

- (a) Non-Commercial Portable signs may be displayed for no longer than 180 consecutive days per calendar year; Non-Commercial Portable signs related to an event may be displayed for no longer than 180 consecutive days per calendar year and must be removed no later than 14 days after the event.
- (b) Non-Commercial Portable signs are not permitted to be placed on or affixed to any City property but may be allowed in the parking strip portion of the right of way in the area between the curb and the sidewalk, provided there is no traffic visibility obstruction and the abutting property owner's permission has been granted;
- (c) Non-Commercial Portable signs whether in the parking strip described above or on private property located in residential zones are subject to the following limitations:
 - (i) Max height: 3 ft.;
 - (ii) Max width: 2 ft.;
 - (iii) Max area: 4 sq. ft.;
 - (iv) Max number of signs: Unlimited, provided total area of all signs does not exceed 16 sq. ft.;
 - (v) Must be installed securely in the ground;

(d) Non-Commercial Portable signs whether in the parking strip described above or on private property located in commercial, industrial and all other zones are subject to the following limitations:

(i) Max height: 4 ft.;

(ii) Max width: 3 ft.;

(iii) Max area: 12 sq. ft.

(iv) Total number of signs: Unlimited provided the total area of all portable signs does not exceed 32 sq. ft.;

(v) Must be professionally crafted. (Ord. 5752 Sec. 4, 2018: Ord. 5714 Sec. 2, 2017: Ord. 5559 Sec. 1, 2014: Ord. 5180 Sec. 1, 2007)

Section 5. Section 18.24.060 of the Kennewick Municipal Code, be, and the same hereby is, amended to read as follows:

18.24.060: Administration:

(1) Administration of this Chapter is the responsibility of the Department of Planning. The owners, their assign, or agents are responsible for compliance with the requirements contained in this Chapter.

(2) All signs must comply with the requirements of this Chapter. All sign owners must obtain a building permit prior to installation, with the exception of the following:

(a) Exempt signs as listed in:

(i) Home occupations and signs for family day care homes.

~~(ii) Subsection 18.24.050(8): City, State, Federal and community sponsored events.~~

~~(iii) Subsection 18.24.050(12): Residential properties—development/sale signs.~~

~~(iv) Subsection 18.24.050(15): Subdivision directional signs.~~

(b) Signs four square feet or less in area.

(c) Development and “For Sale” or “For Rent” signs.

(d) Changing sign copy, when such change consists of re-lettering, replacing or changing the sign face, repainting, cleaning, or other similar and nonstructural changes.

~~(e) Seasonal and holiday decorating within an appropriate holiday season.~~

~~(f) Official public notices or signs relating to an emergency.~~

~~(g) National, State or local governmental unit flags.~~

~~(h) Construction signs.~~

~~(i) Banners.~~

~~(j) Window signs.~~

~~(k) Auxiliary signs.~~

~~(l) Signs that are required by law.~~

~~(m) Signs installed in conjunction with new structure; provided that the construction of the structure is regulated by a current building permit, and the sign complies with this Chapter.~~

(k) Governmental Signs: Any sign, posting, or notice placed, installed, or required by law by a city, county, state or federal governmental agency carrying out its responsibility to protect the public health, safety, and welfare, including, but not limited to, the following:

(i) Emergency and warning signs necessary for public safety or civil defense;

- (ii) Traffic signs erected and maintained by an authorized public agency;
- (iii) Signs required to be displayed by law;
- (iv) Signs directing the public to points of interest; and
- (v) Signs showing the location of public facilities.
- (n) Signs relaying information or warning such as "No Trespassing," "No Dumping," "Private," provided such signs do not exceed 16 square feet in area. (Ord. 5752 Sec. 5, 2018; Ord. 5180 Sec. 1, 2007)

Section 6. There is hereby added a new Section 18.24.100 to the Kennewick Municipal Code to read as follows:

18.24.100: Substitution: Signs containing non-commercial speech are permitted anywhere that advertising or business signs are permitted, subject to the same regulations applicable to such signs. (Ord. 5752 Sec. 6, 2018)

Section 7. There is hereby added a new section 18.24.110 to the Kennewick Municipal Code to read as follows:

18.24.110: Severability: If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word in this code is declared invalid, such invalidity shall not affect the validity or enforceability of the remaining portions of the sign code. (Ord. 5752 Sec. 7, 2018)

Section 8. This ordinance shall be in full force and effect five days from and after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 20th day of March, 2018, and signed in authentication of its passage this 20th day of March, 2018.

Attest:

DON BRITAIN, Mayor

TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5752 filed and recorded
in the office of the City Clerk of the City of
Kennewick, Washington this 21st day of
March, 2018.

Approved as to Form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION _____

Chairman Pacheco opened the public hearing at 7:02 p.m. for KMC 18.24 Sign Code Amendments.

Ms. Beaton gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report Sign Code Amendments and recommend to City Council of the request.

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Planning Commission questions included:

Elaborate on City's substitution clause for exit strategy; is this a coherent path; ROW for City property – does it cover irrigation or railroads; address City ROW only; max area non-commercial signs; any resolution.

Public Testimony for Sign Code Amendments closed at 7:17 p.m.

Chairman Pacheco asked for a motion.

Commissioner Moore moved to concur with the findings and conclusions in staff report Sign Code Amendments and forward a recommendation to City Council of APPROVAL of the request.

Commissioner Rettig seconded the motion.

Planning Commission discussion included:

None

The motion passed on a unanimous voice vote.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

None

NEW BUSINESS:

Planning Commission Action Summary
ZOA 17-03/AMD-2017-01228
(Sign Code)

The Kennewick Planning Commission conducted a public hearing on March 5, 2018 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 Moore moved that the Planning Commission concur with the findings and conclusions in the staff report and recommend to City Council approval of the request.

Findings

1. The proposed revisions to KMC 18.24: Signs, will bring Kennewick's sign regulations into conformance with *Reed* case.
2. Proposed revisions have been sent to the Washington State Department of Commerce for review as required under RCW 36.70A.106 on May 2, 2017. Acknowledgement that Kennewick was granted expedited review and met the Growth Management Act notice to state agency requirements in 36.70A.106 was received on May 17, 2017.
3. A Determination of Non-Significance was issued for proposed amendments to the sign code on May 17, 2017. The appeal period expired on May 31, 2017.
4. Notice of the public hearing on the proposed amendments was published in the Tri-City Herald on February 18, 2018.

Conclusions

1. By removing content-based regulations from those sections of the City's sign code which relate to non-commercial portable signs, Kennewick will be in compliance with the ruling that came from *Reed v. Town of Gilbert* and ultimately free speech rights guaranteed by the First Amendment.

The motion was seconded by Commissioner Rettig. The motion passed unanimously, with Commissioners Moore, Rettig, Stolle, Torelli, Vice Chairman Morris and Chairman Pacheco all in favor.

Council Agenda Coversheet 	Agenda Item Number	5.b.	Council Date	03/20/2018	Consent Agenda	☐
	Agenda Item Type	Ordinance			Ordinance/Reso	☒
	Subject	Change of Zone from BP to CG			Public Mtg / Hrg	☐
	Ordinance/Reso #	5753	Contract #		Other	☐
	Project #	COZ 17-10	Permit #	PLN-2017-03092	Quasi-Judicial	☐
	Department	Planning				

Recommendation

The Planning Commission recommends that the City Council concur with the findings and conclusions contained in the PC Action Summary for COZ 17-10 by adopting Ordinance 5753.

Motion for Consideration

I move adoption of Ordinance 5753.

Summary

Lauran Wang has applied to change the zoning district of a 1.5 acre parcel from Business Park (BP) to Commercial, General (GC). The Comprehensive Land Use Designation is Commercial and the CG zone is an implementing zone of the Commercial Comprehensive Plan Land Use Designation. The subject parcel is vacant and located at 10379 W Clearwater Avenue. The CG zone is the most intense commercial zone the City has with roughly four times as many uses permitted than the BP zone. Uses that are typically considered light industrial are permitted in the CG zone. Some of the uses allowed in the CG zone that are not allowed in the BP zone include: Construction Yards, Vehicle Repair, Wholesale and Warehousing.

A public hearing was held by the Planning Commission on February 5, 2018. At the hearing, staff gave an overview of the staff report and recommended denial of the request. Lauran Wang spoke in favor of the proposal and no other public testimony was given at the hearing. The Planning Commission discussed the pros and cons of the proposed change of zone and decided to continue the hearing to March 5, 2018. At the request of the Planning Commission, staff and the applicant discussed possible conditions that the property would be subject to. The applicant developed the following conditions:

- No outdoor storage of sign manufacturing components or construction materials.
- No storage of heavy duty equipment/machinery (i.e. excavators, backhoes, bulldozers, tractors, etc.).
- No overnight storage of tractor trailers (semi-trucks).

At the March 5, 2018 hearing, staff presented the proposed conditions, the applicant spoke in favor of the proposal and no other testimony was given at the hearing. The Planning Commission voted 5 to 1 to recommend approval, as conditioned, of COZ 17-10 to the City Council.

Alternatives

None

Fiscal Impact

None

Through	Steve Donovan Mar 12, 13:57:50 GMT-0700 2018	Attachments: 
Dept Head Approval	Gregory McCormick Mar 12, 14:12:17 GMT-0700 2018	
City Mgr Approval	Marie Mosley Mar 14, 22:03:19 GMT-0700 2018	
		☐ Recording Required?



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE No: COZ 17-10/PLN-2017-03092

Staff Report Date: January 30, 2018

Hearing Date & Location: February 5, 2018, Kennewick City Hall

Report Prepared By: Steve Donovan
Planner

Report Reviewed By: Gregory McCormick, AICP
Planning Director

Summary Recommendation: The City of Kennewick Planning Staff RECOMMENDS that Change of Zone 17-10 be DENIED.

Summary of Proposal: A Change of Zone from Business Park (BP) to Commercial, General (CG) for one parcel of land 1.5 acres in size.

Proposal Location: 10379 W Clearwater Avenue

Legal Description: That Portion of the South Half of Section 01, Township 8 North, Range 28 East, W.M., Kennewick, Benton County, Washington; Lot 1 of Binding Site Plan # 2877 described as Follows;

Commencing at the South Quarter Corner of said Section 1; Thence North 86 degrees 07 minutes 47 seconds East, along the South line of said Section 1, for 654.83 feet; Thence North 03 degrees 52 minutes 13 seconds West for 1049.78 feet to intersect a 2035.00 foot Radius Curve Concave to the Southeast (the Radius Point Bears South 19 degrees 34 minutes 36 seconds East); Thence Southwesterly along the Arc of said Curve to the Left, through a Central Angle of 17 degrees 01 minutes 29 seconds for an Arc distance of 604.67 feet to the True Point of Beginning; Thence continuing Southwesterly along the Arc of Said Curve to the Left, through a Central Angle of 05 degrees 31 minutes 39 seconds for an Arc Distance of 196.32 feet; Thence North 38 degrees 19 minutes 40 seconds West for 325.62 feet to intersect the Southerly Right of Way Margin of West Clearwater Avenue on a

EXHIBIT 1

2360.00 foot Radius Curve Concave to the Southeast (the Radius Point Bears South 41 degrees 36 minutes 17 seconds East); Thence Northeasterly along the Arc of said Curve to the Right, through a Central Angle of 05 degrees 00 minutes 12 seconds, for an Arc Distance of 206.09 feet; Thence, leaving said Curve, South 36 degrees 36 minutes 05 seconds East Radially, for 325.00 feet to the True Point of Beginning. (4/24/2001 Auditor Fee # 2001-011069)

Containing 1.5 acres
Parcel No. 1-0188-3BP-2877-001

Property Owner: WW Real Estate, LLC
8713 W 9th Avenue
Kennewick, WA 99338

Applicant: Mustang Signs
c/o Lauran Wang
8620 Gage Boulevard, Suite A
Kennewick, WA 99336

Regulatory Controls:

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

COZ Key Application Processing Dates:

Pre-Application/Feasibility Meeting	N/A
Application Submittal	November 17, 2017
Determination of Completeness Issued	November 27, 2017
Notice of Application Mailed	November 30, 2017
SEPA Threshold Determination Issued	January 2, 2018
Property Posting Sign for SEPA Determination	January 2, 2018
Date of Mailed Notice of Public Hearing	January 17, 2018
Property Posting Sign for Public Hearing	January 17, 2018
Date of Published Notice of Public Hearing	January 21, 2018
SEPA Appeal Period Ends	January 16, 2018

Exhibits:

1. Staff Report
2. Application/Supplemental Information
3. Notice of Mailing/Mailing List
4. Vicinity Map
5. Zoning Map
6. SEPA Determination
7. Kennewick Irrigation District Comments
8. Washington State Department of Transportation Comments

Staff Analysis of Proposal & Discussion:

The proposed Change of Zone (COZ 17-10) is a request to change the zone of one parcel of land, approximately 1.5 acres in size located at 10379 W Clearwater Avenue, from Business Park (BP) to Commercial, General (CG). The applicant has requested the change of zone in order to manufacture signs at the site. The site's current zoning would allow for a sign business, but it does not allow for the manufacturing of signs.

The CG zone permits a wide spectrum of uses. Below is an example of uses which are permitted in the CG zone but are not permitted in the BP zone:

- Adult Retail
- Automobile-Oriented Uses
- Bakeries Retail & Wholesale
- Construction Yards
- Convenience Store
- Wholesale and Warehousing
- Vehicle Repair

The majority of permitted uses in the BP zone are oriented to take place in an office/indoor setting. The following use is the only one permitted in the BP zone, but not in the CG zone:

- Business School

The Site Development Standards for the CG and BP zoning districts are different in the following ways:

- Maximum Building Height: CG: None; BP: 35 feet
- Maximum Lot Coverage: CG: None; BP: 50%

The Comprehensive Plan Land Use Designation for the subject property is Commercial. Pursuant to Table 1 of the Comprehensive Plan, both CG and BP are implementing zoning districts of the Comprehensive Plan Commercial Land Use Designation.

Per KMC 18.03.040(13) & (16), the purpose of CG and BP zoning districts are as follows:

CG – “The purpose of the CG District is to provide areas for heavy commercial use, wholesaling and warehousing, services supporting the primary activities of the other commercial and industrial districts, and uses which are not compatible with retail commercial zoning districts.”

BP – “The BP District is established to provide lands for and encourage the development of technological/industrial parks which will accommodate certain light industrial, technological, professional offices, and other similar activities. Building Massing should be sensitive to human scale. High standards of architecture, landscaping, and site planning are encouraged, as is the creation of well-defined building entries with features such as canopies or recessed entries.”

The site is adjacent to the following zoning districts:

North: Commercial, Community (CC), across W Clearwater Avenue.
 East: Business Park (BP)
 South: Business Park (BP)
 West: Business Park (BP)

Applicable Goals and Policies of the Comprehensive Plan:

- Goal 2: Sustain and enhance viable commercial areas.
 Policy 5: Encourage compatible commercial activities to concentrate near each other.

Staff Response: The proposed change to CG would allow for a broader range of uses at the site. The viability of the adjacent businesses may be negatively impacted by allowing a heavy commercial uses that are not compatible with existing commercial uses.

Kennewick Municipal Code Findings:

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

KMC 18.51.070(2): Findings:

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

1. *The proposed amendment conforms with the comprehensive plan; and*
Staff Response: The proposed Change of Zone does not conform to the comprehensive plan because the purpose of the CG zone is in conflict with the purpose of the surrounding BP zone. Additionally, meeting Goal 2 and Policy 5 of the comprehensive plan may not be attainable to the due to the lack of compatibility between permitted uses the CG and BP zones.
2. *Promotes the public necessity, convenience and general welfare; and*
Staff Response: The proposed Change of Zone does not promote public necessity, convenience and welfare because it establishes a zoning district that is not compatible with surrounding properties. Due to the different permitted uses in the BP and CG zones, the general welfare of existing businesses, in the adjacent BP zone, could be negatively impacted by the heavy commercial uses of the CG zone.
3. *The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City; and*
Staff Response: Staff is unaware of possible burdens on public facilities. The site has access to water lines, sewer lines and public rights-of-way.
4. *The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan; and*
Staff Response: The purpose statements for the CG and BP zones are in conflict with each other. As a result of the each zones differing purposes, permitted uses for each zone may not be compatible to be adjacent to each other.
5. *Single Family Residential zoned properties only; Property is adjacent and contiguous (which shall include corner touches and property located across a public right-of-way) to property of the same proposed zoning classification or higher zoning classification.*
Staff Response: Not applicable to the proposed Change of Zone.

Findings:

1. The applicant is Mustang Sign c/o Lauran Wang, 8620 Gage Boulevard, Suite A, Kennewick, WA 99336.
2. The property owner is WW Real Estate, LLC, 8713 W 9th Avenue, Kennewick, WA 99338.
3. The proposed change of zone is for parcel number 1-0188-3BP-2877-001 (10379 W Clearwater Avenue).
4. The request is to change the zoning from Business Park (BP) to Commercial, General (CG).

5. The City's Comprehensive Plan Land Use Designation for the subject property is Commercial.
6. The Commercial, General (CG) zoning district is an implementing zone of the Commercial Comprehensive Plan Land Use Map designation.
7. The application was submitted on November 17, 2017 and declared complete for processing on November 27, 2017.
8. The application was routed for review to City Departments and outside agencies for comment on November 30, 2017.
9. Access to the site is currently provided from W Clearwater Avenue.
10. The City of Kennewick Critical Area maps do not show any wetland critical areas to be on the subject site.
11. An Environmental Determination of Non-Significance (ED 17-39) was issued on January 2, 2018 for this application. The appeal period for the determination ended on January 16, 2018. No appeals were filed.
12. The Property Posting sign for the SEPA Determination was posted on January 2, 2018.
13. The Property Posting sign for the public hearing was posted on site January 17, 2018.
14. Notice of the public hearing for this application was published in the Tri-City Herald on January 21, 2018. Notices were also mailed to property owners within 300 feet of the site on January 17, 2018.
15. The proposed amendment does not conform with the comprehensive plan; and
16. The proposed amendment does not promotes the public necessity, convenience and general welfare; and
17. 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
18. The proposed amendment is not consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

Conclusions:

1. Approval with not implement Goal 2 and Policy 5 of the City of Kennewick Comprehensive Plan.
2. Approval will result in negative impacts to the public necessity, convenience or general welfare.

Recommendation:

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 17-10 and recommend denial to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 17-10 and recommend denial to City Council of the request.

City Council

CHANGE of ZONE COZ 17-10

March 20, 2018



Application Summary

Applicant: Lauran Wang

Owner: WW Real Estate

Proposal: Rezone one lot from Business Park (BP) to Commercial, General (CG).

Comprehensive Plan Designation: Commercial

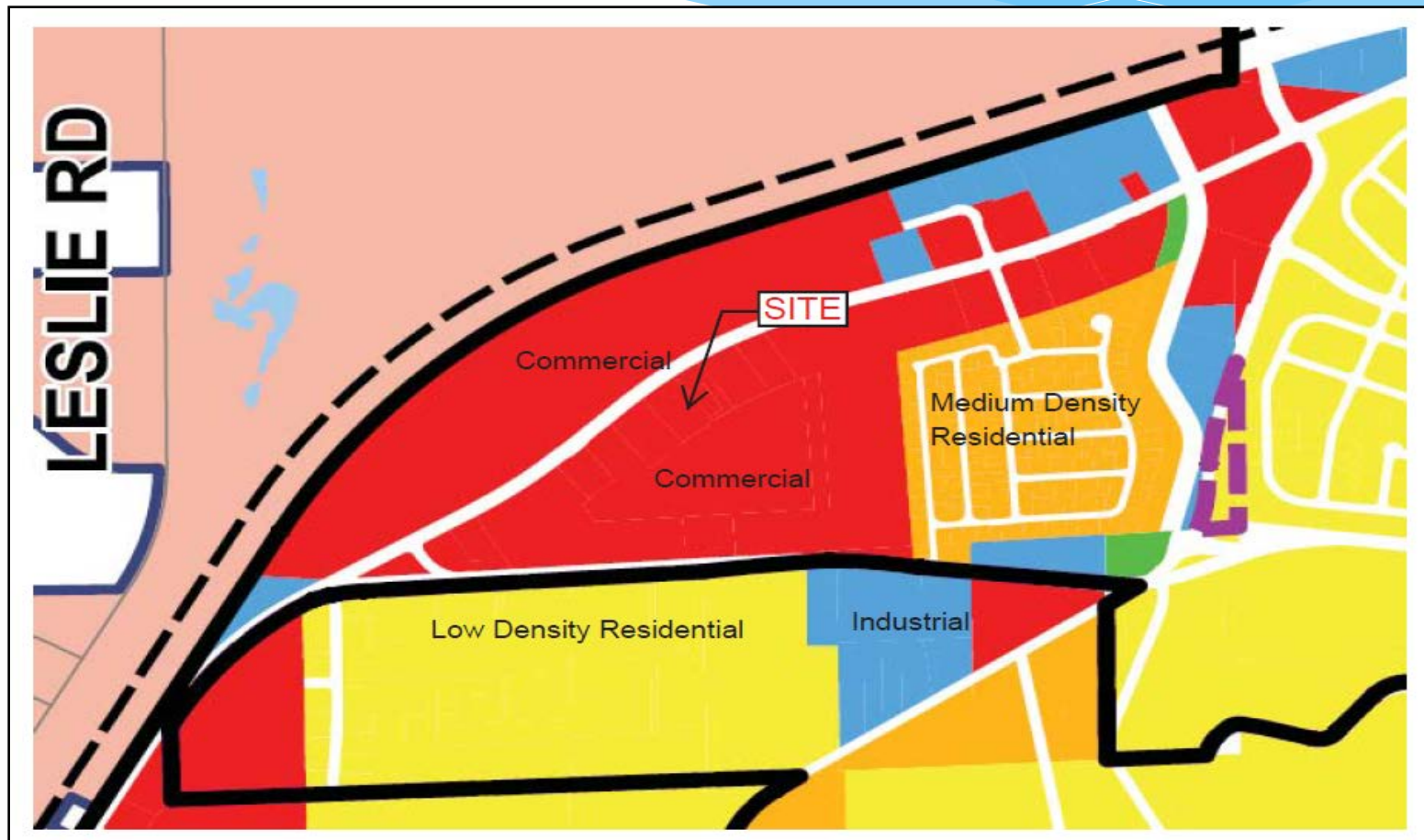
Location: 10379 W Clearwater Avenue

Property Size: 1.5 acres

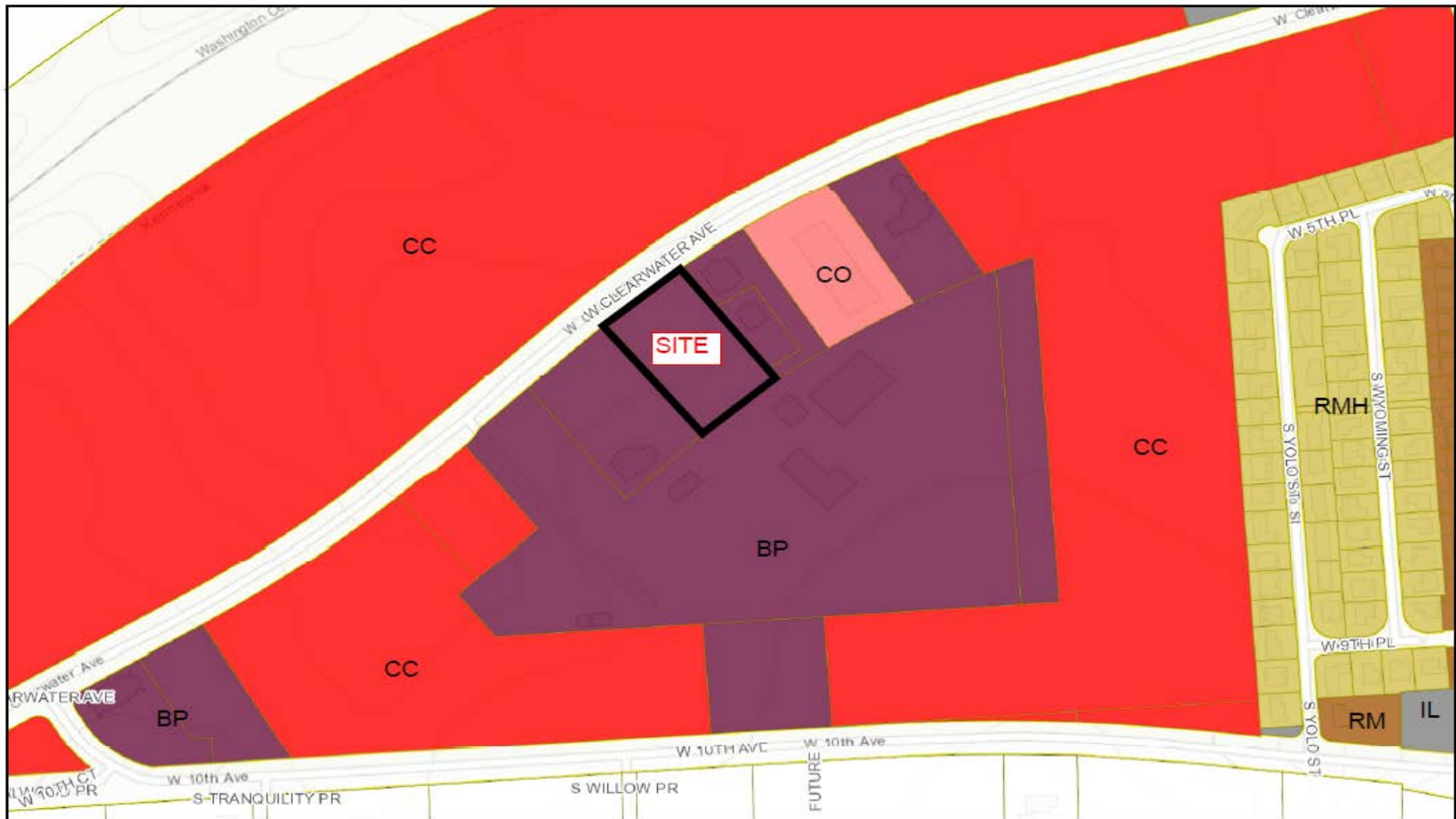
Vicinity Map



Comprehensive Plan Map



Zoning Map



Commercial General Uses not Allowed in BP Zoning

- Construction Yards
- Plumbing Yards
- Warehousing
- Wholesale

Change of Zone Findings

KMC 18.51.070(2)

- The proposed amendment conforms with the comprehensive plan.
- Promotes the public necessity, convenience and general welfare.
- 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.
- The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

Hearing Summary

- The Planning Commission held a public hearing on February 5, 2018 for the proposed Change of Zone.
- After closing the public testimony portion of the hearing, the Planning Commission decided to continue the hearing to March 5th.

Proposed Change of Zone Conditions

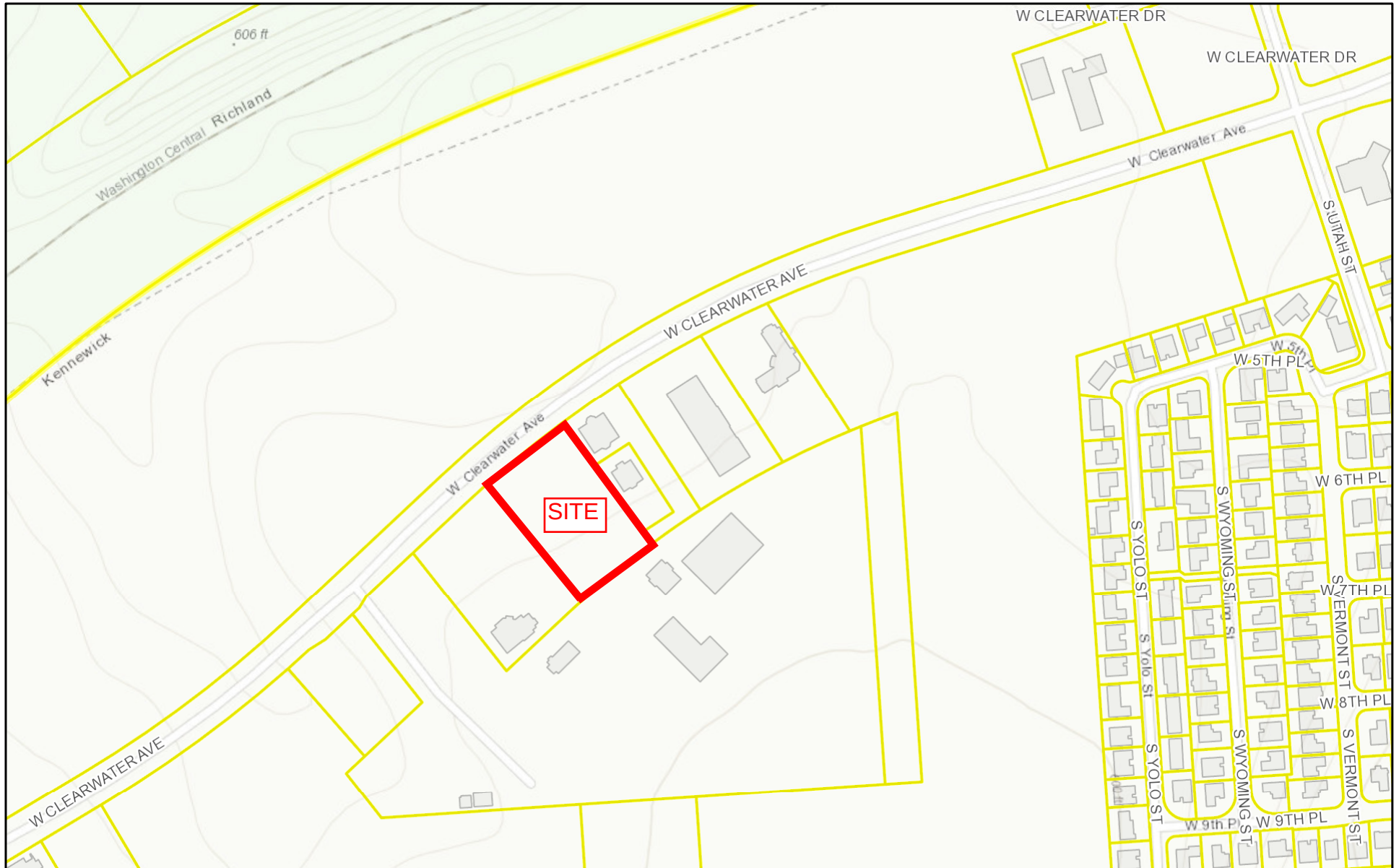
The Planning Commission recommends the site be subject to the following conditions:

- No outdoor storage of sign manufacturing components of construction materials.
- No storage of heavy duty equipment/machinery (i.e. excavators, backhoes, bulldozers, tractors, etc.)
- No overnight storage of tractor trailers (semi-trucks).

Recommendation

The Planning Commission recommends the City Council approve COZ 17-10 as conditioned.

Ordinance Map



November 30, 2017 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

StreetName	Apartment	Mobile Home	SurveyCityLimits
SurveyAddressPoint	Building	Parcel	SV_CI_KENNEWICK_10
<all other values>	Condo		SV_CI_RICHLAND_10

SV_CI_COUNTY_1



1 inch = 300 feet

1:3,600

0 155 310 620 ft

0 45 90 180 m

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

ArcGIS WebApp Builder
City of Kennewick

CITY OF KENNEWICK
ORDINANCE NO. 5753

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF
CERTAIN REAL PROPERTY WITHIN THE CITY OF KENNEWICK
LOCATED AT 10379 WEST CLEARWATER AVENUE FROM BUSINESS
PARK (BP) TO COMMERCIAL, GENERAL (CG) (COZ 17-10, WANG)

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 Business Park (BP) to Commercial, General (CG) for the real property described as follows:

That Portion of the South Half of Section 01, Township 8 North, Range 28 East, W.M., Kennewick, Benton County, Washington; Lot 1 of Binding Site Plan # 2877 described as Follows;

Commencing at the South Quarter Corner of said Section 1; Thence North 86 degrees 07 minutes 47 seconds East, along the South line of said Section 1, for 654.83 feet; Thence North 03 degrees 52 minutes 13 seconds West for 1049.78 feet to intersect a 2035.00 foot Radius Curves Concave to the Southeast (the Radius Point Bears South 19 degrees 34 minutes 36 seconds East); Thence Southwesterly along the Arc of said Curve to the Left, through a Central Angle of 17 degrees 01 minutes 29 for an Arc distance of 604.67 feet to the True Point of Beginning; Thence continuing southwesterly along the Arc of Said Curve to the Left, through Central Angle of 05 degrees 31 minutes 39 seconds for an Arc Distance of 196.32 feet; Thence North 38 degrees 19 minutes 40 seconds West for 325.62 feet to intersect the Southerly Right of Way Margin of West Clearwater Avenue on a 2360.00 foot Radius Curve Concave to the Southeast (the Radius Point Bears South 41 degrees 36 minutes 17 seconds East); Thence Northeasterly along the Arc of said Curve to the Right through a Central Angle of 05 degrees 00 minutes 12 seconds, for an Arc Distance of 206.09 feet; Thence, leaving said Curve, South 36 degrees 36 minutes 05 seconds East Radially, for 325.00 feet to the True Point of Beginning. (4/24/2001 Auditor Fee #2001-011069).

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. The change-of-zone will be subject to the following conditions:

1. No outdoor storage of sign manufacturing components or construction material.
2. No storage of heavy duty equipment/machinery (i.e. excavators, backhoes, bulldozers, tractors, etc.)
3. No overnight storage of tractor trailers (semi-trucks).

Section 4. 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 5. 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 6. 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 20th day of March, 2018, and signed in authentication of its passage this 20th day of March, 2018.

Attest:

DON BRITAIN, Mayor

TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5753 filed and recorded
in the office of the City Clerk of the City of
Kennewick, Washington this 21st day of
March, 2018.

Approved as to form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION _____

**KENNEWICK PLANNING COMMISSION
FEBRUARY 5, 2018
MEETING MINUTES**

CALL TO ORDER

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

Commissioner Torelli led the Pledge of Allegiance.

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners Rob Rettig, Charles Torelli, Clark Stolle, Vice Chairman Victor Morris, and Chairman Ed Pacheco.

Excused: Commissioner Anthony Moore

Unexcused: None

Staff Present: Greg McCormick, AICP Planning Director; Steve Donovan, Planner; Wes Romine, Development Services Manager; Lisa Beaton, City Attorney; Melinda Didier, Administrative Assistant/Recorder

CONSENT AGENDA

- a. Approval of Minutes dated January 3, 2018
- b. Approval of Agenda
- c. Motion to enter Staff Reports into the Record

Commissioner Morris 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 17-10; proposing a change of zone from Business Park (BP) to Commercial, General (CG) for one parcel of land 1.5 acres in size, located at 10379 W. Clearwater Avenue, Kennewick, WA 99336. Applicant is Lauran Wang, Mustang Signs, 8620 Gage Boulevard, Ste. A, Kennewick, WA, 99336.

Mr. Donovan gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ #17-10 and recommend to City Council denial of the request. Mr. Donovan stated that staff has been in discussion with the applicant regarding conditioning of a permit to situate their business in BP zone.

Questions from Planning Commissioners of staff included: Are we only looking at a zone change and what will be allowed there; what is KID asking for in their comment letter; Clearwater Park Master Plan.

Testimony of applicant/applicant's representative:

Lauran Wang
Mustang Signs
8715 W 9th Avenue
Kennewick, WA 99336

The example shown was competitor that gives sign company a bad name; current design standards conform to BP Plan and look; clean, modern look/lease to tenants that will do so; out \$25,000 in architectural plans; Sunbelt Rentals ¼ mile away; pointed out current location and enhanced and added to surrounding property values; gives opportunity to grow and expand into signage manufacturing; site plan shows interior storage; wants to stay in Kennewick.

Wants to remain in Clearwater location, not relocate to Pasco, or Richland. Print manufacturing allowed in BP, does not allow for manufacturing growth;

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

Mr. McCormick's comments included: not staff intent to compare Mustang to the business depicted in the slide, just that kind of activity can be sited in CG if safeguards not in place; staff recommended denial but there are some conditioning safeguards (outdoor storage, screening) staff would support and recommend approval; BP is pretty restrictive zone, not really commercial, more campus-type R & D; have approved CG zoning further to east, will consider conditional approval; any conditions put on rezone run with land, not property owner or business.

Planning Commission questions included:

Public Testimony for COZ 17-10 closed at 7:29 p.m.

Chairman Pacheco asked for a motion.

Commissioner Rettig moved to continue the hearing for COZ 17-10 to March 5, 2018 at 6:30 pm in the City Council Chambers.

Commissioner Torelli seconded the motion.

Planning Commission discussion included: how is CO zone different from CG zone; did staff have any recommendations for keeping within the Goals and Policies of the Comp Plan; spot

zoning, setting precedent for other businesses to ask for a conditioned zone change; what would prevent the business owner from selling in 5 to 10 years and open the door for any use allowed in CG to occur at this site; is more time needed; tabling for next meeting if City's conditions are met; next meeting date March 5th.

Sign Code public hearing March 5th; continued COZ 17-10 March 5th.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

- Sign Code Workshop – Ms. Beaton conducted a workshop detailing the changes that will be proposed to the Sign Code Ordinance. The public hearing for the ordinance is the March 5, 2018 Planning Commission meeting.

NEW BUSINESS:

None

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

None

ADJOURNMENT:

The meeting was adjourned at 7:56 p.m.

**KENNEWICK PLANNING COMMISSION
MARCH 5, 2018
MEETING MINUTES**

CALL TO ORDER

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

Commissioner Stolle led the Pledge of Allegiance.

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners Rob Rettig, Charles Torelli, Clark Stolle, Anthony Moore, Vice Chairman Victor Morris, and Chairman Ed Pacheco.

Excused: None

Unexcused: None

Staff Present: Greg McCormick, AICP Planning Director; Anthony Muai, AICP Senior Planner; Steve Donovan, Planner; Lisa Beaton, City Attorney; Melinda Didier, Administrative Assistant/Recorder

CONSENT AGENDA

- a. Approval of Minutes dated February 5, 2018
- b. Approval of Agenda
- c. Motion to enter Staff Reports into the Record

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

PUBLIC HEARINGS

Chairman Pacheco opened the continued public hearing at 6:33 p.m. for Change of Zone 17-10; proposing a change of zone from Business Park (BP) to Commercial, General (CG) for one parcel of land 1.5 acres in size, located at 10379 W. Clearwater Avenue, Kennewick, WA 99336. Applicant is Lauran Wang, Mustang Signs, 8620 Gage Boulevard, Ste. A, Kennewick, WA, 99336.

Mr. Donovan gave a brief overview of the Memorandum with Conditions to the original staff report and presented a slide of the Memorandum with Conditions – *No outdoor storage of sign manufacturing components or construction materials; No storage of heavy duty equipment/machinery (i.e. excavators, backhoes, bulldozers, tractors, etc.); No overnight storage of tractor trailers (semi-trucks).* He reviewed the three choices for recommendations to council; staff gave the following three options on COZ 17-10 for recommendation to the City Council: Recommend denial; Recommend approval without conditions; Recommend approval with conditions.

Testimony of applicant/applicant's representative:

Lauran Wang
Mustang Signs
8715 W 9th Avenue
Kennewick, WA 99336

Reminded Planning Commission that this business is moving from restrictive zone into place where they can attract tenants; conditions include no outside storage, etc; will keep clean office space, no construction yards or outside storage.

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

Mr. McCormick said the Memorandum with three Conditions is in the meeting packet; any conditions will run with the property, if current owner sold the property those conditions apply to the next tenant. The City GIS map tracks the property for compliance.

Planning Commission questions included:

Does City staff have direction; why isn't it considered spot zoning; how are conditions tracked; how is property enforced; any limits from applicants applying for COZ as to number requesting conditioned COZ's; where does the conditioning stop.

Public Testimony for COZ 17-10 closed at 6:45 p.m.

Chairman Pacheco asked for a motion.

Commissioner Rettig moved to accept the three Conditions for COZ 17-10 as outlined in the February 26, 2018 Staff Memorandum and forward a recommendation to City Council of APPROVAL WITH CONDITIONS of the request.

Commissioner Torelli seconded the motion.

Chair Pacheco asked Ms. Didier to re-read the motion.

Planning Commission discussion included:

None

The motion passed with 5-1 Commissioners Rettig, Torrelli, Moore, Stolle and Pacheco in favor, Commissioner Morris opposed.

Chairman Pacheco opened the public hearing at 6:51 p.m. for Change of Zone 17-11; proposing a change of zone from Commercial, Neighborhood (CN) to Commercial, Office (CO) for one parcel of land 1.38 acres in size, located at 30 S. Louisiana St., Kennewick, WA 99336. Applicant is Carmen Villarma, 7710 NE Vancouver Mall Drive, Vancouver, WA 98662.

Mr. Muai gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ #17-11 and recommend to City Council APPROVAL of the request.

Testimony of applicant/applicant's representative:

Justin Baerlocher, Applicant Representative
JUB Engineering
2810 W. Clearwater Avenue
Kennewick 99336

Concurs with staff report; purpose for zone change is to move business to the site.

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Planning Commission questions included: Changing to CO from CN, why was it zoned CN to begin with; was there any feedback from neighbors.

Public Testimony for COZ 17-11 closed at 7:01 p.m.

Chairman Pacheco asked for a motion.

Commissioner Torelli moved to concur with the findings and conclusions in staff report COZ #17-11 and forward a recommendation to City Council of APPROVAL of the request.

Vice-Chair Morris seconded the motion.

Planning Commission discussion included:

None

The motion passed unanimously on a roll call vote.

Chairman Pacheco opened the public hearing at 7:02 p.m. for KMC 18.24 Sign Code Amendments.

Ms. Beaton gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report Sign Code Amendments and recommend to City Council of the request.

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Planning Commission questions included:

Elaborate on City's substitution clause for exit strategy; is this a coherent path; ROW for City property – does it cover irrigation or railroads; address City ROW only; max area non-commercial signs; any resolution.

Public Testimony for Sign Code Amendments closed at 7:17 p.m.

Chairman Pacheco asked for a motion.

Commissioner Moore moved to concur with the findings and conclusions in staff report Sign Code Amendments and forward a recommendation to City Council of APPROVAL of the request.

Commissioner Rettig seconded the motion.

Planning Commission discussion included:

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

None

NEW BUSINESS:

- a. Election of Officers

Chairman Pacheco asked for nominations for the office of Chairman of the Planning Commission. Commissioner Rettig moved to nominate Ed Pacheco as Chairman, Commissioner Stolle seconded the motion. The motion was approved on a unanimous voice vote.

Chairman Pacheco asked for nominations for the office of Vice-Chairman of the Planning Commission. Chairman Pacheco moved to nominate Victor Morris as Vice-Chairman of the Planning Commission. Commissioner Torelli seconded the motion. The motion was approved on a unanimous voice vote.

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Commissioner Anthony Moore will be absent for military duty mid-April until February 2019; Vice Chairman Morris will be absent for the March 19, 2018 Planning Commission meeting.

ADJOURNMENT:

The meeting was adjourned at 7:24 p.m.

Planning Commission Action Summary
COZ 17-10 – Lauran Wang Application

The Kennewick Planning Commission conducted a public hearing on February 5, 2018 and continued the hearing to March 5, 2018 at Kennewick City Hall. All interested parties were invited to come before the Commission and be heard. After reviewing the staff report and all oral and written facts and opinions, the Commission passed a motion on the proposed change of zone as conditioned, concurring with the findings and conclusions in the staff report COZ 17-10 and recommend to City Council approval of the proposed change contained in the staff report.

Findings of Fact

1. The applicant is Mustang Sign c/o Lauran Wang, 8620 Gage Boulevard, Suite A, Kennewick, WA 99336.
2. The property owner is WW Real Estate, LLC, 8713 W 9th Avenue, Kennewick, WA 99338.
3. The proposed change of zone is for parcel number 1-0188-3BP-2877-001 (10379 W Clearwater Avenue).
4. The request is to change the zoning from Business Park (BP) to Commercial, General (CG).
5. The City's Comprehensive Plan Land Use Designation for the subject property is Commercial.
6. The Commercial, General (CG) zoning district is an implementing zone of the Commercial Comprehensive Plan Land Use Map designation.
7. The application was submitted on November 17, 2017 and declared complete for processing on November 27, 2017.
8. The application was routed for review to City Departments and outside agencies for comment on November 30, 2017.
9. Access to the site is currently provided from W Clearwater Avenue.
10. The City of Kennewick Critical Area maps do not show any wetland critical areas to be on the subject site.
11. An Environmental Determination of Non-Significance (ED 17-39) was issued on January 2, 2018 for this application. The appeal period for the determination ended on January 16, 2018. No appeals were filed.
12. The Property Posting sign for the SEPA Determination was posted on January 2, 2018.
13. The Property Posting sign for the public hearing was posted on site January 17, 2018.
14. Notice of the public hearing for this application was published in the Tri-City Herald on January 21, 2018. Notices were also mailed to property owners within 300 feet of the site on January 17, 2018.
15. The hearing was continued to March 5, 2018 to allow staff and the applicant to agree on conditions for the proposed change of zone.

16. The Planning Commission recommended the change of zone be subject to the following conditions:
- No outdoor storage of sign manufacturing components or construction materials.
 - No storage of heavy duty equipment/machinery (i.e. excavators, backhoes, bulldozers, tractors, etc.).
 - No overnight storage of tractor trailers (semi-trucks).
17. The conditioned change of zone stays with the property, regardless of future uses or property owners.
18. The proposed amendment conforms with the comprehensive plan; and
19. Promotes the public necessity, convenience and general welfare; and
20. 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
21. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

Conclusions of Law

1. Approval will implement the Comprehensive Plan Land Use Designation of Commercial.
2. Approval will not result in an increase of adverse environmental impacts.
3. The proposed Change of Zone is in compliance with KMC 18.51.070.

The motion to recommend approval to City Council passed with a vote of 5 to 1.

Council Agenda Coversheet 	Agenda Item Number	5.c.	Council Date	03/20/2018	Consent Agenda	☐
	Agenda Item Type	Ordinance			Ordinance/Reso	☒
	Subject	COZ 17-11 CN to CO (Villarma)			Public Mtg / Hrg	☐
	Ordinance/Reso #	5754	Contract #		Other	☐
	Project #	COZ 17-11	Permit #	PLN-2017-03341	Quasi-Judicial	☐
	Department	Planning				

Recommendation

The Planning Commission recommends that the City Council concur with the findings and conclusions of the staff report and approve COZ 17-11 by adopting Ordinance 5754.

Motion for Consideration

I move adoption of Ordinance 5754.

Summary

The proposed Change of Zone (COZ 17-11) is a request to change the zone of one parcel of land, approximately 1.38 acres in size located at 30 S. Louisiana St., from Commercial, Neighborhood (CN) to Commercial, Office (CO). The applicant has requested the change of zone in order to be consistent with the neighboring properties and to allow office buildings. The site's current zoning does not allow professional offices.

The proposed change to CO would allow for a broader range of uses at the site, however neighboring properties have been developed with primarily office uses and the applicant has indicated that they intend to build an office building if approved. In addition, the abutting parcel to the west is also zoned CO. While there are many more uses allowed in the CO zone than the CN zone, the uses that are more likely to generate higher amounts of noise or traffic, such as movie theaters, hospitals and hotels generally require larger parcels than the subject parcel. Fast food restaurants, banks and other similar uses prefer to have direct access from major arterials thus limiting the probability of this site being used for those uses.

Staff received no comments for or against the proposal. At the public hearing held on March 5, 2018 the applicant's representative spoke in favor of the proposal. No other comments, for or against, were made at the hearing.

The Planning Commission voted unanimously to recommend approval of the request to the City Council.

Alternatives

None recommended.

Fiscal Impact

None at this time, though an increase in sales and property tax will occur when the site is developed.

Through	Anthony Muai Mar 12, 13:45:11 GMT-0700 2018	Attachments: 
Dept Head Approval	Gregory McCormick Mar 12, 14:04:19 GMT-0700 2018	
City Mgr Approval	Marie Mosley Mar 14, 21:53:37 GMT-0700 2018	

☐ **Recording Required?**

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

FILE NO: COZ 17-11/PLN-2017-03341

Report Date: February 22, 2018

Hearing Date & Location: March 5, 2018, Kennewick City Hall

Report Prepared By: Anthony Muai, AICP
Senior Planner

Report Reviewed By: Gregory McCormick, AICP
Planning Director

Summary Recommendation: The City of Kennewick Planning Staff
RECOMMENDS that Change of Zone 17-11 be
APPROVED.

Summary of Proposal: A Change of Zone from Commercial, Neighborhood
(CN) to Commercial, Office (CO) for one parcel of
land 1.38 acres in size.

Proposal Location: 30 S. Louisiana St.

Legal Description: Section 6 Township 8 Range 29 Quarter NW; Short
Plat #2960, Lot 5, recorded 9/20/2006, under
auditor's file no. 2006-031017. Recorded in Volume
1 of Short Plats page 2960, records of Benton
County, Washington.

Containing 1.38 acres
Parcel No. 1-0689-201-2960-005

Property Owner: Carmen Villarma
7710 NE Vancouver Mall Dr.
Vancouver, WA 98662

Applicant: Carmen Villarma
7710 NE Vancouver Mall Dr.
Vancouver, WA 98662

Regulatory Controls:
Comprehensive Plan – Land Use
KMC Title 4 – Administrative Procedures
KMC Title 18 – Zoning
Washington State Environmental Policy Act

COZ Key Application Processing Dates:

Pre-Application/Feasibility Meeting	N/A
Application Submittal	December 22, 2017
Determination of Completeness Issued	December 28, 2017
Notice of Application Mailed	January 11, 2018
SEPA Threshold Determination Issued	January 31, 2018
Property Posting Sign for SEPA Determination	February 1, 2018
Date of Mailed Notice of Public Hearing	February 15, 2018
Property Posting Sign for Public Hearing	February 1, 2018
Date of Published Notice of Public	February 18, 2018
SEPA Appeal Period Ends	February 15, 2018

Exhibits:

1. Staff Report
2. Application/Supplemental Information
3. Vicinity & Zoning Map
4. SEPA Determination
5. Cascade Natural Gas Comments
6. Notice of Mailing/Mailing List

Staff Analysis of Proposal & Discussion:

The proposed Change of Zone (COZ 17-11) is a request to change the zone of one parcel of land, approximately 1.38 acres in size located at 30 S. Louisiana St., from Commercial, Neighborhood (CN) to Commercial, Office (CO). The applicant has requested the change of zone in order to be consistent with the neighboring properties and to allow office buildings. The site's current zoning does not allow professional offices.

The CO zone permits a wide spectrum of uses. Below is an example of uses which are permitted in the CO zone but are not permitted in the CN zone:

- Academies
- Banks and Financial Institutions
- Business Schools
- Churches
- Clinics
- Event Centers
- Fast food restaurants
- Group Homes
- Health Facilities
- Hospitals
- Hotels, motels and other lodging establishments other than bed and breakfast establishments and vacation rentals
- Laboratories for research and testing
- Movie theaters
- Nursing homes
- Offices, including professional offices, agencies and services
- Printing, Publishing and Reproduction establishments
- Private gymnasiums, fitness centers, dance studios, body building and martial arts, etc.
- Radio, television, small electronics and other repair and service other than auto repair
- Undertaking establishments

The majority of permitted uses in the CN zone are neighborhood scale, everyday uses. The following uses are permitted in the CN zone, but not in the CO zone:

- Automobile-oriented uses (gas stations, tire stores, oil change shops, etc)

- Convenience stores
- Hardware stores
- Lock and gunsmiths

The Site Development Standards for the CN and CO zoning districts are different in the following ways:

- Maximum District Size: CN: 5 acres; CO: none
- Maximum Building Height: CN: 45 feet; CO: None

The Comprehensive Plan Land Use Designation for the subject property is Commercial. Pursuant to Table 1 of the Comprehensive Plan, both CN and CO are implementing zoning districts of the Comprehensive Plan Commercial Land Use Designation.

Per KMC 18.03.040(7) & (8), the purposes of the CN and CO zoning districts are as follows:

CN - The purpose of the CN district is to establish areas for day-to-day convenience shopping and services. Such facilities must harmonize with the surrounding residential area and provide only those services, which are intended for it. Generally, one of each use is adequate to serve a given neighborhood.

CO - The purpose of the CO district is to provide areas for professional and business offices, medical clinics, and research laboratories. The district is primarily intended for non-retail sale commercial uses and restricted retail sale uses in compatible areas as transitions between more intensive uses and other commercial districts and residential districts.

The site is adjacent to the following zoning districts:

North:	Commercial, Community (CC)
East:	Commercial, Community (CC) and Business Park (BP)
South:	Residential, Low (RL)
West:	Commercial, Office (CO)

Applicable Goals and Policies of the Comprehensive Plan:

Commercial Goal 2:	Sustain and enhance viable commercial areas.
Commercial Policy 4:	Encourage compatible commercial activities to concentrate near each other.

Staff Response: The proposed change to CO would allow for a broader range of uses at the site, however neighboring properties have been developed with primarily office uses and the applicant has indicated that they intend to build an office building if approved. In addition, the abutting parcel to the west is also zoned CO. While there are many more uses allowed in the CO zone than the CN zone, the uses that are more likely to generate higher amounts of noise or traffic, such as movie theaters, hospitals and hotels generally require larger parcels than the subject parcel. Fast food restaurants, banks and other similar uses prefer to have direct access from major arterials thus limiting the probability of this site being used for those uses.

Kennewick Municipal Code Findings:

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

KMC 18.51.070(2): Findings:

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

1. *The proposed amendment conforms with the comprehensive plan; and*

Staff Response: The proposed amendment conforms to the comprehensive plan, specifically Commercial Goal 2, Commercial Policy 4 and the existing Commercial land use designation.

2. *Promotes the public necessity, convenience and general welfare; and*

Staff Response: The proposal promotes the public necessity, convenience and general welfare by allowing the same uses already developed to the north and east (offices) without all of the more intense uses allowed in the Commercial, Community (CC) zone.

3. *The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City; and*

Staff Response: The proposal will not impose a burden upon public facilities beyond their capacity to serve, nor will it reduce service to the service area below the City's established levels of service.

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

Staff Response: The proposed amendment is consistent with the applicable provisions of the Kennewick Municipal Code and the Comprehensive Plan. The CO zone implements the Comprehensive Plan's Commercial land use designation and abuts land to the west already zoned CO.

5. *Single Family Residential zoned properties only; Property is adjacent and contiguous (which shall include corner touches and property located across a public right-of-way) to property of the same proposed zoning classification or higher zoning classification.*

Staff Response: Not applicable to the proposed change of zone.

Findings:

1. The applicant is Carmen Villarma (7710 NE Vancouver Mall Dr., Vancouver, WA 98662).
2. The property owner is Carmen Villarma (7710 NE Vancouver Mall Dr., Vancouver, WA 98662).
3. The proposed change of zone is for parcel number 1-0689-201-2960-005 (30 S. Louisiana St.).
4. The request is to change the zoning from Commercial, Neighborhood (CN) to Commercial, Office (CO).
5. The City's Comprehensive Plan Land Use Designation for the subject property is Commercial.

6. The Commercial, Office (CO) zoning district is an implementing zone of the Commercial Comprehensive Plan Land Use Map designation.
7. The application was submitted on December 22, 2017 and declared complete for processing on December 28, 2017.
8. The application was routed for review to City Departments and outside agencies for comment on January 11, 2018.
9. Access to the site is currently provided from S. Louisiana St.
10. The City of Kennewick Critical Area maps do not show any wetland critical areas to be on the subject site.
11. An Environmental Determination of Non-Significance (ED 17-45) was issued on January 31, 2018 for this application. The appeal period for the determination ended on February 15, 2018. No appeals were filed.
12. The Property Posting sign for the SEPA Determination was posted on February 1, 2018.
13. The Property Posting sign for the public hearing was posted on site February 1, 2018.
14. Notice of the public hearing for this application was published in the Tri-City Herald on February 18, 2018. Notices were also mailed to property owners within 300 feet of the site on February 15, 2018.
15. The proposed amendment conforms with the comprehensive plan.
16. The proposed amendment promotes the public necessity, convenience and general welfare.
17. 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.
18. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

Conclusions:

1. Approval with implement Commercial Goal 2, Commercial Policy 5 and the Commercial land use designation of the City of Kennewick Comprehensive Plan.
2. Approval promotes the public necessity, convenience and general welfare by allowing the same uses already developed to the north and east (offices) without all of the more intense uses allowed in the Commercial, Community (CC) zone.
3. Approval proposal will not impose a burden upon public facilities beyond their capacity to serve, nor will it reduce service to the service area below the City's established levels of service.
4. The proposed amendment is consistent with the applicable provisions of the Kennewick Municipal Code and the Comprehensive Plan. The CO zone is implements the Comprehensive Plan's Commercial land use designation and abuts land to the west already zoned CO.

Recommendation:

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 17-11 and recommend APPROVAL to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 17-11 and recommend APPROVAL to City Council approval of the request.

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

Exhibit 2

PROJECT # COZ 17 - 11 PLN- 2017 - 03341 FEE \$ 1,268.00

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

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

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐
Short Plat ☐ Conditional Use ☐ Other ZONE CHANGE

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN- _____ - _____

Applicant: CARMEN VILLARMA

Address: 7710 NE VANCOUVER MALL DRIVE, VANCOUVER, WA 98662

Telephone: 360-397-0334 Cell Phone: -- Fax: -- E-mail carmen.villarma@tmgnorthwest.com

Property Owner (if other than applicant): SAME AS APPLICANT

Address: SAME AS APPLICANT

Telephone: -- Cell Phone: -- E-mail carmen.villarma@tmgnorthwest.com

SITE INFORMATION

Parcel No. 106892012960005 Acres 1.38 Zoning: CN

Address of property: 30 S LOUISIANA ST, KENNEWICK, WA 99336

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

Present use of property VACANT

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

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

Benton County Assessor Market Improvement Value: \$ 239,260

Description of Project: CHANGE ZONING OF PROPERTY FROM CN TO CO TO BE CONSISTENT WITH NEIGHBORING PROPERTIES AND TO ALLOW OFFICE BUILDINGS.

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

Carmen Villarma

Digitally signed by Carmen Villarma
Date: 2017.12.20 13:41:14 -08'00'

Applicant's Signature

Date: 12.20.2017

Carmen Villarma

Digitally signed by Carmen Villarma
Date: 2017.12.20 13:41:52 -08'00'

Signature of owner or owner's authorized representative

Change-of-Zone Supplemental Information

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

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

Yes, the proposal is consistent with the existing comprehensive land use designation and existing land uses. The current zoning does not allow for the development of office buildings, which is currently allowed in the adjacent zoning districts and existing developments surrounding the site. The change of zone would allow an office building to be constructed on the site, which is consistent with the surrounding development.

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

No other similar sites are presently available on the market within a mile of the site. The proposed site is in a developing area, which consists of other office type uses. The proposed zoning classification is consistent with the surrounding zoning as well as existing and proposed uses.

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

Yes. The proposed amendment is consistent with the existing land use pattern of the neighboring properties that surround the site. The land uses to the north and east of the site consist of office type businesses.

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

Yes. The existing land uses of the surrounding property meet the City of Kennewick's zoning classification requirements.

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

No. The proposed zone will continue the existing commercial office zone located to the west of the subject parcel, and will continue to be consistent with the Comprehensive Land Use Plan.

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

Yes, the existing CN zone is restrictive and does not allow uses marketable for the site.

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

No.

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

No. Property values in the vicinity of the site are anticipated to remain the same.

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

No. The proposed amendment meets the intent of the Comprehensive Plan of the City and will not set a negative precedent. The proposal will encourage the use, improvement and development of the area.

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

Yes. The proposed zone change will allow for the site to be developed which will make the surrounding area more marketable. This in turn has the opportunity to increase the tax base of the city.

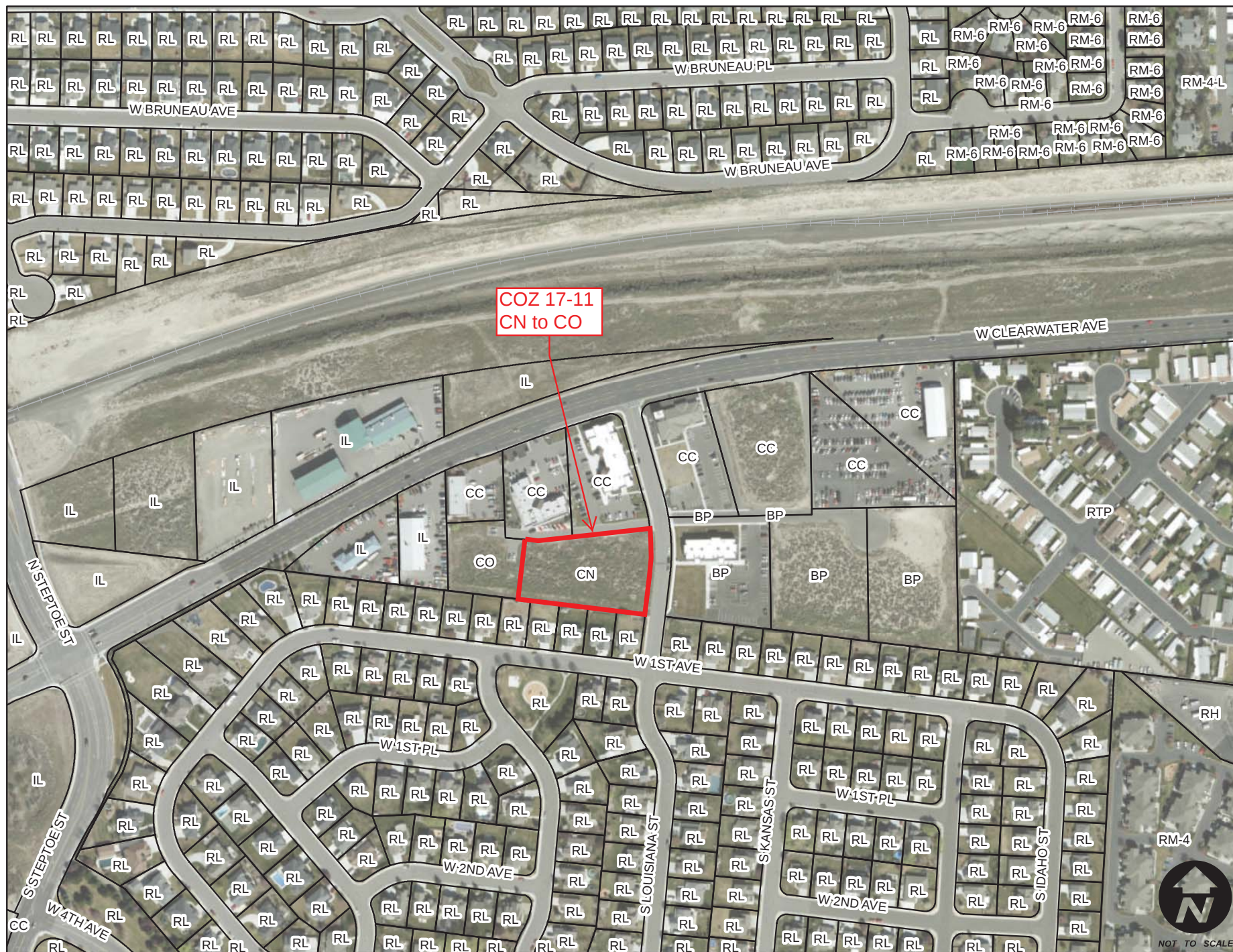
11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain.

Not applicable.

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

No. The proposed zone change is consistent with the existing land uses as identified in the Comprehensive Plan. Existing access to the site is provided via S Louisiana St. If required, any future development of the site will require a traffic analysis, which will identify any off-site or onsite traffic issues or site safety concerns associated with the proposed development.

Exhibit 3





Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

cedinfo@ci.kennewick.wa.us**DETERMINATION OF NON-SIGNIFICANCE****FILE/PROJECT NUMBER:** COZ 17-11/PLN-2017-03341**DESCRIPTION OF PROPOSAL:** Rezone 1.38 acres from Commercial, Neighborhood (CN) to Commercial, Office (CO)**PROPOSER:** Carmen Villama**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:** 30 S. Louisiana St., Kennewick, WA 99336**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: January 31, 2018Signature:  FOR G.M.

Appeal: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal.

Copies of this DNS were emailed to Benton Clean Air Authority, Confederated Tribes of Umatilla Indian Reservation, Department of Ecology SEPA Register, Department of Fish & Wildlife, Department of Natural Resources, Washington State Department of Transportation.

From: Thomas, James
Sent: 11 Jan 2018 23:41:35 +0000
To: Anthony Muai; Alex Sligar Benton Clean Air; BC Planning Department; BC Planning Department Clark Posey; Ben Franklin Transit - Kevin Sliger; Ben Franklin Transit Tony Kalmbach; Benton Clean Air Authority - Rob Rodger; Benton Clean Air Authority - Tyler Thompson; Benton Franklin Health Dept - Rick Dawson; Benton PUD - Bob Roe; Benton PUD - Dave Smith; Benton PUD - engineering services; Benton PUD - Jeff Vosahlo; Benton PUD Chad Brooks; Benton PUD Mike Irving; Benton PUD Shanna Everson; BPA - Deborah Rodgers; BPA - Joe Cottrell; BPA - Mike Deklyen; Charter Communication - Dean Kelley; Charter Communications - Robert Early; City of Richland - Rick Simon; Columbia Irrigation District; Consolidated Tribes of Umatilla Indian Reservation - Carey L. Miller; CTUIR - Tera Farrow Ferman; Department of Ecology SEPA UNIT; Dept of Fish & Wildlife; Dept of Fish & Wildlife - Michael Ritter; Dept of Natural Resources SEPA Center; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org); Frontier - Gary Taylor; Frontier - Gregory Goodwin; Kenewick Irrigation District - Jason McShane; Kennewick Irrigation District - Ben Woodard; Kennewick School District - Doug Carl; Mike Blatman; US Army Corps of Engineers; Williams Pipeline - Audie Neuson; WSDOT; Yakama Nation - Thalia Sachtleban
Subject: RE: Project Notification & SEPA Checklist request for comments
Attachments: service map.pdf

To whom It may concern,

The attached PDF shows our services in the area. It shows that we have a 2" main running on the northern property line, so please remember to call for locates before you dig. Furthermore, if you are interested in our services, or have anymore question, please feel free to contact me anytime. Thank you and have a wonderful day.

VR,

Jim Thomas
 Engineer Associate I
 CNGC, Kennewick District
 509-212-5482

From: Anthony Muai [mailto:anthony.muai@ci.kennewick.wa.us]
Sent: Thursday, January 11, 2018 10:51 AM
To: Alex Sligar Benton Clean Air <alex.sligar@bentoncleanair.org>; BC Planning Department <jerrod.macpherson@co.benton.wa.us>; BC Planning Department Clark Posey <Clark.Posey@co.benton.wa.us>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Ben Franklin Transit Tony Kalmbach <TKalmbach@bft.org>; Benton Clean Air Authority - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Franklin Health Dept - Rick Dawson <rickd@bfhd.wa.gov>; Benton PUD - Bob Roe <roer@bentonpud.org>; Benton PUD - Dave Smith <smithd@bentonpud.org>; Benton PUD - engineering services <engservice@bentonpud.org>; Benton PUD - Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD Chad Brooks <brooksc@bentonpud.org>;

Benton PUD Mike Irving <irvingm@bentonpud.org>; Benton PUD Shanna Everson <eversons@bentonpud.org>; BPA - Deborah Rodgers <dxrogers@bpa.gov>; BPA - Joe Cottrell <jecottrell@bpa.gov>; BPA - Mike Deklyen <mjddeklyen@bpa.gov>; Thomas, James <James.Thomas@cngc.com>; Charter Communication - Dean Kelley <dean.kelley@charter.com>; Charter Communications - Robert Early <robert.early@charter.com>; City of Richland - Rick Simon <ricks@ci.richland.wa.us>; Columbia Irrigation District <cid@columbiairrigation.com>; Consolidated Tribes of Umatilla Indian Reservation - Carey L. Miller <careymiller@ctuir.org>; CTUIR - Tera Farrow Ferman <terafarrowferman@ctuir.org>; Department of Ecology SEPA UNIT <sepaunit@ecy.wa.gov>; Dept of Fish & Wildlife <harvepjh@dfw.wa.gov>; Dept of Fish & Wildlife - Michael Ritter <michael.ritter@dfw.wa.gov>; Dept of Natural Resources SEPA Center <sepacenter@dnr.wa.gov>; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Frontier - Gary Taylor <gary.k.taylor@ftr.com>; Frontier - Gregory Goodwin <gregory.l.goodwin@ftr.com>; Kenewick Irrigation District - Jason McShane <jmcshane@kid.org>; Kennewick Irrigation District - Ben Woodard <BWoodard@kid.org>; Kennewick School District - Doug Carl <doug.carl@ksd.org>; Mike Blatman <Mike.Blatman@ci.kennewick.wa.us>; US Army Corps of Engineers <CENWW-RE@usace.army.mil>; Williams Pipeline - Audie Neuson <audie.neuson@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia Sachtleban <enviroreview@yakama.com>
Subject: Project Notification & SEPA Checklist request for comments

**** WARNING: EXTERNAL SENDER. NEVER click links or open attachments without positive sender verification of purpose. DO NOT provide your user ID or password on sites or forms linked from this email. ****

Project Notification & SEPA Checklist request for comments

Project description:

A change of zone application has been submitted to change a parcel of land from Commercial, Neighborhood (CN) to Commercial, Office (CO). The applicant is Carmen Villarma and the location is 30 S. Louisiana St. The change of zone is for a parcel of land approximately 1.38 acres in size. The Comprehensive Plan land use designation for the site is Commercial and Commercial, Office (CO) zoning can be implemented in this land use category of the City of Kennewick's comprehensive plan.

Please review and submit your comments to the Development Services Division, PO Box 6108, Kennewick, WA 99336 (or via e-mail), on or before January 26, 2018.

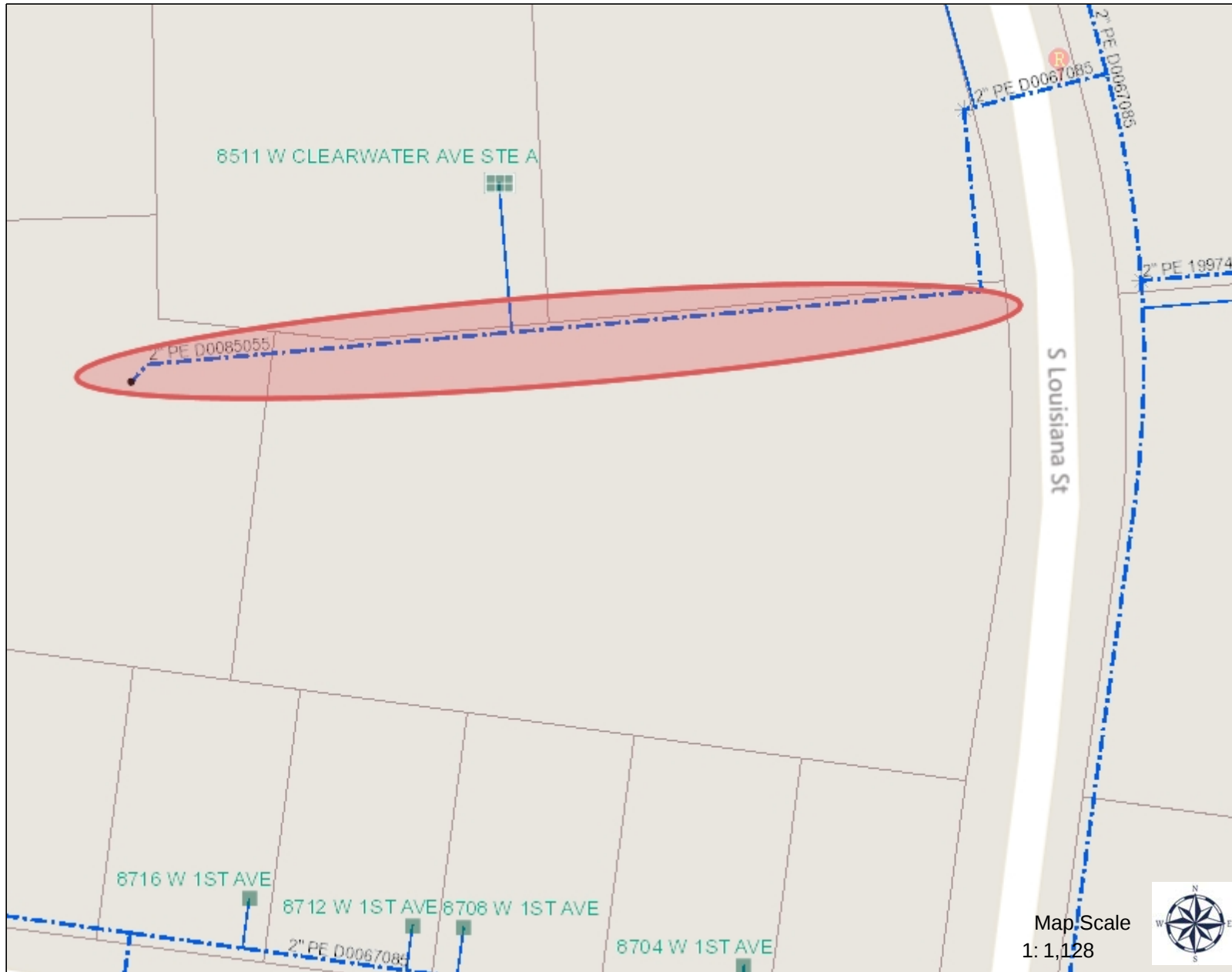
Thank you,



Anthony Muai, AICP
 City of Kennewick
 Community Planning Department/Senior Planner
 O: 509.585.4386 | F: 509.585.4442
anthony.muai@ci.kennewick.wa.us



Exhibit A-5



Map Legend

- Regulator Station
- Town Border Station
- Compressor
- Gas Valve
 - ⏻ Closed
 - ⏻ Open
 - ⏻ Unknown
- Odorizer
- Controllable Fitting
- Non-Controllable Fitting
 - End Cap
 - Insulated Coupling
 - ▲ Reducer
 - Transition
- ▲ Pressure Monitoring Device
- Transmission Main
 - 2"
 - 4"
 - 6"
 - 8"
 - 10"
 - 12"
 - 16"
 - 20"
- Main
 - <all other values>

Map Scale
1:1,128



0.0 0 0.02 0.0
Miles
WGS_1984_Web_Mercator_Auxiliary_Sphere
© Cascade Natural Gas Corporation

This map is a user generated static output from the GIS Web Viewer mapping website and is for reference only. It is not to be relied upon for construction purposes. It is provided for planning purposes only.
FIELD LOCATES ARE REQUIRED FOR LOCATION OF UTILITY FACILITIES

Notes:



NOTIFICATION OF MAILING

I, Max Deider, on 2/15/, 2018

Mailed 34 copies of NOAH + map

for COZ 17-11

to applicant/owner's w/in 300'

as shown on the attached list.

COZ 17-11/PLN-2017-03341

CN TO CO

30 S LOUISIANA ST

300' MAILING LIST

Max Deider
Signature

NOTICE OF PUBLIC HEARING

KENNEWICK PLANNING COMMISSION

March 5, 2018 at 6:30 p.m.

The Kennewick Planning Commission will hold a Public Hearing on Monday, March 5, 2018, 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 17-11 – Proposes to change 1.38 acres from Commercial, Neighborhood (CN) to Commercial, Office (CO). The site is located at 30 S. Louisiana St. For questions about this project, please call Anthony Muai at (509) 585-4386.

Written comments may be addressed to Anthony Muai and submitted to anthony.muai@ci.kennewick.wa.us or mailed to PO Box 6108, Kennewick, WA 99336 no later than 4:30 p.m., February 26, 2018. All other comments should be submitted at the meeting.

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 Anthony Muai at (509) 585-4386 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.

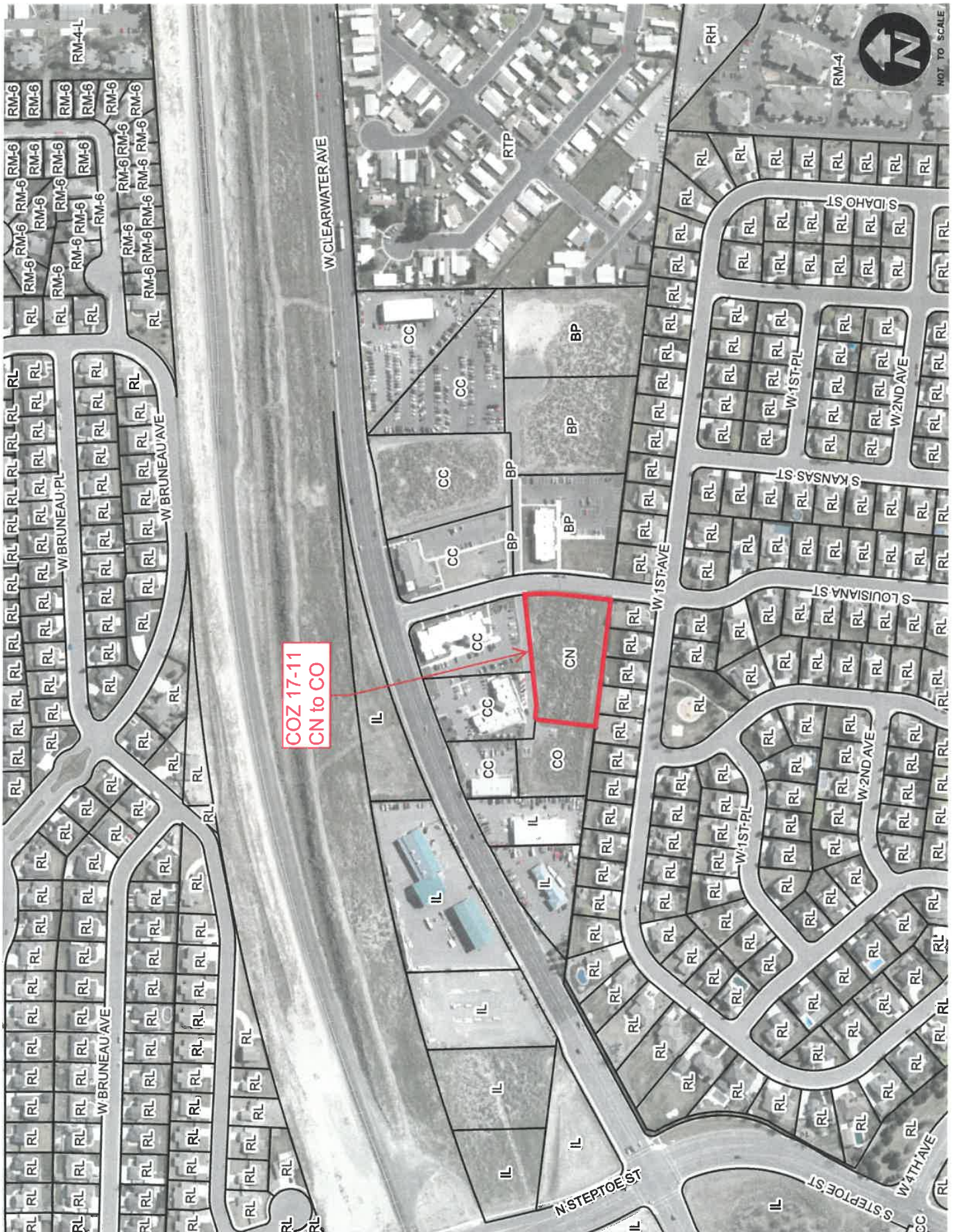


Exhibit 6

37
PRESTIGE DEVELOPMENTS INC
8600 W CLEARWATER AVE
KENNEWICK, WA 99336

37
RIDGEVIEW REAL ESTATE LLC
8511 W CLEARWATER STE C
KENNEWICK, WA 99336

37
KOOSKOOSKIA INC
91905 E SAGEBRUSH RD
KENNEWICK, WA 99338

37
OWEN JEREMY W & JESYCA S
8806 W 1ST AVE
KENNEWICK, WA 99336

37
ROACH KELSEY M
8716 W 1ST AVE
KENNEWICK, WA 99336

37
SIMMELINK CODY M
8704 W 1ST AVE
KENNEWICK, WA 99336

37
WISEHART DOUGLAS A & AMELIA
8621 W 1ST AVE
KENNEWICK, WA 99336

37
CRAYTHORN ROD A & KIMBERLY A
8801 W 1ST AVE
KENNEWICK, WA 99336-9409

37
SCHOCK RICHARD & ALLA
8710 W 1ST PL
KENNEWICK, WA 99336

37
HANSEN PARK LLC
6855 W CLEARWATER AVE A 101-160
KENNEWICK, WA 99336

37
PAULMOR INVESTMENTS LLC
8601 W CLEARWATER AVE STE A
KENNEWICK, WA 99336

37
CORSON TRUSTEE RICKEY W
1368 GALA WAY
RICHLAND, WA 99352

37
MOORE ERIC M
8201 W CLEARWATER AVE
KENNEWICK, WA 99336

37
SMITH MATTHEW P
8802 W 1ST AVE
KENNEWICK, WA 99336

37
JORDAN JACQUELINE D
8712 W 1ST AVE
KENNEWICK, WA 99336

37
KRAHN DWIGHT E & LAURA A
8700 W 1ST AVE
KENNEWICK, WA 99336

37
DERANLEAU NICHOLAS PIERRE &
ANGELA N
7148 W 4TH AVE
KENNEWICK, WA 99336

37
EVANS MONTY & SALLYJO
8707 W 1ST AVE
KENNEWICK, WA 99336

37
MILLWARD TRUSTEES RICHARD B &
DEANNA
107 S MONTANA ST
KENNEWICK, WA 99336

37
CUMMINGS CURTIS
19840 SE 8TH CT
SAMMAMISH, WA 98075

37
COLUMBIA RIVER REAL ESTATE LLC
8511 W CLEARWATER STE C
KENNEWICK, WA 99336

37
PHAB PROPERTY LLC
7001 W 10TH AVE
KENNEWICK, WA 99336-9373

37
RODMAN JOYCE THOMPSON
8810 W 1ST AVE
KENNEWICK, WA 99336

37
FLANAGAN ANITA K
8720 W 1ST AVE
KENNEWICK, WA 99336

37
RUTZ RYAN M & MEGAN
8708 W 1ST AVE
KENNEWICK, WA 99336

37
VICHIT STEVEN C & MOLLY
8622 W 1ST AVE
KENNEWICK, WA 99336

37
FARAG RAMEZ & HEATHER
8805 W 1ST AVE
KENNEWICK, WA 99336

37
KLUHERZ MARK B
8703 W 1ST AVE
KENNEWICK, WA 99336

37
HARMON WHITNEY L
104 S LOUISIANA ST
KENNEWICK, WA 99336

37
AHKAMI AMIRHOSSEIN & DALVAND
ZAHRA
8610 W 1ST AVE
KENNEWICK, WA 99336

Exhibit 6

37
SMITH RONALD F & DEBORAH J
100 S KANSAS ST
KENNEWICK, WA 99336

37
ROHDE JOHN M & RACHELE
8615 W 1ST AVE
KENNEWICK, WA 99336

37
VILLARMA CARMEN
7710 NE VANCOUVER MALL DRIVE
VANCOUVER, WA 98662

37
CARMEN VILLARMA
7710 NE VANCOUVER MALL DR
VANCOUVER, WA 98662

Change of Zone 17-11

City Council Meeting

March 20, 2018

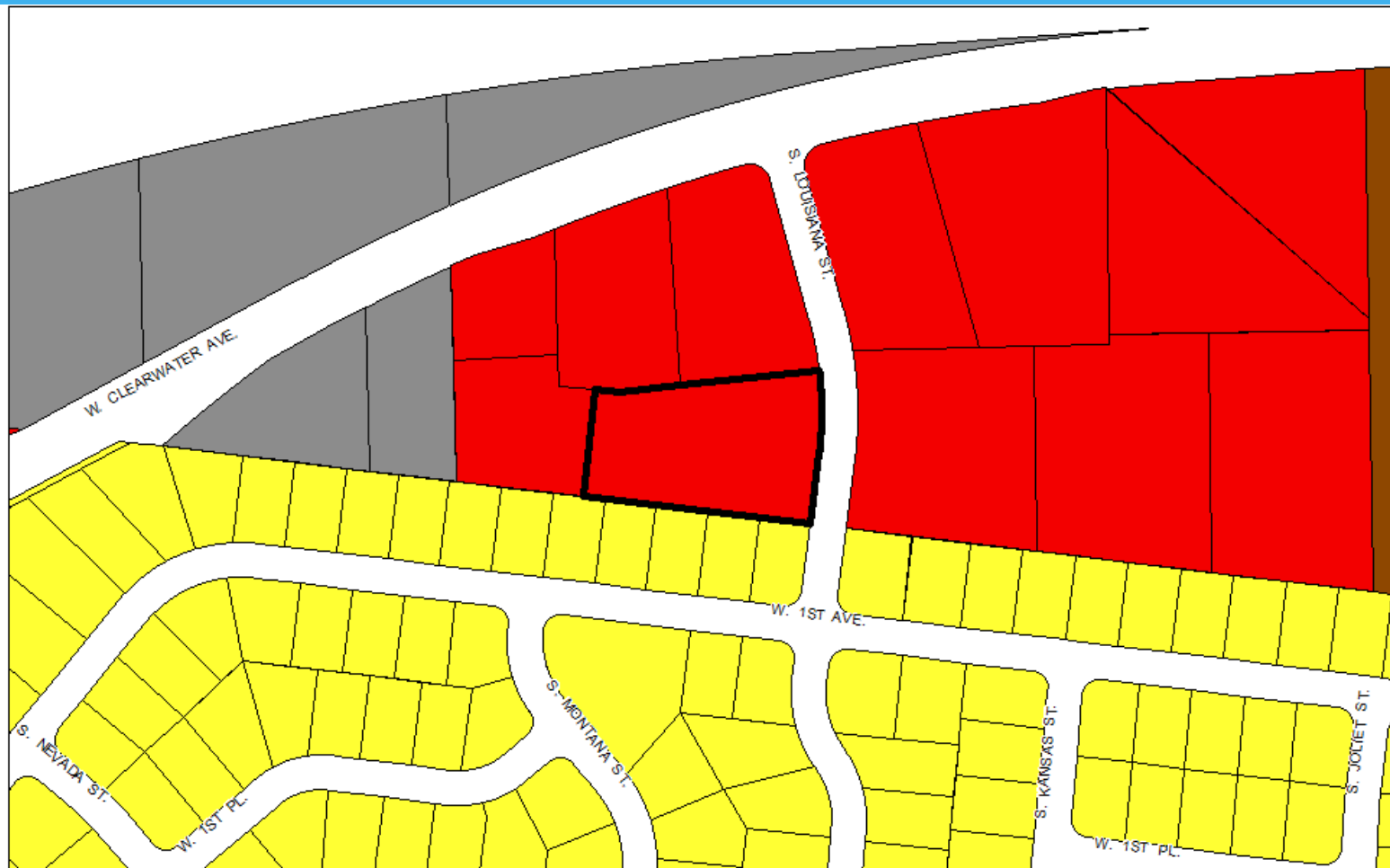
Proposal Details

- * **Proposal:** Change 1.38 acres from Commercial, Neighborhood (CN) to Commercial, Office (CO).
- * **Location:** 30 S. Louisiana St.
- * **Applicant & Owner:** Carmen Villarma
- * **Notice:** 34 Notices of Hearing mailed on February 15, 2018 and 1 Notice of Hearing was published in the Tri-City Herald on February 18, 2018.

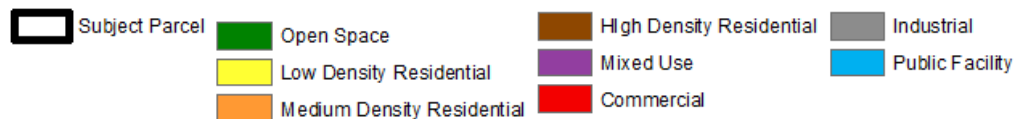
Vicinity Map



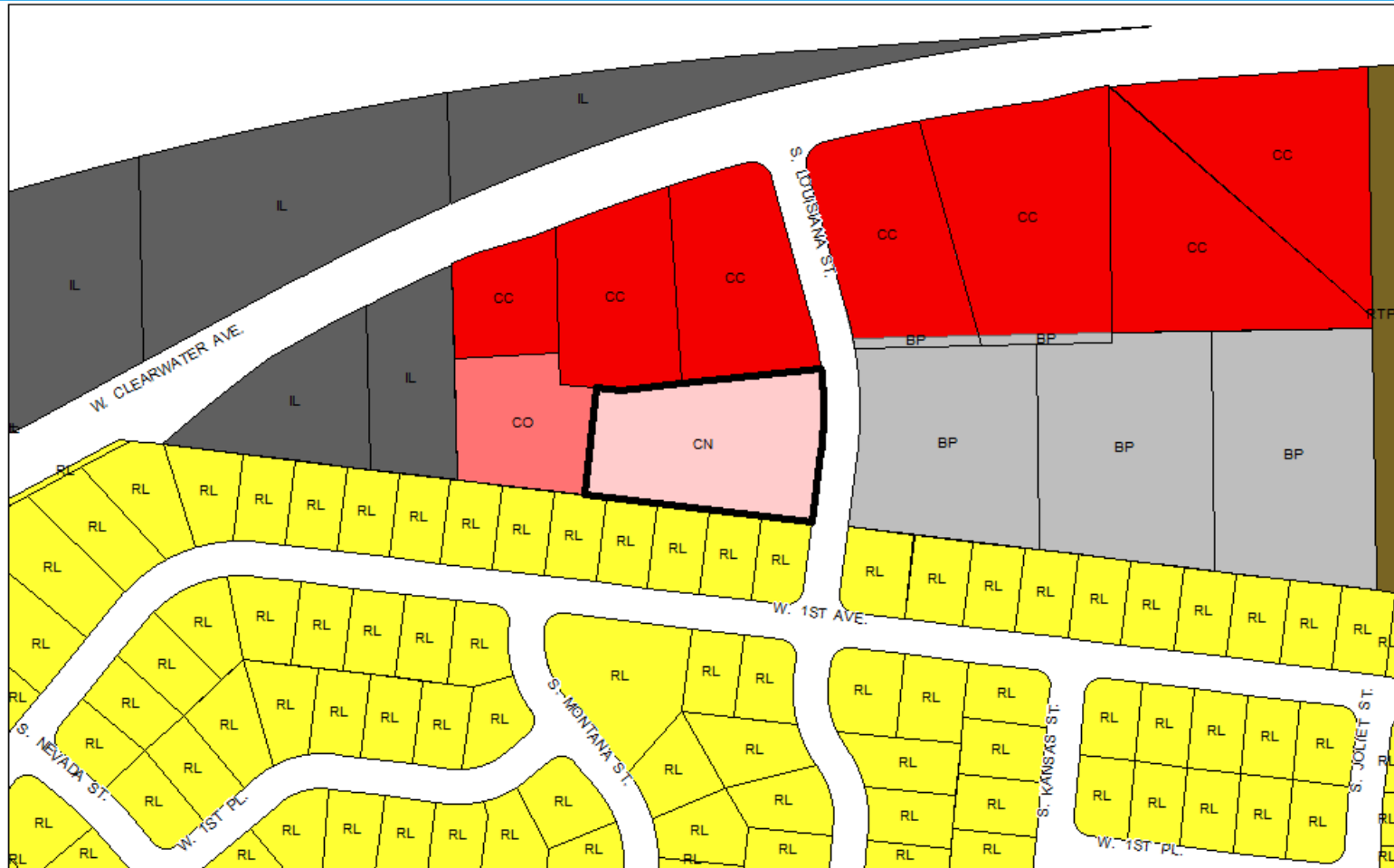
Comprehensive Plan Map



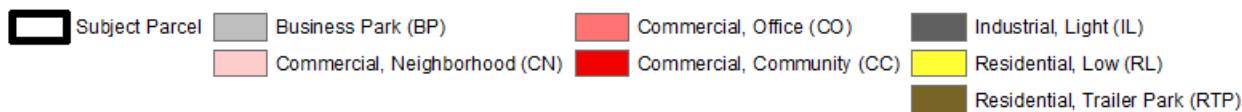
COZ 17-11/PLN-2017-03341 Comprehensive Plan Map



Zoning Map



COZ 17-11/PLN-2017-03341 Zoning Map



Site



Across the street



Louisiana & Clearwater



In front (North) of site



Buffer and Screen



KMC 18.51.070(2): Findings

- * The proposed amendment conforms with the comprehensive plan.
- * The proposed amendment promotes the public necessity, convenience and general welfare.
- * 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.
- * The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.
- * The proposed zone is not a single-family zone.

Recommendation

- * The Planning Commission recommends that the City Council concur with the findings and conclusions of the staff report and approve COZ 17-11 by adopting Ordinance 5754.

Questions?

The slide features a solid blue header at the top. Below the header, there are several overlapping, wavy, light blue shapes that create a sense of depth and movement, resembling stylized waves or layers of paper. The rest of the slide is a plain white background.

CITY OF KENNEWICK
ORDINANCE NO. 5754

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY WITHIN THE CITY OF KENNEWICK LOCATED AT 30 SOUTH LOUISIANA STREET FROM COMMERCIAL, NEIGHBORHOOD (CN) TO COMMERCIAL, OFFICE (CO) (COZ 17-11, VILLARMA)

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

Section 1. Ordinance No. 3001, as amended, the zoning ordinance of the City of Kennewick and the accompanying zoning map of the City of Kennewick being part of said ordinance shall be and hereby is changed from Commercial, Neighborhood (CN) to Commercial, Office (CO) for the real property described as follows:

Section 6, Township 8, Range 29 Quarter NW; Short Plat #2960, Lot 5, recorded 9/20/2006, under Auditor's File No. 2006-031017. Recorded in Volume 1 of Short Plats, Page 2960, Records of Benton County, Washington.

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

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

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

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

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 20th day of March, 2018, and signed in authentication of its passage this 20th day of March, 2018.

Attest:

DON BRITAIN, Mayor

TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5754 filed and recorded in the office of the City Clerk of the City of Kennewick, Washington this 21st day of March, 2018.

Approved as to form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION_____

Chairman Pacheco opened the public hearing at 6:51 p.m. for Change of Zone 17-11; proposing a change of zone from Commercial, Neighborhood (CN) to Commercial, Office (CO) for one parcel of land 1.38 acres in size, located at 30 S. Louisiana St., Kennewick, WA 99336. Applicant is Carmen Villarma, 7710 NE Vancouver Mall Drive, Vancouver, WA 98662.

Mr. Muai gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ #17-11 and recommend to City Council APPROVAL of the request.

Testimony of applicant/applicant's representative:

Justin Baerlocher, Applicant Representative
JUB Engineering
2810 W. Clearwater Avenue
Kennewick 99336

Concurs with staff report; purpose for zone change is to move business to the site.

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Planning Commission questions included: Changing to CO from CN, why was it zoned CN to begin with; was there any feedback from neighbors.

Public Testimony for COZ 17-11 closed at 7:01 p.m.

Chairman Pacheco asked for a motion.

Commissioner Torelli moved to concur with the findings and conclusions in staff report COZ #17-11 and forward a recommendation to City Council of APPROVAL of the request.

Vice-Chair Morris seconded the motion.

Planning Commission discussion included:

None

The motion passed unanimously on a roll call vote.

Chairman Pacheco opened the public hearing at 7:02 p.m. for KMC 18.24 Sign Code Amendments.

Ms. Beaton gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report Sign Code Amendments and recommend to City Council of the request.

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Planning Commission questions included:

Elaborate on City's substitution clause for exit strategy; is this a coherent path; ROW for City property – does it cover irrigation or railroads; address City ROW only; max area non-commercial signs; any resolution.

Public Testimony for Sign Code Amendments closed at 7:17 p.m.

Chairman Pacheco asked for a motion.

Commissioner Moore moved to concur with the findings and conclusions in staff report Sign Code Amendments and forward a recommendation to City Council of APPROVAL of the request.

Commissioner Rettig seconded the motion.

Planning Commission discussion included:

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

None

NEW BUSINESS:

- a. Election of Officers

**Planning Commission Action Summary
COZ 17-11/PLN-2017-03341
(CN to CO)**

The Kennewick Planning Commission conducted a public hearing on March 5, 2018 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 and recommend to City Council approval of the request.

Findings

1. The applicant is Carmen Villarma (7710 NE Vancouver Mall Dr., Vancouver, WA 98662).
2. The property owner is Carmen Villarma (7710 NE Vancouver Mall Dr., Vancouver, WA 98662).
3. The proposed change of zone is for parcel number 1-0689-201-2960-005 (30 S. Louisiana St.).
4. The request is to change the zoning from Commercial, Neighborhood (CN) to Commercial, Office (CO).
5. The City's Comprehensive Plan Land Use Designation for the subject property is Commercial.
6. The Commercial, Office (CO) zoning district is an implementing zone of the Commercial Comprehensive Plan Land Use Map designation.
7. The application was submitted on December 22, 2017 and declared complete for processing on December 28, 2017.
8. The application was routed for review to City Departments and outside agencies for comment on January 11, 2018.
9. Access to the site is currently provided from S. Louisiana St.
10. The City of Kennewick Critical Area maps do not show any wetland critical areas to be on the subject site.
11. An Environmental Determination of Non-Significance (ED 17-45) was issued on January 31, 2018 for this application. The appeal period for the determination ended on February 15, 2018. No appeals were filed.
12. The Property Posting sign for the SEPA Determination was posted on February 1, 2018.
13. The Property Posting sign for the public hearing was posted on site February 1, 2018.
14. Notice of the public hearing for this application was published in the Tri-City Herald on February 18, 2018. Notices were also mailed to property owners within 300 feet of the site on February 15, 2018.
15. The proposed amendment conforms with the comprehensive plan.
16. The proposed amendment promotes the public necessity, convenience and general welfare.
17. 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.
18. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

Conclusions

1. Approval with implement Commercial Goal 2, Commercial Policy 5 and the Commercial land use designation of the City of Kennewick Comprehensive Plan.
2. Approval promotes the public necessity, convenience and general welfare by allowing the same uses already developed to the north and east (offices) without all of the more intense uses allowed in the Commercial, Community (CC) zone.
3. Approval proposal will not impose a burden upon public facilities beyond their capacity to serve, nor will it reduce service to the service area below the City's established levels of service.
4. The proposed amendment is consistent with the applicable provisions of the Kennewick Municipal Code and the Comprehensive Plan. The CO zone is implements the Comprehensive Plan's Commercial land use designation and abuts land to the west already zoned CO.

The motion was seconded by Commissioner Morris. The motion passed unanimously, with Commissioners Moore, Rettig, Stolle, Torelli, Vice Chairman Morris and Chairman Pacheco all in favor.



City Council Meeting Schedule April 2018

April 3, 2018
Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

April 10, 2018
Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Transportation Systems Plan
2. Fire Department Annual Report
3. Police Department Annual Report
4. Committee Updates

April 14, 2018
Saturday, Time TBD

COUNCIL ADVANCE
Springhill Suites – 7048 W. Grandridge Blvd

April 17, 2018
Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

April 24, 2018
Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Year-End Financial Review/Budget Adjustments

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

April 2018
Updated 3/13/18