



City Council Meeting Schedule April 2019

April 2, 2019
Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

April 9, 2019
Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Collective Bargaining Process Update (Walsh - 60 minutes)
2. Ben Franklin Transit Annual Report (Mosley - 20 minutes)
3. 4th of July Update - Water Follies (Walsh - 15 minutes)

April 16, 2019
Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

April 23, 2019
Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Year-End Financial Review/Spring 2019 Budget Adjustments (Legard - 45 minutes)
2. City Manager's 2019 Goals (Mosley - 20 minutes)
3. KOMO Documentary Video (Mosley - 60 minutes)

April 30, 2019
Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Blue Mountain Heart-to-Heart Syringe Exchange/Benton-Franklin Health Department (20 minutes)
2. Medication Assisted Treatment Program/Benton Franklin Recovery Coalition (Sheriff Hatcher and Ideal Option - 20 minutes)

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

CLOSED SESSION

Prior to the regularly scheduled meeting, City Council will hold an Closed Session (RCW 42.30.140(4)(b) Collective Bargaining (30 minutes) **beginning at 6:00 p.m.**



CITY COUNCIL REGULAR MEETING AGENDA

April 16, 2019 at 6:30 p.m.

City Hall Council Chambers | 210 W. 6th Ave

1. CALL TO ORDER

Roll Call/Pledge of Allegiance/Welcome

HONORS & RECOGNITIONS

- IAFF Fire Ops 101 – Bill McKay
- Retirees Recognition – Rod Pitts and Linda Mills

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 April 2, 2019.
- b. Motion to approve Claims Roster - None.
- c. Motion to approve Payroll Roster for March 31, 2019.
- d. Desktop Replacement to award Contract 19-019 (Desktop Replacements) to Thornburg Computer Services, LLC. in the amount of \$508,984.00 plus a contingency of \$16,016 for a total amount of \$525,000.00.
- e. Motion to authorize the Mayor to sign the Local Agency Agreement Supplement #1 for the Kennewick Ave Pavement Preservation project.

4. VISITORS

5. ORDINANCES/RESOLUTIONS

- a. Ordinance 5806: Change of Zone 18-07, from Commercial, Community (CC) to Residential, Medium (RM) at 5603 Ridgeline Drive. (Romine)
- b. Ordinance 5807: Change of Zone 18-08, from Commercial, Community (CC) to Residential, Medium Density (RM) at 4001 Zintel Way. (Romine)

6. PUBLIC HEARINGS/MEETINGS

7. NEW BUSINESS

8. UNFINISHED BUSINESS

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



CITY COUNCIL REGULAR MEETING AGENDA
April 16, 2019 at 6:30 p.m.
City Hall Council Chambers | 210 W. 6th Ave

- 9. COUNCIL COMMENTS/DISCUSSION**
- 10. EXECUTIVE SESSION (RCW 42.30.110(1)(f))** Evaluate a complaint or charge against a public officer or employee (15 minutes)
- 11. ADJOURNMENT**

CITY OF KENNEWICK
CITY COUNCIL
Regular Meeting
April 2, 2019

1. CALL TO ORDER

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

City Council and Staff Present:

Mayor Pro Tem Steve Lee	Marie Mosley	Terry Walsh
Paul Parish	Greg McCormick	Vince Beasley
Steve Young	Christina Palmer	Chris Guerrero
John Trumbo	Jessica Foltz	Evelyn Lusignan
Bill McKay	Bruce Mills	Randy Maynard
Chuck Torelli	Terri Wright	Corey Osborn
Mayor Don Britain	Dan Legard	

Dan Legard led the Pledge of Allegiance.

HONORS & RECOGNITIONS

Arbor Day Proclamation - Terry Walsh, Employee & Community Relations Executive Director joined Mayor Britain at the podium and accepted the proclamation on behalf of the Parks & Recreation Commission.

2. APPROVAL OF AGENDA

Mr. McKay asked to move Item No. 3.g. to New Business for further discussion.

Mr. Trumbo asked to move Items No. 3.i. and 3.m. to New Business for further discussion.

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

3. APPROVAL OF CONSENT AGENDA

- a. Minutes of Regular Meeting of March 19, 2019.
- b. (1) Motion to approve Claims Roster for March 22, 2019.
(2) Motion to approve the Claims Roster for the Columbia Park Golf Course Account for February 2019.
- c. Motion to approve Payroll Roster for March 15, 2019.
- d. Motion to support the request from Visit Tri-Cities and the Tri-City Regional Hotel-Motel Commission and approve the release of \$395,500 from the Tourism Promotion Area Reserve Fund.
- e. Motion to accept the work of Ray Poland & Sons, Inc. for Contract P1805-18, Columbia Drive Pedestrian Signal (HUD), in the amount of \$147,980.08.
- f. Motion to authorize the Mayor to sign the License Agreement with the Historic Downtown Kennewick Partnership to install a speaker system on City owned property.
- g. ~~Motion to award Contract 19-013 (Enterprise Resource Planning System) to Tyler Technologies, Inc. in the amount of \$1,979,831.00 plus a 10% contingency amount of \$197,983.10 for a total amount of \$2,177,814.10. Moved to New Business as Item No. 7.a.~~
- h. Motion to accept the recommendation of the Interview Committee and appoint Kimberly Dewald and McKenzie Kennedy to the Arts Commission.
- i. Motion to accept the recommendation of the Interview Committee and reappoint Ron Hue and Brandon Pocasangre to the Block Grant Advisory Committee.
- j. Motion to accept the recommendation of the Interview Committee and reappoint Robert Franklin and appoint Chariss Warner to the Historic Preservation Commission.
- k. Motion to accept the recommendation of the Interview Committee and reappoint Ken Hahn and appoint Robb Heston to the Parks & Recreation Commission.

- l. ~~Motion to accept the recommendation of the Interview Committee and appoint James Hempstead to the Planning Commission. Moved to New Business as Item No. 7.b.~~
- m. ~~Motion to accept the recommendation of the local agencies and reappoint Calvin Dudney to the Kennewick Public Facilities District Board. Moved to New Business as Item No. 7.c.~~
- n. Motion to authorize the Mayor to sign a Local Agency Agreement and Project Prospectus with the Washington State Department of Transportation for the W. 10th Avenue Widening Project.
- o. Motion to award Contract P1911-19 (2019 City-Wide Asphalt Restoration), to Inland Asphalt Company, in the amount of \$1,500,000.00, plus a 10% contingency amount of \$150,000.00, for a total amount of \$1,650,000.00.
- p. Motion to authorize the Mayor to sign the Golf Course Management Agreement Addendum No. 1 with CourseCo d/b/a Kennewick Golf Corporation.

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

4. VISITORS

Mike Harmon, 3216 Rd 68, Pasco (Kennewick business owner) – Commented about concerns regarding the needle exchange program's impact

Michelle Bodine, 5007 Teruel Lane, Pasco (Kennewick Realtor) – Read a statement on behalf of other businesses in Kennewick expressing concerns about the needle exchange program

Lisa Thomas, 331 Westmoreland Dr, Richland – Spoke against the needle exchange program

Radona Devereaux, 934-A S. Huntington St, Kennewick – Spoke in opposition of I-1639

Lori Chipman, 1204 N. Sheppard St, Kennewick - Spoke in opposition of I-1639

Wendy Robbins, 187 Arroyo St, Richland – Commented about concerns regarding the needle exchange program

Lori Chipman, 1204 N. Sheppard St, Kennewick – Spoke in opposition to the needle exchange program

5. ORDINANCE/RESOLUTIONS

- a. Ordinance 5804: Additional Density at 128 E. 13th Ave, Kennewick Housing Authority. Greg McCormick, Planning Director reported.

ORDINANCE NO. 5804

AN ORDINANCE RELATING TO THE KENNEWICK HOUSING AUTHORITY'S REQUEST FOR AN EXCEPTION FOR KENNEWICK MICRO HOMES LOCATED AT 128 EAST 13TH AVENUE

Mr. Young moved, seconded by Mr. Parish to adopt Ordinance No. 5804. The motion passed unanimously.

- b. Ordinance 5805: Updates to KMC 1.40.30 Agency Description – Contact Information – Public Records Officer. Christina Palmer, Management Services Executive Director reported.

ORDINANCE NO. 5805

AN ORDINANCE RELATING TO REQUESTS FOR ACCESS TO OR COPIES OF CITY RECORDS AND AMENDING SECTION 1.40.030 OF THE KENNEWICK MUNICIPAL CODE

Mr. McKay moved, seconded by Mr. Young to adopt Ordinance No. 5805. The motion passed unanimously.

6. PUBLIC HEARINGS/MEETINGS

- a. Resolution 19-04: Vacate a 20' slope easement located at 2055 N. Steptoe. Bruce Milles, Deputy Public Works Director reported.

Public hearing was opened and closed at 7:10 p.m. No public testimony was provided.

RESOLUTION NO.19-04

AN ORDINANCE RELATING TO THE KENNEWICK HOUSING AUTHORITY'S REQUEST FOR AN EXCEPTION FOR KENNEWICK MICRO HOMES LOCATED AT 128 EAST 13TH AVENUE

Mr. Torelli moved, seconded by Mr. Young to adopt Resolution No. 19-04. The motion passed unanimously.

- b. Resolution 19-05: Vacate a 10' utilities easement along the west and north boundary of 2408 S. Vancouver St. Bruce Milles, Deputy Public Works Director reported.

Public hearing was opened and closed at 7:12 p.m. No public testimony was provided.

RESOLUTION NO. 19-05

A RESOLUTION OF THE CITY OF KENNEWICK DECLARING SURPLUS A PORTION OF CERTAIN UTILITY EASEMENT LYING WITHIN 2408 SOUTH VANCOUVER STREET

Mr. Torelli moved, seconded by Mr. Parish to adopt Resolution No. 19-05. The motion passed unanimously.

7. NEW BUSINESS

- a. Motion to award Contract 19-013 (Enterprise Resource Planning System) to Tyler Technologies, Inc. in the amount of \$1,979,831.00 plus a 10% contingency amount of \$197,983.10 for a total amount of \$2,177,814.10.

Mr. McKay stated concerns about the impact to employees, customers, the funds allocated to this project and he hopes there are funds to repair the roads caused by the winter weather.

Christina Palmer, Management Services Executive Director reported on the three-year ERP Replacement Project.

Mr. Parish moved, seconded by Mr. Young to award Contract 19-013 (Enterprise Resource Planning System) to Tyler Technologies, Inc. in the amount of \$1,979,831.00 plus a 10% contingency amount of \$197,983.10 for a total amount of \$2,177,814.10. The motion passed unanimously.

- b. Motion to accept the recommendation of the Interview Committee and appoint James Hempstead to the Planning Commission.

Mr. Trumbo commented about why they were not giving someone else a chance that could bring fresh and new ideas.

Mayor Britain gave a brief explanation of the interview process.

Mr. Torelli moved, seconded by Mr. Parish to accept the recommendation of the Interview Committee and appoint James Hempstead to the Planning Commission. The motion passed 4-3 with Mr. McKay and Mr. Trumbo opposed.

- c. Motion to accept the recommendation of the local agencies and reappoint Calvin Dudney to the Kennewick Public Facilities District Board.

Mr. Trumbo commented about not knowing if anyone else was considered for this vacancy and that he thought all boards and commission vacancies went to the interview board.

Ms. Mosley explained the process for filling Kennewick Public Facilities District Board positions per the Revised Code of Washington (RCW.)

Mr. Parish moved, seconded by Mr. Young to accept the recommendation of the local agencies and reappoint Calvin Dudney to the Kennewick Public Facilities District Board. The motion passed unanimously.

8. UNFINISHED BUSINESS - None

9. COUNCIL COMMENTS/DISCUSSION

Council members reported on their respective activities.

10. AJOURNMENT

Meeting was adjourned at 7:41 p.m.

Terri L. Wright, CMC
City Clerk

Council Agenda Coversheet



Agenda Item Number	3.c.	Council Date	04/16/2019
Agenda Item Type	General Business Item		
Subject	Payroll Roster for PPE 3/31/2019		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Finance		

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

Recommendation

That council approve the Payroll Roster.

Motion for Consideration

I move to approve the Payroll Roster for 3/31/2019 in the amount of \$2,023,941.26, comprised of check numbers 73489 through 73540 and direct deposit numbers 168759 through 169179.

Summary

Alternatives

None.

Fiscal Impact

Total \$2,023,941.26.

Through

Dept Head Approval

City Mgr Approval

Dan Legard
Apr 04, 08:02:33 GMT-0700 2019

Marie Mosley
Apr 12, 08:28:01 GMT-0700 2019

Attachments: Roster

☐ Recording
Required?

April 16, 2019

All Departments:

March 31, 2019

ADMINISTRATIVE TEAM	1,842.00
CITY COUNCIL	4,088.00
CITY MANAGER	12,465.03
CIVIL SERVICE	464.00
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT	43,263.26
EMPLOYEE & COMMUNITY RELATIONS	48,738.46
ENGINEERING	59,178.49
FACILITIES & GROUNDS	71,794.40
FINANCE	47,725.07
FIRE	110,406.80
LEGAL SERVICES	23,000.21
MANAGEMENT SERVICES	78,805.26
POLICE	459,550.66
Subtotal General Fund	961,321.64
STREETS	24,612.11
TRAFFIC	30,518.78
Subtotal Street Fund	55,130.89
BI-PIN	10,722.78
BUILDING SAFETY	40,953.37
COMMUNITY DEVELOPMENT	4,023.08
CRIMINAL JUSTICE	65,290.12
EQUIPMENT RENTAL	8,840.17
MEDICAL SERVICES	357,808.74
RISK MANAGEMENT	3,695.54
STORMWATER UTILITY	18,916.27
WATER & SEWER	144,022.45
Subtotal Other Funds	654,272.52
Total Salaries and Wages	1,670,725.05
<u>Benefits:</u>	
Comp Time Payout	77,054.92
Industrial Insurance	26,969.61
Medical Retirement Account	3,450.00
Retirement	144,683.91
Social Security (FICA)	99,476.71
WA Family Leave	1,581.06
Total Benefits	353,216.21
Grand Total	\$2,023,941.26

I, Dan Legard, Finance Director, at the direction of the Council, do hereby certify that the Payroll hereinabove specified is approved for payment in the amount of \$2,023,941.26 comprised of check numbers 73489 through 73540 and direct deposit numbers 168759 through 169179.

Approved for payment:



Dan Legard, Finance Director

Council Agenda Coversheet



Agenda Item Number	3.d.	Council Date	04/16/2019
Agenda Item Type	Contract/Agreement/Lease		
Subject	Computer Workstation Replacements		
Ordinance/Reso #		Contract #	19-019
Project #	dcppr.wkr	Permit #	
Department	Management Services		

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

Recommendation

Staff recommends Council award Contract 19-019 (Desktop Replacements) to Thornburg Computer Services, LLC. in the amount of \$508,984.00 plus a contingency of \$16,016 for a total amount of \$525,000.00.

Motion for Consideration

I move to award Contract 19-019 (Desktop Replacements) to Thornburg Computer Services, LLC. in the amount of \$508,984.00 plus a contingency of \$16,016 for a total amount of \$525,000.00.

Summary

In order to provide a stable, reliable & standardized workstation environment, the City currently utilizes a 5-yr PC replacement cycle program. This ensures that staff is using the same platforms which minimizes the IT staff time required to troubleshoot and support the overall desktop program and provides consistency among City employees. The previous cycle, as well as the manufacturer warranty, ended on 12/31/2018. These upgrades were included in the 2019-2023 IT Strategic Plan which was reviewed with Council at the Oct 23, 2018 workshop. This project was also included in the budget discussions for capital projects last year and funding is included in the 2019/2020 biennial budget.

This contract will be for the procurement of 300 workstations through Washington State DES contract no. SC-05815-003. Thornburg will manage the receiving, unpackaging, installation of software image & tags, and the deployment/installation of these new workstations to user work area(s). They will also remove the old workstations and assist IT staff with preparing these machines for surplus & removing from inventory.

Alternatives

None recommended.

Fiscal Impact

Funding for this project is included in 300.900.594.18.64.09

Through

Dept Head Approval

City Mgr Approval

Christina Palmer
Apr 10, 17:34:08 GMT-0700 2019

Marie Mosley
Apr 12, 08:32:57 GMT-0700 2019

Attachments: Contract 19-019

☐ Recording
Required?



AGREEMENT BETWEEN CITY AND CONSULTANT

THIS AGREEMENT, is made between the City of Kennewick, PO Box 6108, 210 W. 6th Ave., Kennewick, Washington, (hereinafter referred to as the "City"), and Thornburg Computer Services, LLC, PO Box 11455, Olympia, WA 98508 (hereinafter referred to as the "Consultant").

WITNESSETH:

1) SCOPE OF WORK AND AGREEMENT CONTENTS

- a) The Consultant shall furnish all services, labor and related equipment necessary to conduct and complete the work as designated in this Agreement. The Consultant will (A) procure and prepare workstation devices and accessories, (B) deploy the devices at end user locations throughout the City, and (C) perform asset recovery and disposal services for legacy devices. See Exhibit A for complete scope of work.
- b) This Agreement consists of this Agreement, and other documents listed below issued prior to the execution of this agreement and all modifications and change orders issued subsequent thereto. These form the entire agreement and all are as fully a part of the Agreement as if attached to this Agreement or repeated herein. In the event of a conflict between documents the order of precedence will be the order listed below. An enumeration of the Agreement documents is set forth below:
 - (i) This Agreement No. 19-019 between the City and Consultant
 - (ii) Exhibit A: Statement of Work No. SOW-COK-001
 - (iii) Exhibit B: Quote No. 10374
 - (iv) Exhibit C: Quote No. 10394
 - (v) Exhibit D: Quote No. 10395
 - (vi) Exhibit E: Quote No. 10396
 - (vii) Exhibit F: Quote No. 10397
 - (viii) Exhibit G: Quote No. 10398
 - (ix) Exhibit H: Quote No. 10399
 - (x) Exhibit I: Quote No. 10400

2) GENERAL REQUIREMENTS

- a) The Consultant shall procure, prepare, and deploy workstation devices and accessories and dispose of legacy devices. Specific details regarding deliverables for each phase are contained within Exhibit A. Consultant will procure all hardware through Washington State DES contract no. SC-05815-003. Specific details regarding hardware and services are contained within Exhibits B through I. Exhibits B through I are all-inclusive of the Consultant's fees to satisfy Exhibit A, Statement of Work.

- b) The Consultant shall prepare a monthly progress report if requested, in a form approved by the City, that will outline in written and/or graphical form, the various phases and the order of performance of the work in sufficient details so that the progress of the work can easily be evaluated.

3) TIME FOR BEGINNING AND COMPLETION

The Consultant shall not begin any work under the terms of this Agreement until authorized in writing by the City. Consultant agrees to use best efforts to complete the project by July 31, 2019. Agreement shall be in effect until December 31, 2019.

4) PAYMENT

- a) The City shall pay the Consultant an amount not to exceed \$525,000.00. Progress payments shall be made as follows: 50% invoiced at time of order and remaining balance invoiced at completion of the project.
- b) Invoices not in dispute by the City will be paid net thirty (30) days and shall reference the contract number and/or purchase order applicable to the work. The invoice shall provide sufficient detail on the work being billed and include detailed receipts for any invoices
- c) Reimbursement for extra services/reimbursable expenses are not authorized under this Agreement unless detailed in the Scope of Work or agreed upon in writing as a modification to this Agreement.
- d) The Consultant will allow access to the City, the State of Washington, the Federal Grantor Agency, the Comptroller General of the United States, or any of their duly authorized representatives to any books, documents, papers, and records which are directly pertinent to the specific contract for the purpose of making audit, examination, excerpts, and transcriptions. Unless otherwise provided, said records must be retained for three years from the date of receipt of final payment. If any litigation, claim, or audit arising out of, in connection with, or relating to this contract is initiated before the expiration of the three-year period, the records shall be retained until such litigation, claim, or audit involving the records is completed.

5) INDEPENDENT CONTRACTOR

The Consultant, and any and all employees of the Consultant or other persons engaged in the performance of any work or services required of the Consultant under this Agreement, are independent contractors and shall not be considered employees of the City. Any and all claims that arise at any time under any Workers' Compensation Act on behalf of said employees or other persons while so engaged, and any and all claims made by a third party as a consequence of any act or omission on the part of the Consultant's employees or other persons engaged in any of the work or services required to be provided herein, shall be the sole obligation and responsibility of the Consultant.

6) OWNERSHIP OF DOCUMENTS

All designs, drawings, specifications, documents, reports and other work products prepared pursuant to this Agreement, shall become the property of the City upon payment to the Consultant of the fees set forth in this Agreement. The City acknowledges the Consultant's plans and specifications, including all documents on electronic media, as instruments of professional services. The plans and specifications prepared under this Agreement shall become the property of the City upon completion of the services and payment in full of all payment due to the Consultant. The City may make or permit to be made any modifications to the plans and specifications without the prior written authorization of the Consultant. The City

agrees to waive any claim against the Consultant arising from any unauthorized reuse of the plans and specifications, and to indemnify and hold the Consultant harmless from any claim, liability or cost arising or allegedly arising out of any reuse of the plans and specifications by the City or its agent not authorized by the Consultant.

7) TERMINATION

- a) This Agreement may be terminated by either party upon thirty (30) days' written notice. In the event this contract is terminated by the Consultant, the City shall be entitled to reimbursement of costs occasioned by such termination by the Consultant. In the event the City terminates this Agreement, the City shall pay the Consultant for the work performed, which shall be an amount equal to the percentage of completion of the work as mutually agreed between the City and the Consultant.
- b) If any work covered by this Agreement shall be suspended or abandoned by the City before the Consultant has completed the assigned work, the Consultant shall be paid an amount equal to the costs incurred up to the date of termination or suspension as mutually agreed upon between the City and the Consultant.

8) DISPUTE RESOLUTION

- a) The City and the Consultant agree to negotiate in good faith for a period of thirty (30) days from the date of notice of all disputes between them prior to exercising their rights under this Agreement, or under law.
- b) All disputes between the City and the Consultant not resolved by negotiation between the parties may be arbitrated only by mutual agreement of the City and the Consultant. If not mutually agreed to resolve the claim by arbitration, the claim will be resolved by legal action.

9) DEBARMENT CERTIFICATION

The Consultant certifies that neither the Consultant nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in this contract by any federal or state department or agency. Further, the Consultant agrees not to enter into any arrangements or contracts related to completion of the work contemplated under this Agreement with any party that is on the "General Service Administration List of Parties Excluded from Federal Procurement or Non-procurement Programs" which can be found at: www.sam.gov and <http://www.lni.wa.gov/TradesLicensing/PrevWage/AwardingAgencies/default.asp>

10) VENUE, APPLICABLE LAW AND PERSONAL JURISDICTION

In the event that either party deems it necessary to initiate a legal action to enforce any right or obligation under this Agreement, the parties agree that any such action shall be initiated in the Superior Court of the State of Washington situated in Benton County. The parties agree that all questions shall be resolved by application of Washington law, and that the parties to such action shall have the right of appeal from such decision of the Superior Court in accordance with the laws of the State of Washington. The Consultant hereby consents to the personal jurisdiction of the Superior Court of the State of Washington situated in Benton County.

11) ATTORNEY'S FEES

The parties agree that should legal action be necessary to enforce any of the provisions of this Agreement, that the prevailing party will be awarded its reasonable attorney's fees and costs in action, including costs and attorney's fees on appeal if appeal is taken.

12) INSURANCE

The Consultant shall procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.

- a) No Limitation. Consultant's maintenance of insurance as required by this Agreement shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.
- b) Minimum Scope of Insurance. Consultant shall obtain insurance of the types described below:
 - 1. Automobile Liability insurance covering all owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage.
 - 2. Commercial General Liability insurance shall be written on ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, independent contractors and personal injury and advertising injury. The City shall be named as an insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City.
 - 3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
 - 4. Professional Liability insurance appropriate to the Consultant's profession.
- c) Minimum Amounts of Insurance. Consultant shall maintain the following insurance limits:
 - 1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
 - 2. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate.
 - 3. Professional Liability insurance shall be written with limits no less than \$1,000,000 per claim and \$1,000,000 policy aggregate limit.
- d) Other Insurance Provisions. The Consultant's insurance coverage shall be primary insurance with respect to the City. Any insurance, self-insurance, or insurance pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not contribute with it.
- e) Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. best rating of not less than A:VII.

- f) Verification of Coverage. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements evidencing the insurance requirements of the Consultant before commencement of the work, including, but not limited to, the additional insured endorsement.
- g) Notice of Cancellation. The Consultant shall provide the City with written notice of any policy cancellation within two (2) business days of Consultant's receipt of such notice.
- h) Failure to Maintain Insurance. Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five (5) business days' notice to the Consultant to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Consultant from the City.

13) INDEMNIFICATION / HOLD HARMLESS

- a) Consultant shall defend, indemnify, and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the acts, errors or omissions of the Consultant or the Consultant's employees or agents in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.
- b) Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability, including the duty and cost to defend, shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

14) STANDARD OF CARE

The professional services will be furnished in accordance with the care and skill ordinarily used by members of the same profession practicing under similar conditions at the same time and in the same locality.

14) SUCCESSORS OR ASSIGNS

All of the terms, conditions and provisions hereof shall inure to the benefit of and be binding upon the parties hereto, and their respective successors and assigns; provided, however, that no assignment of the Agreement shall be made without written consent of the parties to the Agreement.

15) EQUAL OPPORTUNITY AGREEMENT

The Consultant agrees that s/he will not discriminate against any employee or job applicants for work under this Agreement for reasons of race, sex, nationality, religious creed, or sexual orientation.

16) PARTIAL INVALIDITY

Any provision of this Agreement which is found to be invalid or unenforceable shall be ineffective to the extent of such invalidity or unenforceability, and the invalidity or unenforceability of such provision shall not affect the validity or enforceability of the remaining provisions hereof.

18) AMENDMENTS

All amendments must be in writing and be approved and signed by both parties.

19) CHANGE IN LAW

The parties hereto agree that in the event legislation is enacted or regulations are promulgated, or a decision of court is rendered, or any interpretive policy or opinion of any governmental agency charged with the enforcement of any such law or regulation is published that affects or may affect the legality of this Agreement or any part thereof or that materially and adversely affects the ability of either party to perform its obligations or receive the benefits intended hereunder ("Adverse Change in Law"), then within fourteen (14) days following written notice by either party to the other party of such adverse change in law, the parties shall meet to negotiate in good faith an amendment which will carry out the original intention of the parties to the extent possible. If, despite good faith attempts, the parties cannot reach agreement upon an amendment within sixty (60) days after commencing negotiation, then this Agreement may be terminated by either party as of the earlier of: (i) the effective date of the adverse change in law, or (ii) the expiration of a period of sixty (60) days following written notice of termination provided by one party to the other.

20) CONFIDENTIALITY

In the course of performing under this Agreement, Consultant, including its employees, agents or representatives, may receive, be exposed to, or acquire confidential information. Confidential information may include, but is not limited to, patient information, contract terms, sensitive employee information, or proprietary data in any form, whether written, oral, or contained in any computer database or computer readable form. Consultant shall: i) not disclose confidential information except as permitted by this Agreement; (ii) only permit use of such confidential information by employees, agents and representatives having a need to know in connection with performance under this Agreement; and (iii) advise each of its employees, agents, and representatives of their obligations to keep such information confidential.

21) CHANGES OF WORK

- a) When required to do so, and without any additional compensation, the Consultant shall make such changes and revisions in the completed work of this Agreement as necessary to correct or revise any errors, omissions, or other deficiencies in the design, drawings, specifications, reports, and other similar documents which the Consultant is responsible for preparing or furnishing under this Agreement.
- b) Should the City find it desirable for its own purposes to have previously satisfactorily completed work or parts thereof changed or revised, the Consultant shall make such revisions as directed by the City. This work shall be considered as Extra Work and will be paid for as herein provided under Section 22, Extra Work.

22) EXTRA WORK

The City may desire to have the Consultant perform work or render additional services within the general scope of this Agreement. Such work shall be considered as extra work and will be

specified in a written supplement to this Agreement which will set forth the nature of the scope, schedule for additional work, additional fees and the method of payment. Work under a supplemental Agreement shall not proceed until authorized in writing by the City.

23) PUBLIC DISCLOSURE

The parties to this Agreement understand and acknowledge that the City is subject to the Public Records Act, RCW 42.56 et seq. If the City receives a public records request for this agreement and/or for documents and/or materials provided to the City under this agreement, generally such information will be a public record and must be disclosed to the public records requester. However, the City agrees to notify the Consultant if it receives such a public records request and the date the City plans to release the records. If the Consultant fails to obtain a protective order from the applicable court prior to the time the City releases the records to the public records requester, the Consultant shall be deemed to have given the City full authority to release the records on the date specified, and the Consultant understands it has thereby given up all rights to challenge the disclosure in any forum.

This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. This Agreement may be delivered by facsimile or other electronic means and those signatures shall be treated as original signatures for all applicable purposes. The person signing this Agreement for Consultant represents that he or she has full and proper authority to do so and to bind the party which they are representing. This Agreement will become binding on the date of last execution hereon:

EXECUTED THIS ____ day of April, 2019.

CITY OF KENNEWICK, WASHINGTON

THORNBURG COMPUTER SERVICES

Marie Mosley
City Manager

Signature

Brett Hansen, Managing Member
Printed Name & Title

ATTEST:

PO Box 11455
Street Address

Terri L. Wright
City Clerk

Olympia, WA 98508
City, State, Zip

APPROVED AS TO FORM:

425-818-5252
Phone

Lisa Beaton
City Attorney

Brett.Hansen@thornburgcs.com
Email



**Pricing Estimate
and Scope of Work
for
City of Kennewick Prep/Deployment Services
Project:
SOW-COK-001**

Prepared By:
Thornburg Computer Services, LLC
P.O. Box 11455
Olympia, WA 98508-1455

April 1st, 2019
City of Kennewick
Device Prep, image, etch, and delivery

SERVICES PROVIDED

Receive Computer Equipment

- Receive equipment at Thornburg Computer Services (TCS) warehouse
- Unpack new Client System from shipping boxes and inspect components for damage
- Verify service tag for each new Client System against packing slip
- Notify manufacturer helpdesk of any discrepancy or damage regarding the shipment of equipment
- Prepare refuse (cardboard, Styrofoam, plastics, etc.) for recycle or disposal
- Retain all packing slips for delivery to City of Kennewick and/or designated entity

Labeling

- COK will produce Red Tag labels based on machine names
- Labels produced by COK will have the following characteristics
 - COK to provide photo to TCS deployment team with desired tag location
- Place COK provided labels on equipment at customer defined locations
- Work with COK technicians to complete customer provided replacement worksheet

Image Equipment

- Prepare equipment utilizing City of Kennewick's preferred imaging process onsite at TCS Warehouse:
 - Bios updated and settings allow PXE
 - Variables
 - Ensure Symantec Managed or Unmanaged
 - Ensure iLeads is on or off
 - Ensure Adobe Reader for all unless marked
 - Machine name to Red Tag (RT)
 - Ensure Driver package
 - Ensure new asset is reflected in SCCM

Prepare Devices

- Place power cords, keyboards, mice, etc. in one or more separate boxes (all cords will be in their own box(es), keyboards in their own box(es), etc.)

Deliver to Site

- Confirm delivery location, contact, and schedule with customer Project Coordinator

- Sign out and track equipment to be delivered
- Transport equipment void of cardboard, Styrofoam, or other packing materials
- Deliver equipment to City of Kennewick locations (20)
- Secure acceptance documentation
- Accept/cover risk of loss for systems while in Thornburg's possession

Install Devices

- Place new device in appropriate location based on COK provide replacement worksheet.
Ensuring the following is verified:
 - Surplus Document
 - RT Removed put on Surplus paper
 - HD Removed and Labeled
 - Ensure User is correct? Enter Yes OR Correct User
 - Ensure Room Number Correct? Yes or Number
 - New RT entered in spreadsheet
- Connect new device to necessary cables already in place
- Use Velcro for cable management
- Power on device and verify network connectivity

Asset Recovery Services

COK Technician

- Pre-surplus machines before Thornburg arrival
 - Print surplus paper
 - Give Thornburg tech surplus paper and list for the building
- Bret Helms – Sign off on Surplus paper in lieu of Purchasing rep
 - Ensuring the RT removed matched list
 - Ensure the hard drive is removed and labeled
- Escort Thornburg team
- COK Technicians to retain HDs removed from surplus systems

TCS Deployment Team

- TCS to assist COK Technicians with HD removal from surplus systems. COK Technicians to retain HDs removed from surplus systems
- Prepare surplus systems for transportation to TCS warehouse
- Secure signature/acceptance of systems to be prepared for disposal
- Transport systems to TCS warehouse and prepare for disposal
- Dispose of COK legacy assets

Assumptions

Imaging Equipment

- City of Kennewick will work with TCS to connect imaging server and test all communication equipment necessary to set up a VPN to their location.
- TCS will ensure a completely segregated network environment in which to connect City of Kennewick equipment
- Provisioning Server will be available at all times unless previously scheduled to be down
- All provisioning package creation is to be completed by City of Kennewick personnel

Deployment

- Preferred Hours are M-Th 7:00am – 5:00pm and Fri 8:00am – 5:00pm
- A City of Kennewick Contact will be provided for each location
- City of Kennewick will have a minimum of one technicians on-site during deployment
- City of Kennewick will have machine locations prepped with necessary cables

Data Liability Disclaimer

Thornburg Computer Services LLC. personnel and/or appointed contractors are trained and committed to exercise all possible efforts to safeguard your hardware and loaded software and data by observing standard protection procedures and utmost precaution in the performance of their work.

Nonetheless, examination, replacement and handling of hardware components and/or installation, upgrade and reconfiguration of operating systems and software applications can be uncertain.

IN NO EVENT WILL THORNBURG PERSONNEL AND/OR APPOINTED CONTRACTORS BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES. IN CONNECTION WITH, OR ARISING FROM, THE WORKS PERFORMED ON THE SYSTEM REFERENCED BELOW (INCLUDING, BUT NOT LIMITED TO, LOSS OF DATA. APPLICATION PROGRAMS, USE, PROFITS OR OTHER ADVANTAGES, OR ANY REPLACEMENT OF DATA RECONSTRUCTION COSTS).

The custodian/user of the referenced system is fully responsible for performing any required backup or data protection before the commencement of any work by Thornburg personnel and/or appointed contractors.

Please, notice that Thornburg personnel and/or appointed contractors are not authorized to perform data backups.



P.O. Box 11455
Olympia, WA 98508

Phone: 360.705.2840
Fax: 866.370.2522

Pricing

Pricing below is based on the scopes described above. Pricing is subject to change with scope adjustments.

Machine Prep, Deploy, Asset Recover

Imaging, Etching, Tagging, Unboxing, Reporting – as described above

Deploy per description above

Asset Recovery per description above

Locations

20

Delivery Spots per Location

Per COK replacement worksheet

Machine Prep, Deployment, Asset Recovery - \$62 per device

IN WITNESS WHEREOF, Thornburg Computer Services and City of Kennewick have caused this Statement of Work to be signed and delivered by their duly authorized representatives as of the date of last signature below (the "Effective Date").

City of Kennewick	Thornburg Computer Services, LLC
By: _____	By: _____
Printed Name: _____	Printed Name: <u>Brett Hansen</u>
Title: _____	Title: <u>Managing Member</u>
Date: _____	Date: _____

Thornburg Computer Services, LLC
 PO Box 11455
 Olympia, WA 98508



Quote

Date	Quote #
4/5/2019	10374

DES Contract No.
 SC-05815-003

Name / Address
City of Kennewick PO BOX 6108 KENNEWICK WA 99336-0108

Description	Qty	Unit Price	Ext. Price
XPS 15 2-in-1 (9575) (210-AOQT) 8th Generation Intel(R) Core(TM) i7-8706G Processor (8M Cache, up to 4.1 GHz, 4 cores) (338-BOFL) Windows 10 Pro (64bit) English (619-AHCR) Microsoft(R) Office 30 Days Trial (658-BCSB) Silver (320-BCPX) 16GB DDR4-2400MHz Integrated (370-AEHF) Backlit Keyboard (580-AHDL) LCD Back Cover for Touch Screen - Silver (320-BCNI) 15.6" FHD (1920 x 1080) InfinityEdge Anti-Reflective Touch IPS 100% sRGB 400-Nits display (391-BDRD) 512GB PCIe M.2 SSD (400-AVHW) Intel 8265 802.11ac 2x2 and Bluetooth (555-BEDB) Radeon(TM) RX Vega M GL Graphics with 4GB HMB2 Graphics Memory (490-BELW) Not selected in this configuration (817-BBBC) E5 Power Cord for 3-pin Adapter (US/China) (340-AAMU) Safety/Environment and Regulatory Guide (English/French Multi-language) (340-AGIK) Systems Management Software (631-ABVR) Placemat for English, French, Portuguese Brazil, Spanish, Dutch (340-CBJJ) Dell.com Order (332-0550) US Order (332-1286) 6-Cell 75WHr Integrated (451-BCEY) Energy Star Label (389-BKKG) Dell.com Order (332-1530) Direct ship Info Mod (340-AAPP) XPS 15 2 in1 Packaging (340-CECH) Shipping Material (340-CECI) No FGA (817-BBBB) Regulatory Information (340-CGFL) Intel Core i7 vPRO Label (389-CGNO) Dell Command Power Manager (DCPM) (525-0131) SupportAssist (525-BBCL)	2	2,414.60	4,829.20T

	Subtotal
Quotes are valid for 30 days	Sales Tax (8.6%)
To initiate the purchase of items on this quote, please submit to orders@thornburgs.com	Total

Thornburg Computer Services, LLC
PO Box 11455
Olympia, WA 98508



Quote

Date	Quote #
4/5/2019	10374

DES Contract No.
SC-05815-003

Name / Address
City of Kennewick PO BOX 6108 KENNEWICK WA 99336-0108

Description	Qty	Unit Price	Ext. Price
Dell(TM) Digital Delivery Cirrus Client (640-BBLW) Dell Client System Update (Updates latest Dell Recommended BIOS, Drivers, Firmware and Apps) (658-BBMR) Dell Developed Recovery Environment (658-BCUV) 130W AC Adapter (450-AHBF) Dell Adapter USB-C to USB-A 3.0 (470-ABXK) No Option Included (340-ACQQ) McAfee Small Business Security 30day Sub (525-0311) McAfee(R) 30day Trial (658-BCCO) Dell Limited Hardware Warranty Initial Year (801-0978) ProSupport: Next Business Day Onsite, 1 Year (801-0993) ProSupport: Next Business Day Onsite, 3 Year Extended (801-0994) ProSupport: 7x24 Technical Support, 4 Years (801-0995) Dell Limited Hardware Warranty Extended Year(s) (975-3461) Thank you choosing Dell ProSupport. For tech support, visit //support.dell.com/ProSupport or call 1-866-516-3115 (989-3449) Dell Premium Active Pen (PN579X) (750-ABEB)	2	71.75	143.50T

	Subtotal	\$4,972.70
Quotes are valid for 30 days	Sales Tax (8.6%)	\$427.65
To initiate the purchase of items on this quote, please submit to orders@thornburgcs.com	Total	\$5,400.35

Thornburg Computer Services, LLC
PO Box 11455
Olympia, WA 98508



Quote

Date	Quote #
4/5/2019	10394

DES Contract No.
SC-05815-003

Name / Address
City of Kennewick PO BOX 6108 KENNEWICK WA 99336-0108

Description	Qty	Unit Price	Ext. Price
Dell Latitude 7390 2-in-1 XCTO Base (210-ANRD) 8th Gen Intel Core i7-8650U Processor (Quad Core, 8MB Cache, 1.9GHz,15W) (379-BCXG) Win 10 Pro 64 English, French, Spanish (619-AHKN) No Productivity Software (630-AAPK) Intel Core i7-8650U(up to 4.2GHz,vPro Capable),16G 2133MHz Memory,Intel UHD Graphics 620,Thunderbolt (338-BNJI) ODM Assembly Base (338-BNJJ) Intel vPro Technology Advanced Management Features (631-ABNO) Intel Sensor Solution (631-ABNP) 16GB LPDDR3 2133MHz (370-AEHM) M.2 256GB PCIe NVMe Class 40 Solid State Drive (400-AUOC) PCIe SSD Bracket (575-BBLM) No Additional Hard Drive (401-AAGM) 13.3" FHD (1920 X 1080) Touch LCD with Mic/Camera, WLAN Capable (391-BDKN) Internal US English Qwerty Backlit Keyboard (583-BDYM) No Mouse (570-AADK) Intel(R) Dual-Band Wireless-AC 8265 Wi-Fi + BT 4.2 Wireless Card (2x2) driver (555-BDUO) Intel Dual-Band Wireless-AC 8265 Wireless Card (2x2), SAR (555-BDIB) No Mobile Broadband Card (362-BBBB) Primary 4-cell 60W/HR LG Chemical Longlife Battery with 3 Years Limited Hardware Warranty (451-BCEJ) 90W E5 Type-C Power Adapter (450-AGDR) Palmrest with No Security, w/Thunderbolt, tie with 82key keyboard (346-BCNK) No FGA (817-BBBB) US Power Cord (450-AAEJ) Safety/Environment and Regulatory Guide (English/French Multi-language) (340-AGIK) No Resource DVD / USB (430-XXYG) QSG placemat for Win10 DAO (340-BWHQ) No Option Included (340-ACQQ) US Order (332-1286) Energy Star Certified (387-BBMW) No Docking Station (452-BBSE)	62	1,907.84	118,286.08T

	Subtotal
Quotes are valid for 30 days	Sales Tax (8.6%)
To initiate the purchase of items on this quote, please submit to orders@thornburgs.com	Total

Thornburg Computer Services, LLC
PO Box 11455
Olympia, WA 98508



Quote

Date	Quote #
4/5/2019	10394

DES Contract No.
SC-05815-003

Name / Address
City of Kennewick PO BOX 6108 KENNEWICK WA 99336-0108

Description	Qty	Unit Price	Ext. Price
No UPC Label (389-BCGW) Direct ship Info Mod (340-AAPP) Min Config Package for ODM L10 (340-BSMQ) Shuttle Box Package for ODM L10 (340-BSMT) SHIP,NBK,DAO,TPM,SHTLE,7390V (340-BWHK) SHIP,NBK,WW,TPM,MIN,7390V (340-BWHS) Regulatory Label included (389-BEYY) 8th Gen Intel Core i7 vPro processor label (389-CGJM) Dell Command Power Manager (DCPM) (525-0131) SupportAssist (525-BBCL) Latitude 7390 2-in-1 Software Driver (631-ABNK) Dell(TM) Digital Delivery Cirrus Client (640-BBLW) Dell Client System Update (Updates latest Dell Recommended BIOS, Drivers, Firmware and Apps) (658-BBMR) Waves Maxx Audio (658-BBRB) Dell Developed Recovery Environment (658-BCUV) No Media (620-AAOH) BTO Standard Shipment (VS) (800-BBGU) No Anti-Virus Software (650-AAAM) Dell Limited Hardware Warranty Plus Service (807-7362) ProSupport: Next Business Day Onsite, 5 Years (807-7390) ProSupport: 7x24 Technical Support, 5 Years (807-7406) Thank you choosing Dell ProSupport. For tech support, visit //support.dell.com/ProSupport or call 1-866-516-3115 (989-3449) Dell Active Pen for Latitude 5285, 5289, and 7285 (750-AATY)	62	38.40	2,380.80T

	Subtotal	\$120,666.88
Quotes are valid for 30 days	Sales Tax (8.6%)	\$10,377.35
To initiate the purchase of items on this quote, please submit to orders@thornburgcs.com	Total	\$131,044.23

Thornburg Computer Services, LLC
PO Box 11455
Olympia, WA 98508



Quote

Date	Quote #
4/5/2019	10395

DES Contract No.
SC-05815-003

Name / Address
City of Kennewick PO BOX 6108 KENNEWICK WA 99336-0108

Description	Qty	Unit Price	Ext. Price
Dell Latitude 7390 2-in-1 XCTO Base (210-ANRD) 8th Gen Intel Core i7-8650U Processor (Quad Core, 8MB Cache, 1.9GHz,15W) (379-BCXG) Win 10 Pro 64 English, French, Spanish (619-AHKN) No Productivity Software (630-AAPK) Intel Core i7-8650U(up to 4.2GHz,vPro Capable),16G 2133MHz Memory,Intel UHD Graphics 620,Thunderbolt (338-BNJI) ODM Assembly Base (338-BNJJ) Intel vPro Technology Advanced Management Features (631-ABNO) Intel Sensor Solution (631-ABNP) 16GB LPDDR3 2133MHz (370-AEHM) M.2 256GB PCIe NVMe Class 40 Solid State Drive (400-AUOC) PCIe SSD Bracket (575-BBLM) No Additional Hard Drive (401-AAGM) 13.3" FHD (1920 X 1080) Touch LCD with Mic/Camera, WWAN/WLAN Capable (391-BDKQ) Internal US English Qwerty Backlit Keyboard (583-BDYM) No Mouse (570-AADK) Intel(R) Dual-Band Wireless-AC 8265 Wi-Fi + BT 4.2 Wireless Card (2x2) driver (555-BDUO) Intel Dual-Band Wireless-AC 8265 Wireless Card (2x2), SAR (555-BDIB) Qualcomm Snapdragon X7 LTE-A (DW5811e) Verizon (556-BBVS) Primary 4-cell 60W/HR LG Chemical Longlife Battery with 3 Years Limited Hardware Warranty (451-BCEJ) 90W E5 Type-C Power Adapter (450-AGDR) Palmrest with No Security, w/Thunderbolt, tie with 82key keyboard (346-BCNK) No FGA (817-BBBB) US Power Cord (450-AAEJ) Safety/Environment and Regulatory Guide (English/French Multi-language) (340-AGIK) No Resource DVD / USB (430-XXYG) QSG placemat for Win10 DAO (340-BWHQ) No Option Included (340-ACQQ) US Order (332-1286) Energy Star Certified (387-BBMW) No Docking Station (452-BBSE)	11	2,039.05	22,429.55T

	Subtotal
Quotes are valid for 30 days	Sales Tax (8.6%)
To initiate the purchase of items on this quote, please submit to orders@thornburgs.com	Total

Thornburg Computer Services, LLC
PO Box 11455
Olympia, WA 98508



Quote

Date	Quote #
4/5/2019	10395

DES Contract No.
SC-05815-003

Name / Address
City of Kennewick PO BOX 6108 KENNEWICK WA 99336-0108

Description	Qty	Unit Price	Ext. Price
No UPC Label (389-BCGW) Direct ship Info Mod (340-AAPP) Min Config Package for ODM L10 (340-BSMQ) Shuttle Box Package for ODM L10 (340-BSMT) SHIP,NBK,DAO,TPM,SHTLE,7390V (340-BWHK) SHIP,NBK,WW,TPM,MIN,7390V (340-BWHS) Regulatory Label included (389-BEYY) 8th Gen Intel Core i7 vPro processor label (389-CGJM) Dell Command Power Manager (DCPM) (525-0131) SupportAssist (525-BBCL) Latitude 7390 2-in-1 Software Driver (631-ABNK) Dell(TM) Digital Delivery Cirrus Client (640-BBLW) Dell Client System Update (Updates latest Dell Recommended BIOS, Drivers, Firmware and Apps) (658-BBMR) Waves Maxx Audio (658-BBRB) Dell Developed Recovery Environment (658-BCUV) No Media (620-AAOH) BTO Standard Shipment (VS) (800-BBGU) No Anti-Virus Software (650-AAAM) Dell Limited Hardware Warranty Plus Service (807-7362) ProSupport: Next Business Day Onsite, 5 Years (807-7390) ProSupport: 7x24 Technical Support, 5 Years (807-7406) Thank you choosing Dell ProSupport. For tech support, visit //support.dell.com/ProSupport or call 1-866-516-3115 (989-3449) Dell Active Pen for Latitude 5285, 5289, and 7285 (750-AATY)	11	38.40	422.40T

	Subtotal	\$22,851.95
Quotes are valid for 30 days	Sales Tax (8.6%)	\$1,965.27
To initiate the purchase of items on this quote, please submit to orders@thornburgcs.com	Total	\$24,817.22

Thornburg Computer Services, LLC
PO Box 11455
Olympia, WA 98508



Date	Quote #
4/5/2019	10396

Name / Address
City of Kennewick PO BOX 6108 KENNEWICK WA 99336-0108

Description	Qty	Unit Price	Ext. Price
Dell Business Thunderbolt Dock - TB16 with 240W Adapter (452-BCNU)	111	252.00	27,972.00

		Subtotal	\$27,972.00
Quotes are valid for 30 days		Sales Tax (8.6%)	\$2,405.59
	To initiate the purchase of items on this quote, please submit to orders@thornburgcs.com	Total	\$30,377.59

Thornburg Computer Services, LLC
PO Box 11455
Olympia, WA 98508



Quote

Date	Quote #
4/5/2019	10397

DES Contract No.
SC-05815-003

Name / Address
City of Kennewick PO BOX 6108 KENNEWICK WA 99336-0108

Description	Qty	Unit Price	Ext. Price
OptiPlex 5060 MT XCTO (210-AOTS) Intel Core i7-8700 (6 Cores/12MB/12T/up to 4.6GHz/65W); supports Windows 10/Linux (338-BNZW) Win 10 Pro 64 English, French, Spanish (619-AHKN) No Productivity Software (630-AAPK) 32GB 2x16GB DDR4 2666MHz UDIMM Non-ECC (370-AEBI) M.2 256GB PCIe NVMe Class 40 Solid State Drive (400-AWFT) M2X3.5 Screw for SSD/DDPE (773-BBBC) No Additional Hard Drive (401-AANH) AMD Radeon RX 550, 4GB, FH (DP/mDP/mDP) (490-BEFU) DVD+/-RW Bezel (325-BCXM) 8x DVD+/-RW 9.5mm Optical Disk Drive (429-ABFH) No Media Card Reader (379-BBHM) No Wireless LAN Card (555-BBFO) No Wireless Driver (340-AFMQ) No PCIe add-in card (492-BBFF) OptiPlex 5060 Tower with 260W up to 85% efficient Power Supply (80Plus Bronze) (329-BDRG) Black Dell KB216 Wired Multi-Media Keyboard English (580-ADJC) Black Dell MS116 Wired Mouse (275-BBBW) No Cable Cover (325-BCZQ) No Additional Cable Requested (379-BBCY) Not selected in this configuration (817-BBBC) No Integrated Stand option (575-BBBI) SupportAssist (525-BBCL) Dell(TM) Digital Delivery Cirrus Client (640-BBLW) Dell Client System Update (Updates latest Dell Recommended BIOS, Drivers, Firmware and Apps) (658-BBMR) Waves Maxx Audio (658-BBRB) Dell Developed Recovery Environment (658-BCUV) Software for OptPlex Systems (658-BDVO) OS-Windows Media Not Included (620-AALW) Energy Star (387-BBLW)	10	1,461.28	14,612.80T

	Subtotal
Quotes are valid for 30 days	Sales Tax (8.6%)
To initiate the purchase of items on this quote, please submit to orders@thornburgcs.com	Total

Thornburg Computer Services, LLC
PO Box 11455
Olympia, WA 98508



Quote

Date	Quote #
4/5/2019	10397

DES Contract No.
SC-05815-003

Name / Address
City of Kennewick PO BOX 6108 KENNEWICK WA 99336-0108

Description	Qty	Unit Price	Ext. Price
No FGA (817-BBBB) Chassis Intrusion Switch Tower (461-AAEF) No Anti-Virus Software (650-AAAM) CMS Essentials DVD no Media (658-BBTV) TPM Enabled (329-BBJL) System Power Cord (Philipine/TH/US) (450-AAOJ) No Intel Responsive (551-BBBJ) Intel(R) Core(TM) i7 Processor Label (389-CGBC) No UPC Label (389-BCGW) Safety/Environment and Regulatory Guide (English/French Multi-language) (340-AGIK) No CompuTrace (461-AABF) US Order (332-1286) Documentation, English, Spanish, Dell OptiPlex 5060 (340-CDZG) No External ODD (429-ABGY) MT: EPA Regulatory LBL for Mexico (389-CXHR) Ship Material for OptiPlex Tower (340-CDWT) Shipping Label for DAO (389-BBUU) Intel Standard Manageability (631-ABRK) No Additional Video Ports (492-BCKH) Desktop BTO Standard shipment (800-BBIO) Dell Limited Hardware Warranty Plus Service (804-9043) ProSupport: 7x24 Technical Support, 5 Years (804-9052) ProSupport: Next Business Day Onsite 5 Years (804-9072) Thank you choosing Dell ProSupport. For tech support, visit //support.dell.com/ProSupport or call 1-866-516-3115 (989-3449)			

	Subtotal	\$14,612.80
Quotes are valid for 30 days	Sales Tax (8.6%)	\$1,256.70
To initiate the purchase of items on this quote, please submit to orders@thornburgcs.com	Total	\$15,869.50

Thornburg Computer Services, LLC
PO Box 11455
Olympia, WA 98508



Quote

Date	Quote #
4/5/2019	10398

DES Contract No.
SC-05815-003

Name / Address
City of Kennewick PO BOX 6108 KENNEWICK WA 99336-0108

Description	Qty	Unit Price	Ext. Price
OptiPlex 5060 MT XCTO (210-AOTS) Intel Core i7-8700 (6 Cores/12MB/12T/up to 4.6GHz/65W); supports Windows 10/Linux (338-BNZW) Win 10 Pro 64 English, French, Spanish (619-AHKN) No Productivity Software (630-AAPK) 16GB 2X8GB DDR4 2666MHz UDIMM Non-ECC (370-AEBG) M.2 256GB PCIe NVMe Class 40 Solid State Drive (400-AWFT) M2X3.5 Screw for SSD/DDPE (773-BBBC) No Additional Hard Drive (401-AANH) Intel Integrated Graphics, Dell OptiPlex (490-BBFG) DVD+/-RW Bezel (325-BCXM) 8x DVD+/-RW 9.5mm Optical Disk Drive (429-ABFH) No Media Card Reader (379-BBHM) No Wireless LAN Card (555-BBFO) No Wireless Driver (340-AFMQ) No PCIe add-in card (492-BBFF) OptiPlex 5060 Tower with 260W up to 85% efficient Power Supply (80Plus Bronze) (329-BDRG) Black Dell KB216 Wired Multi-Media Keyboard English (580-ADJC) Black Dell MS116 Wired Mouse (275-BBBW) No Cable Cover (325-BCZQ) No Additional Cable Requested (379-BBCY) Not selected in this configuration (817-BBBC) No Integrated Stand option (575-BBBI) SupportAssist (525-BBCL) Dell(TM) Digital Delivery Cirrus Client (640-BBLW) Dell Client System Update (Updates latest Dell Recommended BIOS, Drivers, Firmware and Apps) (658-BBMR) Waves Maxx Audio (658-BBRB) Dell Developed Recovery Environment (658-BCUV) Software for OptiPlex Systems (658-BDVO) OS-Windows Media Not Included (620-AALW) Energy Star (387-BBLW)	169	1,165.54	196,976.26T

	Subtotal
Quotes are valid for 30 days	Sales Tax (8.6%)
To initiate the purchase of items on this quote, please submit to orders@thornburgcs.com	Total

Thornburg Computer Services, LLC
PO Box 11455
Olympia, WA 98508



Quote

Date	Quote #
4/5/2019	10398

DES Contract No.
SC-05815-003

Name / Address
City of Kennewick PO BOX 6108 KENNEWICK WA 99336-0108

Description	Qty	Unit Price	Ext. Price
No FGA (817-BBBB) Chassis Intrusion Switch Tower (461-AAEF) No Anti-Virus Software (650-AAAM) CMS Essentials DVD no Media (658-BBTV) TPM Enabled (329-BBJL) System Power Cord (Philippine/TH/US) (450-AAOJ) No Intel Responsive (551-BBBJ) Intel(R) Core(TM) i7 Processor Label (389-CGBC) No UPC Label (389-BCGW) Safety/Environment and Regulatory Guide (English/French Multi-language) (340-AGIK) No CompuTrace (461-AABF) US Order (332-1286) Documentation, English, Spanish, Dell OptiPlex 5060 (340-CDZG) No External ODD (429-ABGY) MT: EPA Regulatory LBL for Mexico (389-CXHR) Ship Material for OptiPlex Tower (340-CDWT) Shipping Label for DAO (389-BBUU) Intel Standard Manageability (631-ABRK) No Additional Video Ports (492-BCKH) Desktop BTO Standard shipment (800-BBIO) Dell Limited Hardware Warranty Plus Service (804-9043) ProSupport: 7x24 Technical Support, 5 Years (804-9052) ProSupport: Next Business Day Onsite 5 Years (804-9072) Thank you choosing Dell ProSupport. For tech support, visit //support.dell.com/ProSupport or call 1-866-516-3115 (989-3449)			

	Subtotal	\$196,976.26
Quotes are valid for 30 days	Sales Tax (8.6%)	\$16,939.96
To initiate the purchase of items on this quote, please submit to orders@thornburgcs.com	Total	\$213,916.22

Thornburg Computer Services, LLC
 PO Box 11455
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Quote

Date	Quote #
4/5/2019	10399

DES Contract No.
 SC-05815-003

Name / Address
City of Kennewick PO BOX 6108 KENNEWICK WA 99336-0108

Description	Qty	Unit Price	Ext. Price
Dell Latitude 5591 XCTO (210-AOSV) 8th Generation Intel Core i7-8850H Processor (6 Core, 9MB Cache, 2.6GHz, 45W, vPro) (379-BDCE) Win 10 Pro 64 English, French, Spanish (619-AHKN) No Productivity Software (630-AAPK) Intel Core i7 8850H with Nvidia GeForce MX130 w/2GB GDDR5 with Thunderbolt 3 (338-BOGJ) No Out-of-Band Systems Management (631-ABTH) 16GB, 1x16GB, DDR4 Non-ECC (370-AECT) M.2 256GB SATA Class 20 Solid State Drive (400-AWTC) No Additional Hard Drive (401-AADF) Non-Touch LCD Back Cover with WLAN/WWAN antenna (320-BCJO) Non-Touch LCD bezel+RGB(HD) camera+Mic (325-BCTN) Non-touch 15.6" FHD IPS EDP1.2 AG LCD (1920 x 1080) (391-BDSB) Dual Pointing Non-backlit Keyboard with Number Pad (US English) (583-BEFB) No Mouse (570-AADK) Wireless Driver, 9560AC WLAN card (555-BEHE) Intel® Dual Band Wireless AC 9560 (802.11ac) 2x2 + Bluetooth 5.0 (555-BEDV) DW5811E WWAN Card for Verizon, Win8.1/10 (555-BEHQ) Primary 6-cell 92W/HR Battery (451-BBXW) 130 Watt AC Adapter (450-AHDT) Dual Point Palmrest with No Security, Thunderbolt (346-BCUL) No FGA (817-BBBB) OS-Windows Media Not Included (620-AALW) US Power Cord (537-BBBL) No Resource DVD / USB (430-XXYG) Quick Reference Guide (340-CEFR) No Option Included (340-ACQQ) No Carrying Case (460-BBEX) US Order (332-1286) Energy Star Certified (387-BBLZ) BTO Standard Shipment (S) (800-BBGT)	17	1,786.85	30,376.45T

	Subtotal
Quotes are valid for 30 days	Sales Tax (8.6%)
To initiate the purchase of items on this quote, please submit to orders@thornburgcs.com	Total

Thornburg Computer Services, LLC
PO Box 11455
Olympia, WA 98508



Quote

Date	Quote #
4/5/2019	10399

DES Contract No.
SC-05815-003

Name / Address
City of Kennewick PO BOX 6108 KENNEWICK WA 99336-0108

Description	Qty	Unit Price	Ext. Price
Safety/Environment and Regulatory Guide (English/French Multi-language) (340-AGIK) No Docking Station (452-BBSE) No UPC Label (389-BCGW) Regulatory Label included (389-BEYY) Direct ship Info Mod (340-AAPP) MIX SHIP Config (DAO/BCC) (340-CDSP) Intel(R) Core(TM) i7 Processor Label (389-CGBC) SupportAssist (525-BBCL) Dell(TM) Digital Delivery Cirrus Client (640-BBLW) Dell Client System Update (Updates latest Dell Recommended BIOS, Drivers, Firmware and Apps) (658-BBMR) Waves Maxx Audio (658-BBRB) Dell Developed Recovery Environment (658-BCUV) Latitude 5591 Software Driver (658-BDUZ) Dell Power Manager (658-BDVK) No Anti-Virus Software (650-AAAM) No Removable CD/DVD Drive (429-AATO) Dell Limited Hardware Warranty Extended Year(s) (975-3461) Thank you choosing Dell ProSupport. For tech support, visit //support.dell.com/ProSupport or call 1-866-516-3115 (989-3449) Dell Limited Hardware Warranty (997-8317) ProSupport: 7x24 Technical Support, 5 Years (997-8348) ProSupport: Next Business Day Onsite, 1 Year (997-8349) ProSupport: Next Business Day Onsite, 4 Year Extended (997-8358)			

	Subtotal	\$30,376.45
Quotes are valid for 30 days	Sales Tax (8.6%)	\$2,612.37
To initiate the purchase of items on this quote, please submit to orders@thornburgs.com	Total	\$32,988.82

Thornburg Computer Services, LLC
 PO Box 11455
 Olympia, WA 98508



Quote

Date	Quote #
4/5/2019	10400

DES Contract No.
 SC-05815-003

Name / Address
City of Kennewick PO BOX 6108 KENNEWICK WA 99336-0108

Description	Qty	Unit Price	Ext. Price
Dell Latitude 5591 XCTO (210-AOSV) 8th Generation Intel Core i7-8850H Processor (6 Core, 9MB Cache, 2.6GHz, 45W, vPro) (379-BDCE) Win 10 Pro 64 English, French, Spanish (619-AHKN) No Productivity Software (630-AAPK) Intel Core i7 8850H with Nvidia GeForce MX130 w/2GB GDDR5 with Thunderbolt 3 (338-BOGJ) No Out-of-Band Systems Management (631-ABTH) 16GB, 1x16GB, DDR4 Non-ECC (370-AECT) M.2 256GB SATA Class 20 Solid State Drive (400-AWTC) No Additional Hard Drive (401-AADF) Non-Touch LCD Back Cover with WLAN antenna (320-BCJS) Non-Touch LCD bezel+RGB(HD) camera+Mic (325-BCTN) Non-touch 15.6 HDF AG EDP1.2, Ultra Slim BOE LCD (1366 x 768) (391-BDSD) Dual Pointing Non-backlit Keyboard with Number Pad (US English) (583-BEFB) No Mouse (570-AADK) Wireless Driver, 9560AC WLAN card (555-BEHE) Intel® Dual Band Wireless AC 9560 (802.11ac) 2x2 + Bluetooth 5.0 (555-BEDV) No Mobile Broadband Card (362-BBBB) Primary 6-cell 92W/HR Battery (451-BBXW) 130 Watt AC Adapter (450-AHDT) Dual Point Palmrest with No Security, Thunderbolt (346-BCUL) No FGA (817-BBBB) OS-Windows Media Not Included (620-AALW) US Power Cord (537-BBBL) No Resource DVD / USB (430-XXYG) Quick Reference Guide (340-CEFR) No Option Included (340-ACQQ) No Carrying Case (460-BBEX) US Order (332-1286) Energy Star Certified (387-BBLZ) BTO Standard Shipment (S) (800-BBGT)	31	1,620.91	50,248.21T

	Subtotal
Quotes are valid for 30 days	Sales Tax (8.6%)
To initiate the purchase of items on this quote, please submit to orders@thornburgcs.com	Total

Thornburg Computer Services, LLC
PO Box 11455
Olympia, WA 98508



Quote

Date	Quote #
4/5/2019	10400

DES Contract No.
SC-05815-003

Name / Address
City of Kennewick PO BOX 6108 KENNEWICK WA 99336-0108

Description	Qty	Unit Price	Ext. Price
Safety/Environment and Regulatory Guide (English/French Multi-language) (340-AGIK) No Docking Station (452-BBSE) No UPC Label (389-BCGW) Regulatory Label included (389-BEYY) Direct ship Info Mod (340-AAPP) MIX SHIP Config (DAO/BCC) (340-CDSP) Intel(R) Core(TM) i7 Processor Label (389-CGBC) SupportAssist (525-BBCL) Dell(TM) Digital Delivery Cirrus Client (640-BBLW) Dell Client System Update (Updates latest Dell Recommended BIOS, Drivers, Firmware and Apps) (658-BBMR) Waves Maxx Audio (658-BBRB) Dell Developed Recovery Environment (658-BCUV) Latitude 5591 Software Driver (658-BDUZ) Dell Power Manager (658-BDVK) No Anti-Virus Software (650-AAAM) No Removable CD/DVD Drive (429-AATO) Dell Limited Hardware Warranty Extended Year(s) (975-3461) Thank you choosing Dell ProSupport. For tech support, visit //support.dell.com/ProSupport or call 1-866-516-3115 (989-3449) Dell Limited Hardware Warranty (997-8317) ProSupport: 7x24 Technical Support, 5 Years (997-8348) ProSupport: Next Business Day Onsite, 1 Year (997-8349) ProSupport: Next Business Day Onsite, 4 Year Extended (997-8358)			

	Subtotal	\$50,248.21
Quotes are valid for 30 days	Sales Tax (8.6%)	\$4,321.35
To initiate the purchase of items on this quote, please submit to orders@thornburgs.com	Total	\$54,569.56

Council Agenda Coversheet 	Agenda Item Number	3.e.	Council Date	04/16/2019	Consent Agenda	☒	
	Agenda Item Type	Contract/Agreement/Lease				Ordinance/Reso	☐
	Subject	Kennewick Ave Pavement Preservation				Public Mtg / Hrg	☐
	Ordinance/Reso #		Contract #		Other	☐	
	Project #	P1823	Permit #		Quasi-Judicial	☐	
	Department	Public Works					

Recommendation

That City Council authorize the Mayor to sign the Local Agency Agreement Supplement #1 with the Washington State Department of Transportation for the Kennewick Ave Pavement Preservation project.

Motion for Consideration

I move to authorize the Mayor to sign the Local Agency Agreement Supplement #1 with the Washington State Department of Transportation for the Kennewick Ave Pavement Preservation project.

Summary

The original Local Agency Agreement that obligated FHWA funding for the design phase for the Kennewick Ave. Pavement Preservation Project was approved at the December 18, 2018 Council meeting. This Local Agency Agreement Supplement No. 1 obligates Federal dollars for the construction phase of this project, which we are anticipating to be advertised for bids the first week of June, 2019.

The project limits are from SR 395 to Fruitland, and involves planing and HMA (Hot Mix Asphalt) overlay of 1.75 inches in the through-lanes, HMA patching in areas where subgrade has failed, ADA improvements at sidewalk ramps where needed, pavement marking, channelization and signing.

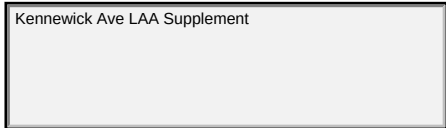
Alternatives

None recommended.

Fiscal Impact

Federal NHS funds: \$1,734,183

Urban Arterial Street Fund (103.010.595.30.63.24): \$270,653

Through	Heath Mellotte Apr 10, 13:28:55 GMT-0700 2019	Attachments: 
Dept Head Approval	Cary Roe Apr 11, 11:01:42 GMT-0700 2019	
City Mgr Approval	Marie Mosley Apr 12, 08:35:40 GMT-0700 2019	

☐ Recording Required?



Agency City of Kennewick		Supplement Number 1
Federal Aid Project Number NHPP-3432 (007)	Agreement Number LA 9540	CFDA No. 20.205 (Catalog of Federal Domestic Assistance)

The Local Agency requests to supplement the agreement entered into and executed on
All provisions in the basic agreement remain in effect except as modified by this supplement.
The Local Agency certifies that it is not excluded from receiving Federal funds by a Federal suspension or debarment
(2 CFR Part 180). Additional changes to the agreement are as follows:

Project Description

Name Kennewick Ave. Pavement Preservation

Length 1.56 Miles

Termini US 395 to N. Fruitland Street

Description of Work ☒ No Change

Reason for Supplement

Construction Funding

Are you claiming indirect cost rate? ☒ Yes ☐ No

Project Agreement End Date 12/31/2020

Does this change require additional Right of Way or Easements? ☐ Yes ☒ No Advertisement Date: 6/4/2019

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	162,060.00		162,060.00	21,878.00	140,182.00
	b. Other			0.00		
Federal Aid Participation Ratio for PE	c. Other			0.00		
	d. State	500.00		500.00	68.00	432.00
	e. Total PE Cost Estimate (a+b+c+d)	162,560.00	0.00	162,560.00	21,946.00	140,614.00
Right of Way %	f. Agency			0.00		
	g. Other			0.00		
Federal Aid Participation Ratio for RW	h. Other			0.00		
	i. State			0.00		
	j. Total R/W Cost Estimate (f+g+h+i)	0.00	0.00	0.00	0.00	0.00
Construction 86.5 %	k. Contract		1,895,761.00	1,895,761.00	255,928.00	1,639,833.00
	l. Other			0.00		
	m. Other			0.00		
Federal Aid Participation Ratio for CN	n. Other			0.00		
	o. Agency		108,092.00	108,092.00	14,592.00	93,500.00
	p. State		983.00	983.00	133.00	850.00
	q. Total CN Cost Estimate (k+l+m+n+o+p)	0.00	2,004,836.00	2,004,836.00	270,653.00	1,734,183.00
	r. Total Project Cost Estimate (e+j+q)	162,560.00	2,004,836.00	2,167,396.00	292,599.00	1,874,797.00

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 1
Federal Aid Project Number NHPP-3432 (007)	Agreement Number LA 9540	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).

Council Agenda Coversheet



Agenda Item Number	5.a.	Council Date	04/16/2019
Agenda Item Type	Ordinance		
Subject	COZ 18-07 from CC to RM at 5603 Ridgeline Dr		
Ordinance/Reso #	5806	Contract #	
Project #	COZ 18-07	Permit #	PLN-2018-03351
Department	Planning		

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

Recommendation

The Planning Commission recommends approval of COZ 18-07.

Motion for Consideration

I move to adopt Ordinance 5806.

Summary

COZ 18-07 is a request to change the zone of a portion of one parcel of land, approximately 12.10 acres in size located at 5603 Ridgeline Dr., from Commercial, Community (CC) to Residential, Medium (RM). The applicant has requested the change of zone in order to implement a recently approved Comprehensive Plan Amendment (CPA 18-12) that changed the land use designation from Commercial to Medium Density Residential. This proposal will implement the existing Medium Density Residential land use designation as well as promote the goals and policies of the comprehensive plan, specifically Residential Goals 1, 3 and 4 and their associated Policies 1.1, 3.3 and 4.2.

The Planning Commission held a public hearing on this item on April 1, 2019. The applicant spoke in favor of the request. There were no speakers in opposition of the request. The Planning Commission voted unanimously to recommend approval of the request to the City Council.

Alternatives

None recommended.

Fiscal Impact

None at this time.

Through

Anthony Muai

Apr 09, 10:20:02 GMT-0700 2019

Dept Head Approval

Gregory McCormick

Apr 09, 17:07:52 GMT-0700 2019

City Mgr Approval

Marie Mosley

Apr 12, 09:07:40 GMT-0700 2019

Attachments:

Presentation
Planning Commission minutes
Ordinance
Staff report

☐ Recording
Required?

CITY OF KENNEWICK
ORDINANCE NO. 5806

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY WITHIN THE CITY OF KENNEWICK LOCATED AT 5603 RIDGELINE DRIVE FROM COMMERCIAL, COMMUNITY (CC) TO RESIDENTIAL, MEDIUM (RM) (COZ 18-07, KNUTZEN ENGINEERING)

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

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

THAT PARCEL OF LAND BEING A PORTION OF LOT 3 OF THAT CERTAIN SHORT PLAT RECORDED UNDER VOLUME 1 OF SHORT PLATS AT PAGE 3055 RECORDS OF BENTON COUNTY, WASHINGTON,

BEING IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF SAID LOT 3; THENCE NORTH 26°55'02" EAST ALONG THE EASTERLY LINE OF SAID LOT 3, 156.55 FEET TO THE RIGHT-OF-WAY LINE OF PLAZA WAY; THENCE ALONG SAID PLAZA WAY RIGHT-OF-WAY LINE, ALONG THE ARC OF A 55.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 03°19'55" EAST FOR A CHORD DISTANCE OF 100.81 FEET THROUGH A CENTRAL ANGLE OF 132°49'47" FOR AN ARC DISTANCE OF 127.51 FEET; THENCE ALONG SAID PLAZA WAY RIGHT-OF-WAY LINE ALONG THE ARC OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 48°19'55" EAST FOR A CHORD DISTANCE OF 14.60 FEET THROUGH A CENTRAL ANGLE OF 42°49'48" FOR AN ARC DISTANCE OF 14.95 FEET; THENCE NORTH 26°55'02" EAST, ALONG SAID PLAZA WAY RIGHT-OF-WAY LINE, 206.85 FEET; THENCE NORTH 67°09'49" WEST, 881.35 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHRIDGE BLVD.; THENCE ALONG SAID SOUTHRIDGE BLVD RIGHT-OF-WAY LINE ALONG THE ARC OF A 1269.52 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 35°42'21" WEST FOR A CHORD DISTANCE OF 248.44 FEET THROUGH A CENTRAL ANGLE OF 11°13'50" FOR AN ARC DISTANCE OF 248.84 FEET; THENCE ALONG SAID SOUTHRIDGE BLVD RIGHT-OF-WAY LINE ALONG THE ARC OF A 970.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 24°48'57" WEST FOR A CHORD DISTANCE OF 57.33 FEET THROUGH A CENTRAL ANGLE OF 03°23'13" FOR AN ARC DISTANCE OF 57.34 FEET; THENCE NORTH 66°52'40" WEST ALONG SAID SOUTHRIDGE BLVD. RIGHT-OF-WAY LINE, 3.99 FEET; THENCE SOUTH 23°07'20" WEST ALONG SAID SOUTHRIDGE BLVD. RIGHT-OF-WAY LINE, 206.22 FEET; THENCE ALONG SAID SOUTHRIDGE BLVD. RIGHT-OF-WAY LINE. ALONG THE ARC OF A 1406.39 FOOT RADIUS, TANGENT CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 17°37'20" WEST FOR A CHORD DISTANCE OF 269.59 FEET THROUGH A CENTRAL ANGLE OF 11°00'00" FOR AN ARC DISTANCE OF 270.01 FEET; THENCE SOUTH 12°07'20" WEST ALONG SAID SOUTHRIDGE BLVD. RIGHT-OF-WAY LINE, 30.96 FEET TO THE NORTHERLY

RIGHT-OF-WAY LINE OF USBR CANAL LATERAL AP-2.7; THENCE SOUTH 71°52'35" EAST ALONG SAID CANAL RIGHT-OF-WAY LINE, 17.40 FEET; THENCE ALONG SAID CANAL RIGHT-OF-WAY LINE, ALONG THE ARC OF A 79.60 FOOT RADIUS, TANGENT CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 88°40'55" EAST FOR A CHORD DISTANCE OF 52.99 FEET THROUGH A CENTRAL ANGLE OF 38°53'00" FOR AN ARC DISTANCE OF 54.02 FEET; THENCE NORTH 69°14'25" EAST ALONG SAID CANAL RIGHT-OF-WAY LINE, 282.20 FEET; THENCE ALONG SAID CANAL RIGHT-OF-WAY LINE, ALONG THE ARC OF A 130.50 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 77°24'05" EAST FOR A CHORD DISTANCE OF 143.52 FEET, THROUGH A CENTRAL ANGLE OF 66°43'00" FOR AN ARC DISTANCE OF 151.96 FEET; THENCE SOUTH 44°02'35" EAST ALONG SAID CANAL RIGHT-OF-WAY LINE, 42.30 FEET; THENCE ALONG THE ARC OF A 60.50 FOOT RADIUS TANGENT CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 76°05'05" EAST FOR A CHORD DISTANCE OF 64.19 FEET THROUGH A CENTRAL ANGLE OF 64°05'00" FOR AN ARC DISTANCE OF 67.67 FEET; THENCE NORTH 71°52'25" EAST ALONG SAID CANAL RIGHT-OF-WAY LINE, 154.60 FEET; THENCE ALONG SAID CANAL RIGHT-OF-WAY LINE, ALONG THE ARC OF A 149.60 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 80°52'35" EAST FOR A CHORD DISTANCE OF 137.00 FEET THROUGH A CENTRAL ANGLE OF 54°30'00" FOR AN ARC DISTANCE OF 142.30 FEET; THENCE SOUTH 53°37'35" EAST ALONG SAID CANAL RIGHT-OF-WAY LINE, 155.82 FEET TO THE POINT OF BEGINNING; CONTAINING 12.10 ACRES MORE OR LESS; TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

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

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

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

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

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 16th day of April, 2019, and signed in authentication of its passage this 16th day of April, 2019.

Attest:

TERRI L. WRIGHT, City Clerk

DON BRITAIN, Mayor

ORDINANCE NO. 5806 filed and recorded
in the office of the City Clerk of the City of
Kennewick, Washington this 17th day of
April, 2019.

Approved as to form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION_____

Change of Zone 18-07

Ordinance Reading

City Council

April 16, 2019

Proposal Details

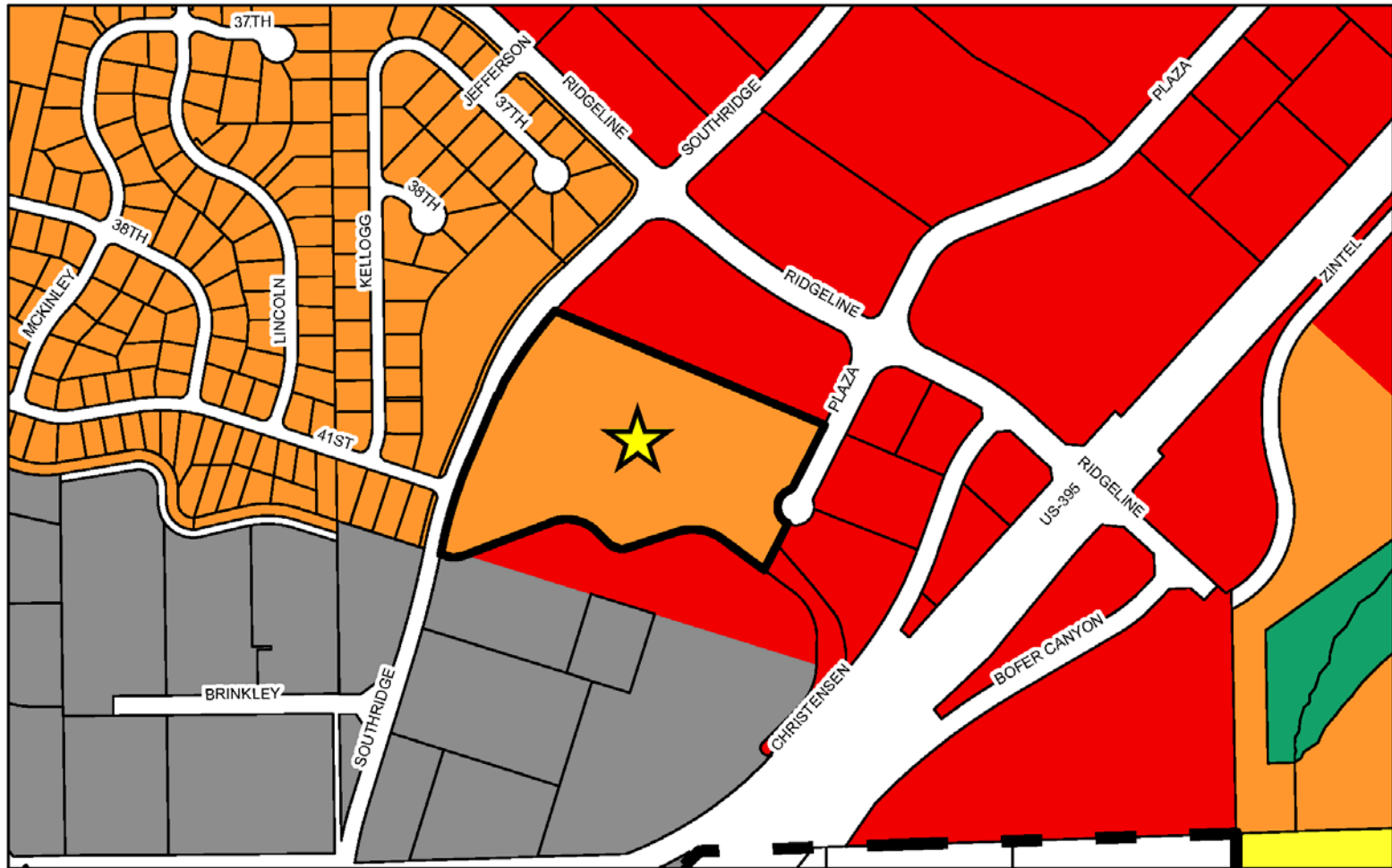
- Proposal: Change 12.1 acres from Commercial, Community (CC) to Residential, Medium (RM).
- Location: 5603 Ridgeline Dr.
- Applicant: Knutzen Engineering
- Owners: Circle One Properties, LLC
- Public Hearing: April 1, 2019
- Follow up rezone to CPA 18-12 approved in October 2018

Vicinity Map

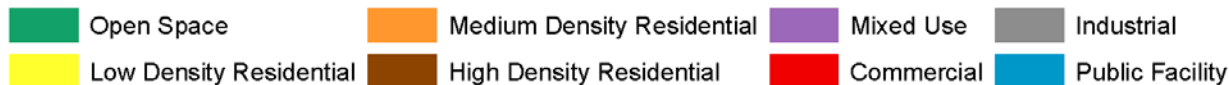


COZ 18-07/PLN-2018-03351

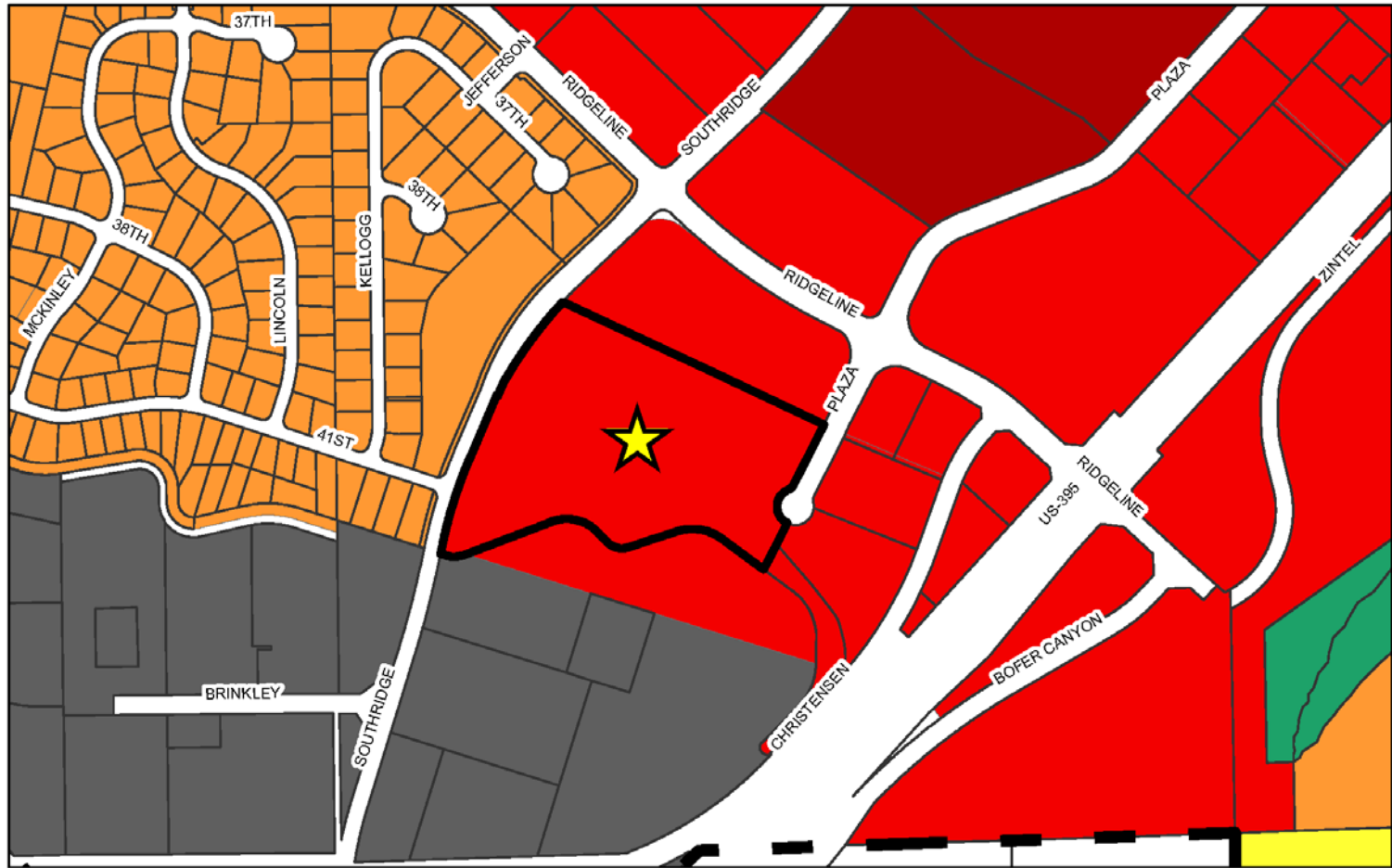
Comprehensive Plan Map



COZ 18-07/PLN-2018-03351



Zoning Map



COZ 18-07/PLN-2018-03351



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 approval of COZ 18-07.

Questions?

**KENNEWICK PLANNING COMMISSION
APRIL 1, 2019
MEETING MINUTES**

CALL TO ORDER

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

Commissioner Moore led the Pledge of Allegiance.

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners Rob Rettig, Anthony Moore, Thomas Helgeson, Vice Chairman Morris, Chairman Pacheco.

Excused: Commissioner Clark Stolle

Unexcused: None

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

Chairman Pacheco welcomed Commissioner Anthony Moore back to the Planning Commission and on behalf of the Planning Commissioners and City Staff, thanked Commissioner Moore for his service. Refreshments were provided after the meeting.

CONSENT AGENDA

- a. Approval of Agenda
- b. Approval of the March 4, 2019 Meeting Minutes
- c. Motion to enter Staff Reports into the Record

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

PUBLIC HEARINGS

Chairman Pacheco opened the public hearing at 6:33 p.m. for Change of Zone (COZ) No. 18-07 proposing to change 12.1 acres from Commercial, Community (CC) to Residential, Medium (RM), located at 5603 Ridgeline Drive, Kennewick, WA 99338. Applicant is Knutzen Engineering, 5401 Ridgeline Drive, Suite #160, Kennewick, WA 99338.

Mr. Donovan gave a brief overview of the staff report, and presented a Power Point of the staff report; Staff recommends that the Planning Commission concur with the Findings and Conditions of the staff report COZ 18-07, and recommend to City Council approval of the request.

Planning Commission questions included: Were there any concerns from any neighbors; Mr. Donovan said there were no formal comments submitted.

Testimony of Applicant/Applicant's Representative:

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

Formality for rezone since Comp Plan Amendment was approved; lack of residential property in this area; will be positive for the area.

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for COZ 18-07 closed at 6:38 p.m.

Chairman Pacheco asked for a motion.

Vice Chairman Morris moved to accept the Findings and Conditions in staff report COZ 18-07 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Moore seconded the motion.

Planning Commission discussion included: None

The motion passed unanimously.

Chairman Pacheco opened the public hearing at 6:39 p.m. for Change of Zone (COZ) # 18-08 proposing to change 8.4 acres from Commercial, Community (CC) to Residential, Medium Density (RM), located at 4001 Zintel Way, Kennewick, WA 99337. Applicant is Knutzen Engineering, 5401 Ridgeline Drive, #160, Kennewick, WA 99338.

Mr. Donovan gave a brief overview of the staff report, and presented a Power Point of the staff report; Staff recommends that the Planning Commission concur with the Findings and Conditions of the staff report COZ 18-08, and recommend to City Council approval of the request.

Planning Commission questions included: None

Testimony of Applicant: None

Testimony in favor: None

Testimony neutral or against: None

Staff final comments: None

Public Testimony for COZ 18-08 closed at 6:42 p.m.

Chairman Pacheco asked for a motion.

Commissioner Moore moved to concur with the findings and conclusions in staff report COZ 18-08 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Rettig seconded the motion.

Planning Commission discussion included: None

The motion passed unanimously.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

- a. **City Council Action Updates** – COZ 18-10 CC on 3/19 approved; COZ 18-13 approved also 3/19. Chairman Pacheco asked why the Mayor didn't take comments from audience during the City Council meeting. Mr. McCormick explained that it is not a public hearing for City Council; all public comments are taken during the Public Hearing portion of the Planning Commission meeting.

NEW BUSINESS:

City Council will appoint a Planning Commissioner tomorrow night; if not, during the second meeting in April.

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Welcome back Commissioner Anthony Moore and thank him for his service – cookies in the back.

ADJOURNMENT:

The meeting was adjourned at 6:46 p.m.



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE NO: COZ 18-07/PLN-2018-03551

Report Date:	March 21, 2019
Hearing Date & Location:	April 1, 2019, 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 18-07 be APPROVED.
Summary of Proposal:	A Change of Zone from Commercial, Community (CC) to Residential, Medium (RM) for one parcel of land 12.10 acres in size.
Proposal Location:	5603 Ridgeline Dr.
Legal Description:	that parcel of land being a portion of lot 3 of that certain short plat recorded under volume 1 of short plats at page 3055 records of Benton County, Washington, Being in a portion of the southwest quarter of section 16, township 8 north, range 29 east, Willamette Meridian, Benton County, Washington described as follows; Beginning at the southeasterly most corner of said lot 3; thence north 26°55'02" east along the easterly line of said lot 3, 156.55 feet to the right-of-way line of Plaza Way; thence along said Plaza Way right-of-way line, along the arc of a 55.00 foot radius non-tangent curve to the right, the long chord of which bears north 03°19'55" east for a chord distance of 100.81 feet through a central angle of 132°49'47" for an arc distance of 127.51 feet; thence along said Plaza Way right-of-way line along the arc of a 20.00 foot radius reverse curve to the left, the long chord of which bears north 48°19'55" east for a chord distance of 14.60 feet through a central angle of 42°49'48" for an arc distance of 14.95 feet; thence north 26°55'02" east, along said Plaza Way

right-of-way line, 206.85 feet; thence north 67°09'49" west, 881.35 feet to the easterly right-of-way line of Southridge Blvd.; thence along said Southridge Blvd. right-of-way line along the arc of a 1269.52 foot radius non-tangent curve to the left, the long chord of which bears south 35°42'21" west for a chord distance of 248.44 feet through a central angle of 11°13'50" for an arc distance of 248.84 feet; thence along said Southridge Blvd. right-of-way line along the arc of a 970.00 foot radius non-tangent curve to the left, the long chord of which bears south 24°48'57" west for a chord distance of 57.33 feet through a central angle of 03°23'13" for an arc distance of 57.34 feet; thence north 66°52'40" west along said Southridge Blvd. Right-of-way line, 3.99 feet; thence south 23°07'20" west along said Southridge Blvd. right-of-way line, 206.22 feet; thence along said Southridge Blvd. right-of-way line, along the arc of a 1406.39 foot radius, tangent curve to the left, the long chord of which bears south 17°37'20" west for a chord distance of 269.59 feet through a central angle of 11°00'00" for an arc distance of 270.01 feet; thence south 12°07'20" west along said Southridge Blvd. right-of-way line, 30.96 feet to the northerly right-of-way line of USBR canal lateral AP-2.7; thence south 71°52'35" east along said canal right-of-way line, 17.40 feet; thence along said canal right-of-way line, along the arc of a 79.60 foot radius, tangent curve to the left, the long chord of which bears north 88°40'55" east for a chord distance of 52.99 feet through a central angle of 38°53'00" for an arc distance of 54.02 feet; thence north 69°14'25" east along said canal right-of-way line, 282.20 feet; thence along said canal right-of-way line, along the arc of a 130.50 foot radius tangent curve to the right, the long chord of which bears south 77°24'05" east for a chord distance of 143.52 feet, through a central angle of 66°43'00" for an arc distance of 151.96 feet; thence south 44°02'35" east along said canal right-of-way line, 42.30 feet; thence along the arc of a 60.50 foot radius tangent curve to the left, the long chord of which bears south 76°05'05" east for a chord distance of 64.19 feet through a central angle of 64°05'00" for an arc distance of 67.67 feet; thence north 71°52'25" east along said canal right-of-way line, 154.60 feet; thence along said canal right-of-way line, along the arc of a 149.60 foot radius tangent curve to the right, the long chord of which bears south 80°52'35" east for a chord distance of 137.00 feet through a central angle of 54°30'00" for an arc distance of 142.30 feet; thence south 53°37'35" east along said canal right-of-way line, 155.82 feet to the point of beginning; containing 12.10 acres more or less; together with and subject to easements, reservations, covenants and restrictions apparent or of record.

Property Owner:

Circle One Properties, LLC
18706 S. Clodfelter Rd.

Kennewick, WA 99338

Applicant:

Knutzen Engineering (Nathan Machiela)
5453 Ridgeline Dr.
Kennewick, WA 99368

Regulatory Controls:

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

COZ Key Application Processing Dates:

Application Submittal	October 22, 2018
Determination of Completeness Issued	October 22, 2018
Notice of Application Posted	January 18, 2019
SEPA Determination (Adoption of DNS for CPA 18-12)	March 4, 2019
Date of Mailed Notice of Public Hearing	March 7, 2019
Property Posting Sign for Public Hearing	March 12, 2019
Date of Published Notice of Public Hearing	March 17, 2019

Exhibits:

1. Staff Report
2. Application/Supplemental Information
3. Vicinity & Zoning Map
4. Adoption of existing environmental document
5. Affidavit of Mailing/Mailing List dated March 7, 2019

Staff Analysis of Proposal & Discussion:

The proposed Change of Zone (COZ 18-07) is a request to change the zone of one parcel of land, approximately 12.10 acres in size located at 5603 Ridgeline Dr., from Commercial, Community (CC) to Residential, Medium (RM). The applicant has requested the change of zone in order to implement a recently approved Comprehensive Plan Amendment (CPA 18-12) that changed the land use designation from Commercial to Medium Density Residential.

The Comprehensive Plan Land Use Designation for the subject property is Medium Density Residential. Pursuant to Table 1 of the Comprehensive Plan, the RM zone is an implementing zoning district of the Comprehensive Plan Medium Density Residential Land Use Designation.

The site is adjacent to the following zoning districts:

North: Commercial, Community (CC)
East: Commercial, Community (CC)
South: Commercial, Community (CC), Industrial, Light (IL)
West: Residential, Medium (RM)

Applicable Goals and Policies of the Comprehensive Plan:

Residential Goal 1:	Provide for attractive, walkable, and well-designed residential neighborhoods, with differing densities and compatible with neighboring areas.
Residential Policy 1.1:	Maintain residential zoning regulations that offer a similar graduation in building scale and bulk.
Residential Goal 3:	Promote a variety of residential densities with a minimum density target of 3 units per acre as averaged throughout the urban area.
Residential Policy 3.3:	Residential Medium Density – Place areas that can support high-quality, compact, urban development with access to urban services, transit, and infrastructure, whether through new development or through infill.
Residential Goal 4:	Provide more housing opportunities near commercial, transit and employment.
Residential Policy 4.2:	Encourage residential development within commercial areas.

Staff Response

The proposal is a follow up rezone request to Comprehensive Plan Amendment (CPA) 18-12 which was approved in October 2018. CPA 18-12 amended Kennewick's comprehensive plan, specifically the land use map, changing this parcel from Commercial to Medium Density Residential. This proposal will implement the existing Medium Density Residential land use designation as well as promote the goals and policies of the comprehensive plan, specifically Residential Goals 1, 3 and 4 and their associated Policies 1.1, 3.3 and 4.2.

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: This site is designated Medium Density Residential and in the City's comprehensive plan. The Residential, Medium (RM) zone is an implementing zone of the Medium Density Residential land use designation. In addition, the proposal is supported by Residential Goals 1, 3 and 4 and their associated Policies 1.1, 3.3 and 4.2.

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

Staff Response: The proposal promotes the public necessity, convenience and general welfare by providing additional housing to meet the City's 20 year population projections. In addition, the RM zone allows for a variety of housing types which can diversify the housing stock and provide different housing options. It also brings the zoning into conformance with the Comprehensive Plan land use designation.

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 RM zone implements the Comprehensive Plan's Medium Density Residential land use designation.

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

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

Findings:

1. The applicant is Knutzen Engineering (Nathan Machiela), 5453 Ridgeline Dr., Kennewick, WA 99368).
2. The property owner is Circle One Properties, LLC(18706 S. Clodfelter Rd., Kennewick, WA 99338).
3. The proposed change of zone is for a portion of parcel number 1-1689-301-3055-003 (5603 Ridgeline Dr.).
4. The request is to change the zoning from Commercial, Community (CC) to Residential, Medium (RM).
5. The City's Comprehensive Plan Land Use Designation for the subject property is Medium Density Residential.
6. The Residential, Medium (RM) zoning district is an implementing zone of the Medium Density Residential Comprehensive Plan Land Use Map designation.
7. The application was submitted on October 22, 2018 and declared complete for processing on October 22, 2018.
8. The application was routed for review to City Departments and outside agencies for comment on January 18, 2019.
9. Access to the site is currently provided from Ridgeline Dr., Southridge Blvd. and Plaza Way.
10. The City of Kennewick Critical Area maps indicate that there are erosion hazard areas and slopes that exceed 15% on site. The site is also located in an Aquifer Recharge zone.
11. A Determination of Non-Significance issued for CPA 18-12/PLN-2018-01254 was adopted for this proposal on March 4, 2019.
12. The Property Posting sign for the public hearing was posted on site March 12, 2019.

13. Notice of the public hearing for this application was published in the Tri-City Herald on March 17, 2019. Notice of public hearing was mailed to all property owners within 300 feet of the site on March 7, 2019.
14. The proposed amendment conforms with the comprehensive plan.
15. The proposed amendment promotes the public necessity, convenience and general welfare.
16. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City.
17. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

Conclusions:

1. Approval with implement Residential Goals 1, 3 and 4 and their associated Policies 1.1, 3.3 and 4.2 and the Medium Density Residential land use designation of the City of Kennewick Comprehensive Plan.
2. Approval promotes the public necessity, convenience and general welfare by providing additional housing to meet the City's 20 year population projections. In addition, the RM zone allows for a variety of housing types which can diversify the housing stock and provide different housing options. It also brings the zoning into conformance with the Comprehensive Plan land use designation.
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 RM zone implements the Comprehensive Plan's Medium Density Residential land use designation.

Recommendation:

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 18-07 and recommend APPROVAL to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 18-07 and recommend APPROVAL to City Council approval of the request.

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

PROJECT # COZ 18-07 **PLN-** 2018 **-** 03351 **FEE \$** 1,035.00

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: Knutzen Engineering

Address: 5453 Ridgeline Drive, Kennewick, WA 99338

Telephone: 509.222.0959 Cell Phone: 509.579.1887 Fax: _____ E-mail: nathan@knutzenengineering.com

Property Owner (if other than applicant): Circle One Properties, LLC

Address: 18706 S. Clodfelter Road, Kennewick, WA 99338

Telephone: 360.719.0276 Cell Phone: 360.719.0276 E-mail: dean@fdmdevelopment.com

SITE INFORMATION

Parcel No. 116893013055003 Acres 18.17 Zoning: CC

Address of property: 5603 Ridgeline Drive

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

Present use of property Vacant

Size of existing structure: 0 sq. ft. Size of Proposed addition/New structure: 0 sq. ft.

Height of building: 0 Cubic feet of excavation: 0 Cost of new construction 0

Benton County Assessor Market Improvement Value: 2,383,010

Description of Project: Amend zoning to split property into residential, medium density (RM) on the south 12.10 acres and commercial on the north 6.08 acres.

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

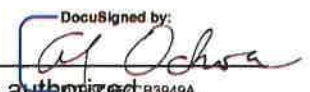
Applicant's Signature

Date: 4/24/2018

Circle One Properties LLC

Signature of owner or owner's authorized representative

manager

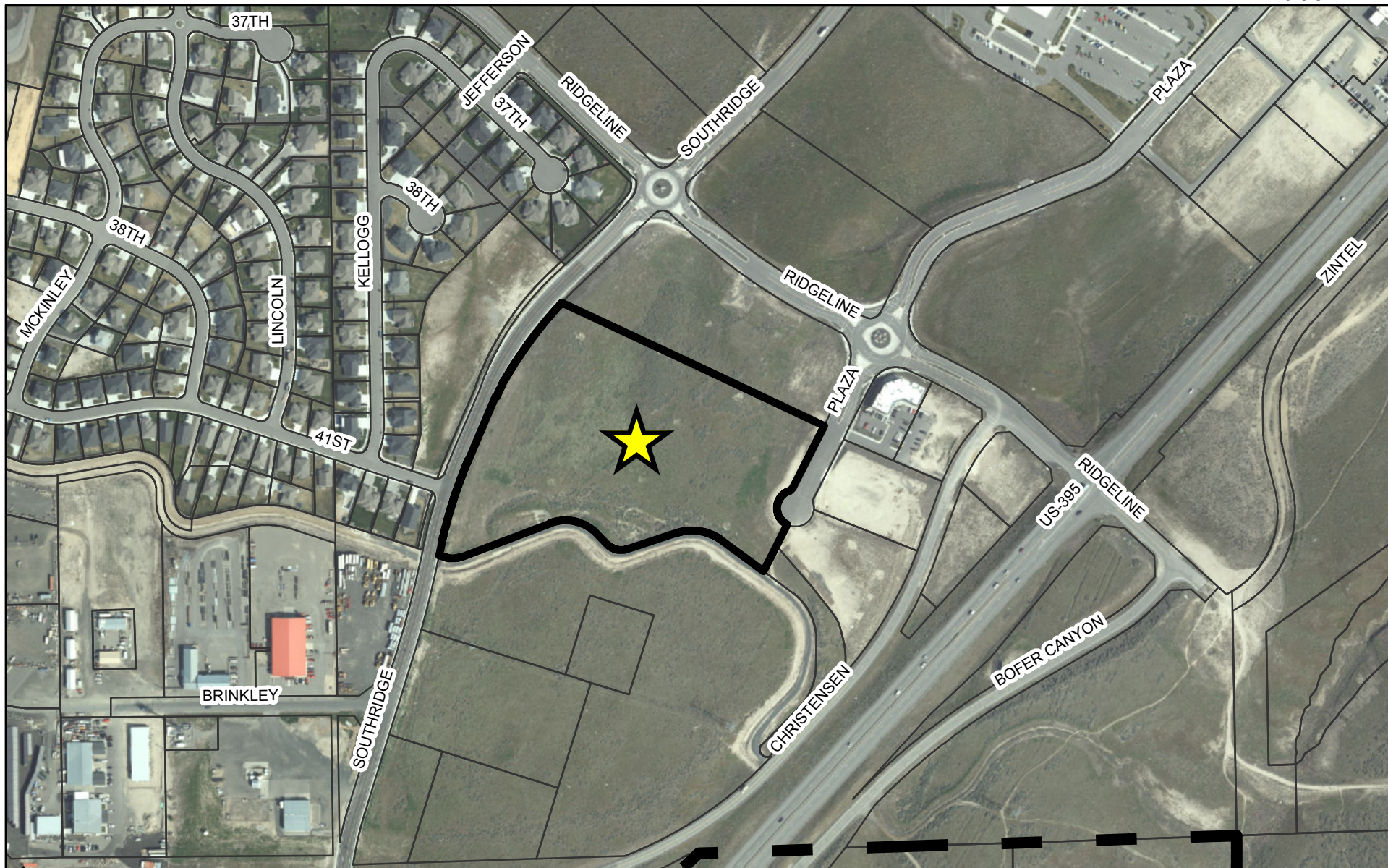
DocuSigned by:


Al Ochoa

7. Will any residential character, in the immediate area, be adversely affected by the proposed amendment? If yes or maybe, please explain:
8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain:
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:
10. Will the proposed amendment encourage more private investments which will be beneficial to the redevelopment of a deteriorated area? Please explain:
11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain.
12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain:

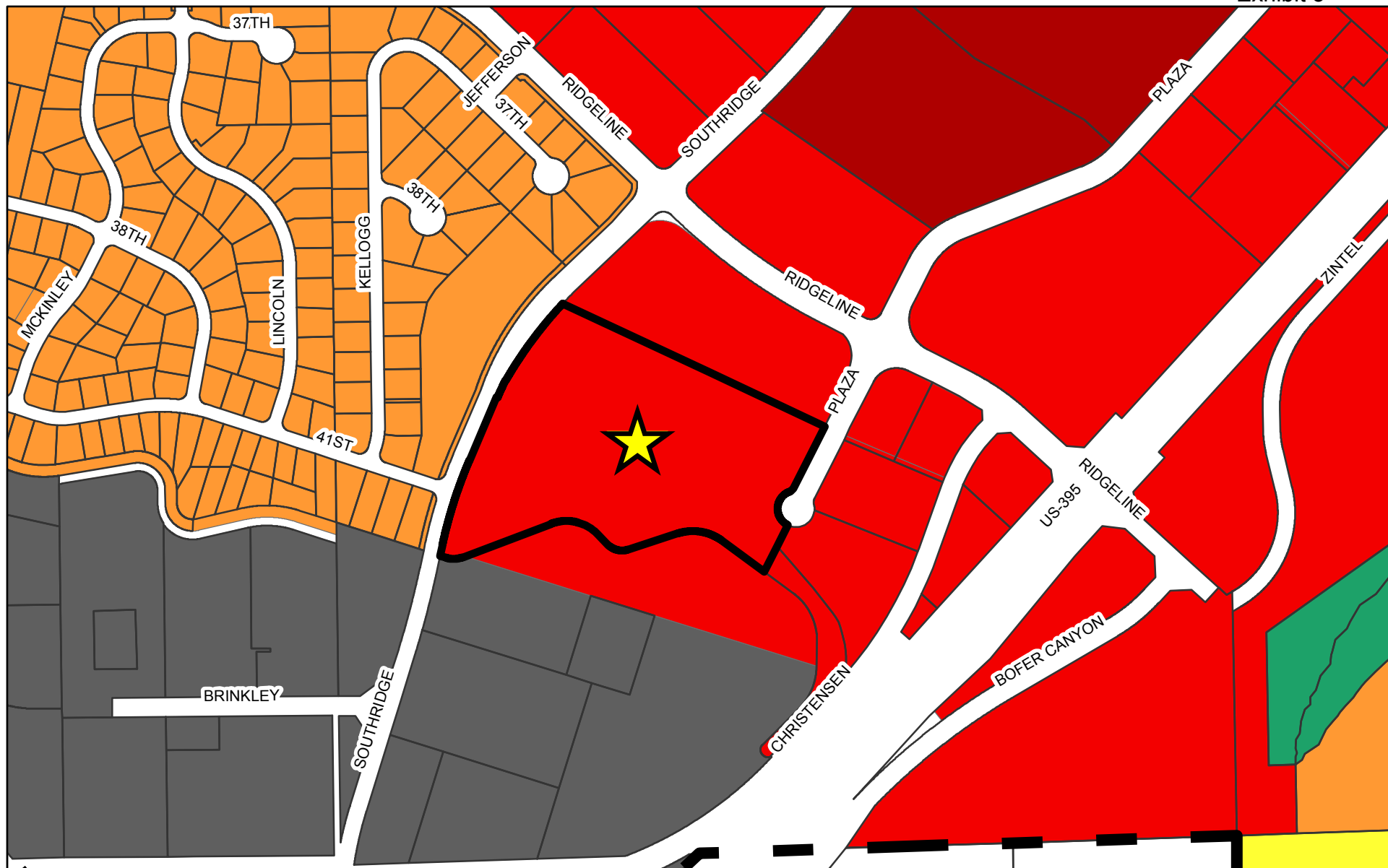
Summary of City forms required:

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



COZ 18-07/PLN-2018-03351





COZ 18-07/PLN-2018-03351

Commercial, Community (CC)	Commercial, Regional (CR)	RM
Commercial, General (CG)	Industrial, Light (IL)	Residential, Low (RL)
Commercial, Neighborhood (CN)	Open Space (OS)	Residential, Manufactured Home (RMH)
Commercial, Office (CO)	Public Facility (PF)	Residential, Medium (RM)





Exhibit 4
Community Planning Department

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

ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENT

Adoption for ☒ DNS ☐ EIS ☐ Other

Description of proposal: Rezone 12.1 acres from Commercial, Community (CC) to Residential, Medium (RM)

Proponent: City of Kennewick

Location of current proposal: 5603 Ridgeline Dr., Kennewick, WA.

Title of document being adopted: DNS for CPA 18-12/PLN-2018-01254

Agency that prepared document being adopted: City of Kennewick

Date adopted document was prepared: July 20, 2018

Description of document (or portion) being adopted: Determination of Non-Significance for an amendment to the comprehensive plan land use map for 12.1 acres from Commercial to Medium Density Residential

If the document being adopted has been challenged (WAC 197-11-630) please describe: This document has not been challenged.

The document is available to be read at (place/time): City of Kennewick Development Services Department
210 W 6th Ave, Kennewick, WA between the hours of 8:30 a.m. and 4:30 p.m. Monday through Friday

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

Name of agency: City of Kennewick

Phone: 509-585-4463

Contact person, if other than responsible official: Anthony Muai

Phone: 509-585-4386

Responsible Official: Greg McCormick

Position/Title: Planning Director

Phone: 509-585-4463

Address: 210 W 6th Ave, Kennewick, WA 99336

Date: March 4, 2019

Signature: _____

Gregory J. McCormick



AFFIDAVIT NOTICE OF MAILING

I, Anthony Muai, on March 7, 2019
mailed 25 copies of Notice of Public Hearing
for Change of Zone (COZ) 18-07 (Knutzen Engineering) located at 5603
Ridgeline Dr. from Commercial Community (CC) to Residential, Medium (RM)
to Surrounding Property Owners within 300 feet of the boundary of the
site

as shown on the attached list.



Signature

37
DAVID G & VIRGINIA M CHRISTENSON
6006 W 25TH AVENUE
KENNEWICK, WA 99338

37 **DUP**
BRL DEVELOPMENT LLC
PO BOX 6317
KENNEWICK, WA 99336

37 **DUP**
BRL DEVELOPMENT LLC
PO BOX 6317
KENNEWICK, WA 99336

37
MARIA J GUIASOLA
5705 W 37TH PL
KENNEWICK, WA 99338

37
ANTHONEY & TAMMY BETZOLD
4050 S KELLOGG STREET
KENNEWICK, WA 99338

37
LANETTE K ADAMS
4009 S KELLOGG
KENNEWICK, WA 99338

37
KENDRA C ONEY-GARDNER
5853 W 41ST AVE
KENNEWICK, WA 99338

37
PAUL ALLEN & KELLI CHRISTINE FOOS
5907 W 41ST AVE
KENNEWICK, WA 99338

37 **DUP**
RIDGELINE ESTATES ONE HOMEOWNERS
ASSOCIATION
C/O DEAN CURTIS, TREAS.
5886 W 37TH PL
KENNEWICK, WA 99338
37 **DUP**
CIBB PROPERTIES LLC
91 FRASER DR
PASCO, WA 99301

37
CIRCLE ONE PROPERTIES, LLC
18706 S CLODFELTER RD
KENNEWICK, WA 99338

37 **DUP**
BRL DEVELOPMENT LLC
PO BOX 6317
KENNEWICK, WA 99336

37
TIMOTHY K & RENEE T NEARING
5718 W 37TH PL
KENNEWICK, WA 99338

37
CINDY PACHECO
5721 W 37TH PLACE
KENNEWICK, WA 99338

37
KATZAROFF ANNE CAROLINE
3933 S KELLOGG ST
KENNEWICK, WA 99338

37
CHARLOTTE & FELICIANO CILOT
4031 S KELLOGG ST
KENNEWICK, WA 99338

37
KULM RON E & DEBBIE L KULM RON E
& DEBBIE L
PO BOX 237
LIND, WA 99341

37
MILLS END CENTER LLC
PO BOX 6317
KENNEWICK, WA 99336

37 **DUP**
MILLS END CENTER LLC
PO BOX 6317
KENNEWICK, WA 99336

37
4061 PLAZA WAY LLC
PO BOX 666
RICHLAND, WA 99352

37
BRL DEVELOPMENT LLC
PO BOX 6317
KENNEWICK, WA 99336

37
PORT OF KENNEWICK
101 CLOVER ISLAND DR
KENNEWICK, WA 99336

37
BRADLEY A ALLRED
5702 W 37TH PL
KENNEWICK, WA 99338

37
RIDGELINE ESTATES ONE HOMEOWNERS
ASSOCIATION
C/O DEAN CURTIS, TREAS.
5886 W 37TH PL
KENNEWICK, WA 99338
37
JEREMY J & JENNIFER M HOLBROOK
3971 S KELLOGG
KENNEWICK, WA 99338

37
NICHOLAS A & ELAYNE N
VANHOLLEBEKE
4067 S KELLOGG ST
KENNEWICK, WA 99338

37
DAVID E & LINDA A BEAN
5889 W 41ST AVE
KENNEWICK, WA 99338

37
LANETTE ADAMS
4009 S KELLOGG ST
KENNEWICK, WA 99338

37
CIBB PROPERTIES LLC
91 FRASER DR
PASCO, WA 99301

37
ERWIN L & I, LLC
PO BOX 820528
VANCOUVER, WA 98682

37 **DUP**
ERWIN L & I, LLC
PO BOX 820528
VANCOUVER, WA 98682

37 **DUP**
BRL DEVELOPMENT LLC
PO BOX 6317
KENNEWICK, WA 99336

37 **DUP**
ERWIN L & I, LLC
PO BOX 820528
VANCOUVER, WA 98682

COZ 18-08 / PLN-2018-033352
4001 S ZINTEL WAY
LOT 8 AMEND CC TO RM
KNUTZEN ENGINEERING

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KNUTZEN ENGEERING
5453 RIDGELINE DR
KENNEWICK WA 99338

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KENNEWICK PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

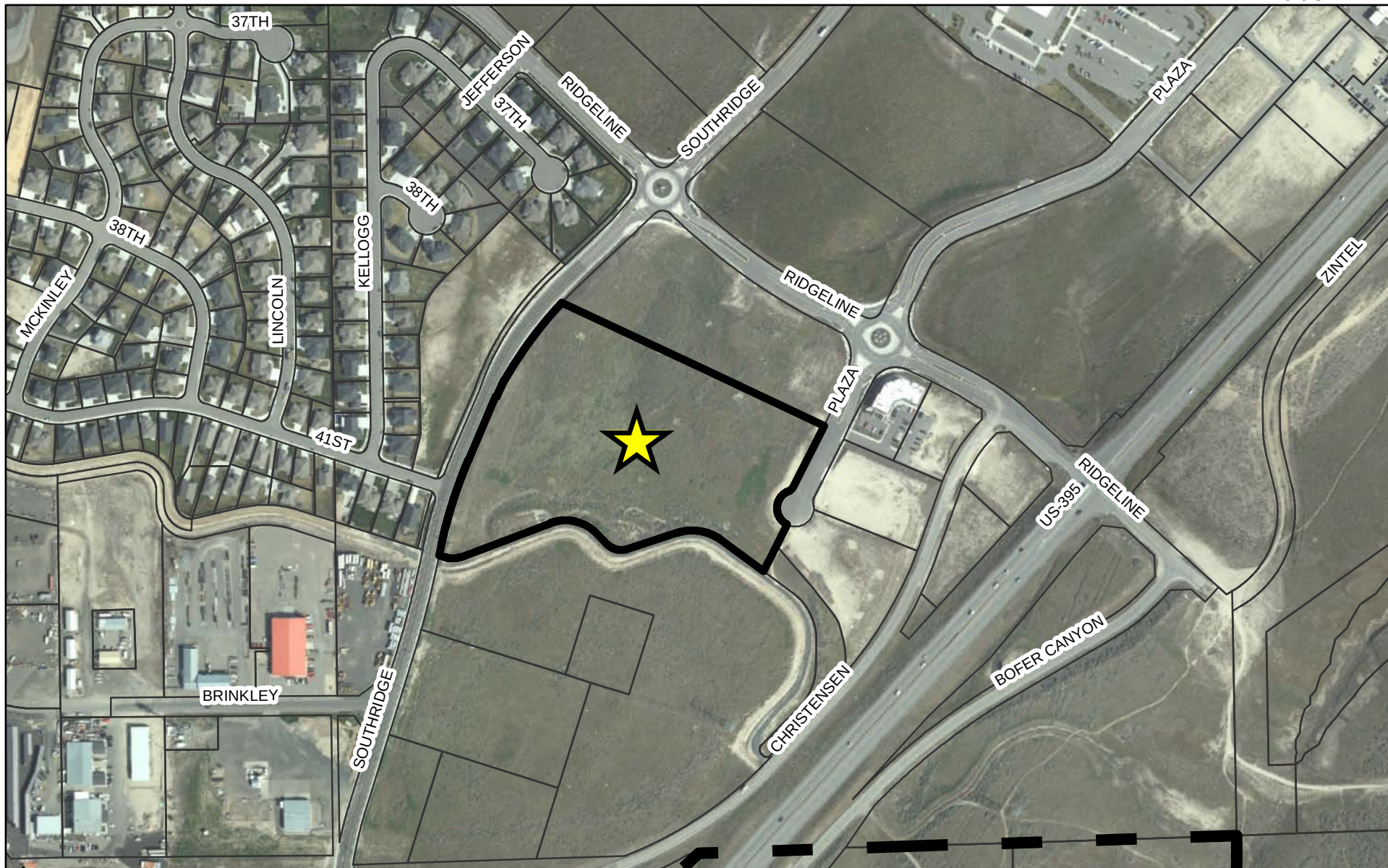
April 1, 2019 6:30 p.m.

The Kennewick Planning Commission will hold a Public Hearing on Monday, April 1, 2019, 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 18-07/PLN-2018-03351 – Knutzen Engineering has proposed to change the zoning district for 12.1 acres located at 5603 Ridgeline Dr. from Commercial, Community (CC) to Residential, Medium (RM). The property has a comprehensive plan land use designation of Medium Density Residential. For questions about this project, please call Anthony Muai (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., March 21, 2019 to be included in the report. Comments received after this date will be presented at the hearing.

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.



COZ 18-07/PLN-2018-03351



Council Agenda Coversheet	Agenda Item Number	5.b.	Council Date	04/16/2019	Consent Agenda	☐
	Agenda Item Type	Ordinance			Ordinance/Reso	☒
	Subject	COZ 18-08 from CC to RM at 4001 Zintel Way			Public Mtg / Hrg	☐
	Ordinance/Reso #	5807	Contract #		Other	☐
	Project #	COZ 18-08	Permit #	PLN-2018-03352	Quasi-Judicial	☒
	Department	Planning				

Recommendation

The Planning Commission recommends approval of COZ 18-08

Motion for Consideration

I move to adopt Ordinance 5807.

Summary

The proposed Change of Zone (COZ 18-08) is a request to change the zone of one parcel of land, approximately 8.4 acres in size located at 4001 S. Zintel Way, from Commercial, Community (CC) to Residential, Medium (RM). The applicant has requested the change of zone in order to implement a recently approved Comprehensive Plan Amendment (CPA 18-13) that changed the land use designation from Commercial to Medium Density Residential. This proposal will implement the existing Medium Density Residential land use designation as well as promote the goals and policies of the comprehensive plan, specifically Residential Goals 1, 3 and 4 and their associated Policies 1.1, 3.3 and 4.2.

The Planning Commission held a public hearing on this item on April 1, 2019. The applicant spoke in favor of the request. There were no speakers in opposition of the request. The Planning Commission voted unanimously to recommend approval of the request to the City Council.

Alternatives

None recommended

Fiscal Impact

None at this time

Through	Anthony Muai Apr 09, 10:25:06 GMT-0700 2019	Attachments: ☐ minutes ☐ Staff Report ☐ Presentation ☐ Ordinance
Dept Head Approval	Gregory McCormick Apr 09, 17:04:07 GMT-0700 2019	
City Mgr Approval	Marie Mosley Apr 12, 09:19:23 GMT-0700 2019	

☐ Recording Required?

CITY OF KENNEWICK
ORDINANCE NO. 5807

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY WITHIN THE CITY OF KENNEWICK LOCATED AT 4001 SOUTH ZINTEL WAY FROM COMMERCIAL, COMMUNITY (CC) TO RESIDENTIAL, MEDIUM (RM) (COZ 18-08, KNUTZEN ENGINEERING)

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

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

That parcel of land being a portion of Lot 8 of that certain short plat recorded under Volume 1 of Short Plats at page 3188 Records of Benton County, Washington, being in a portion of the southeast quarter of Section 16, Township 8 North, Range 29 East, Willamette Meridian, Benton County, Washington described as follows;

Beginning at the southwest corner of said southeast quarter; thence North 01°04'34" West along the west line of said southeast quarter, 673.73 feet to the southerly right-of-way line of S. Zintel Way; thence North 59°53'53" East along said right-of-way line, 29.14 feet; thence along said right-of-way line along the arc of a 326.00 foot radius tangent curve to the left, the long chord of which bears North 23°08'29" East for a chord distance of 390.17 feet through a central angle of 73°30'48" for an arc distance of 418.27 feet; thence North 13°36'55" West along said right-of-way line, 115.38 feet; thence along said right-of-way line along the arc of a 274.00 foot radius tangent curve to the right, the long chord of which bears North 07°28'27" West for a chord distance of 58.62 feet through a central angle of 12°16'56" for an arc distance of 58.74 feet; thence North 01°19'59" West along said right-of-way line, 62.66 feet; thence along said right-of-way line along the arc of a 374.00 foot radius tangent curve to the right, the long chord of which bears North 20°30'13" East for a chord distance of 278.23 feet through a central angle of 43°40'24" for an arc distance of 285.08 feet; thence South 47°39'35" East, 627.08 feet to the easterly line of said lot 8; thence South 33°29'08" West along said easterly line, 202.02 feet; thence South 47°38'21" West along said easterly line, 3.17 feet; thence North 47°39'35" West along said easterly line, 10.00 feet; thence South 54°26'52" West along said easterly line, 591.05 feet; thence South 01°04'34" East along said easterly line, 399.36 feet; thence North 88°55'26" East along said easterly line, 81.06 feet; thence South 01°04'34" East along said easterly line, 206.84 feet to the south line of said southeast quarter; thence South 88°05'29" West along the south line of said southeast quarter, 181.08 feet to the point of beginning.

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

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

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

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

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 16th day of April, 2019, and signed in authentication of its passage this 16th day of April, 2019.

Attest:

DON BRITAIN, Mayor

TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5807 filed and recorded
in the office of the City Clerk of the City of
Kennewick, Washington this 17th day of
April, 2019.

Approved as to form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION_____

Change of Zone 18-08

Ordinance Reading

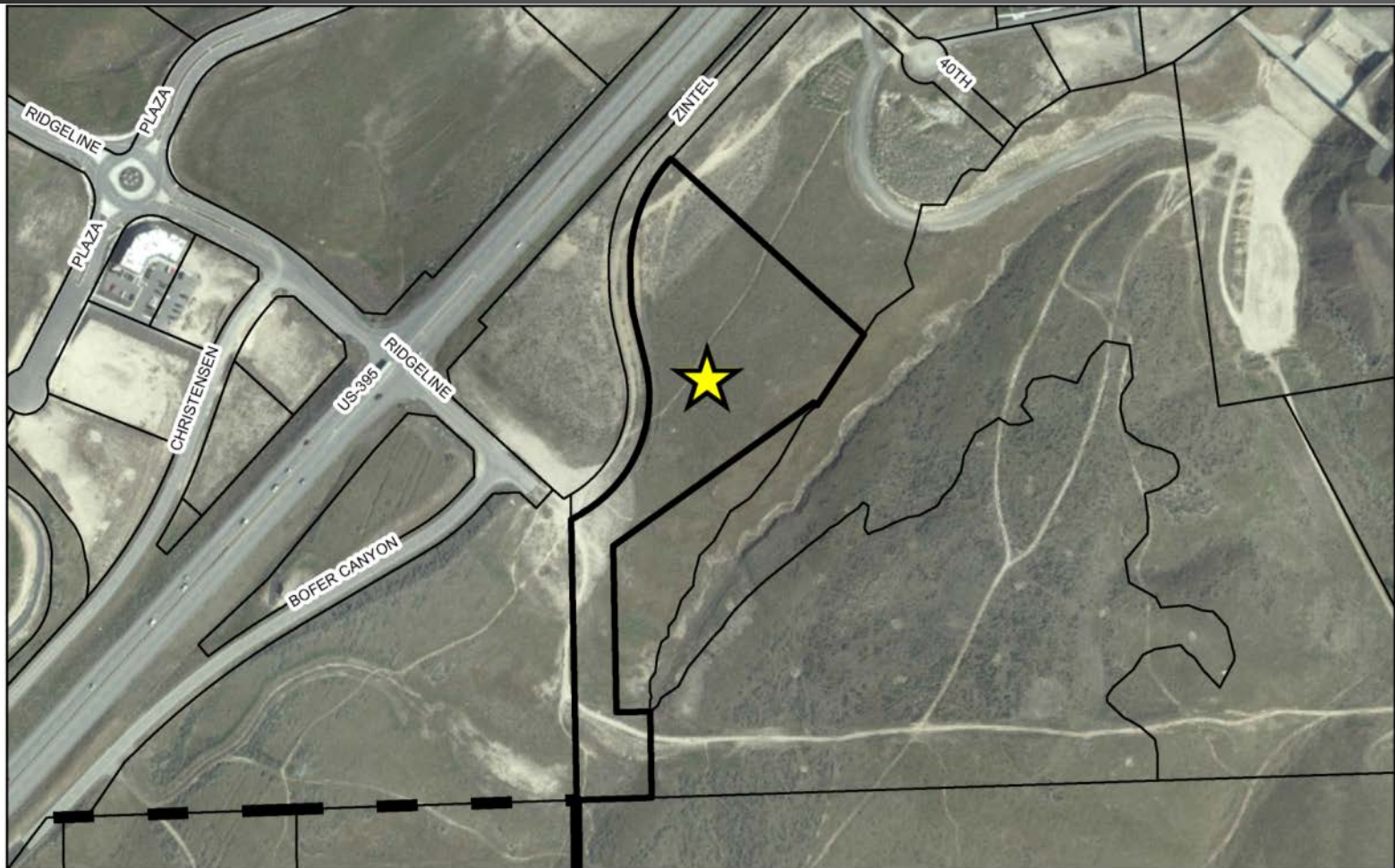
City Council

April 16, 2019

Proposal Details

- Proposal: Change 8.4 acres from Commercial, Community (CC) to Residential, Medium (RM).
- Location: 4001 S. Zintel Way
- Applicant: Knutzen Engineering
- Owners: Circle One Properties, LLC
- Public Hearing: April 1, 2019
- Follow up rezone to CPA 18-13 approved in October 2018

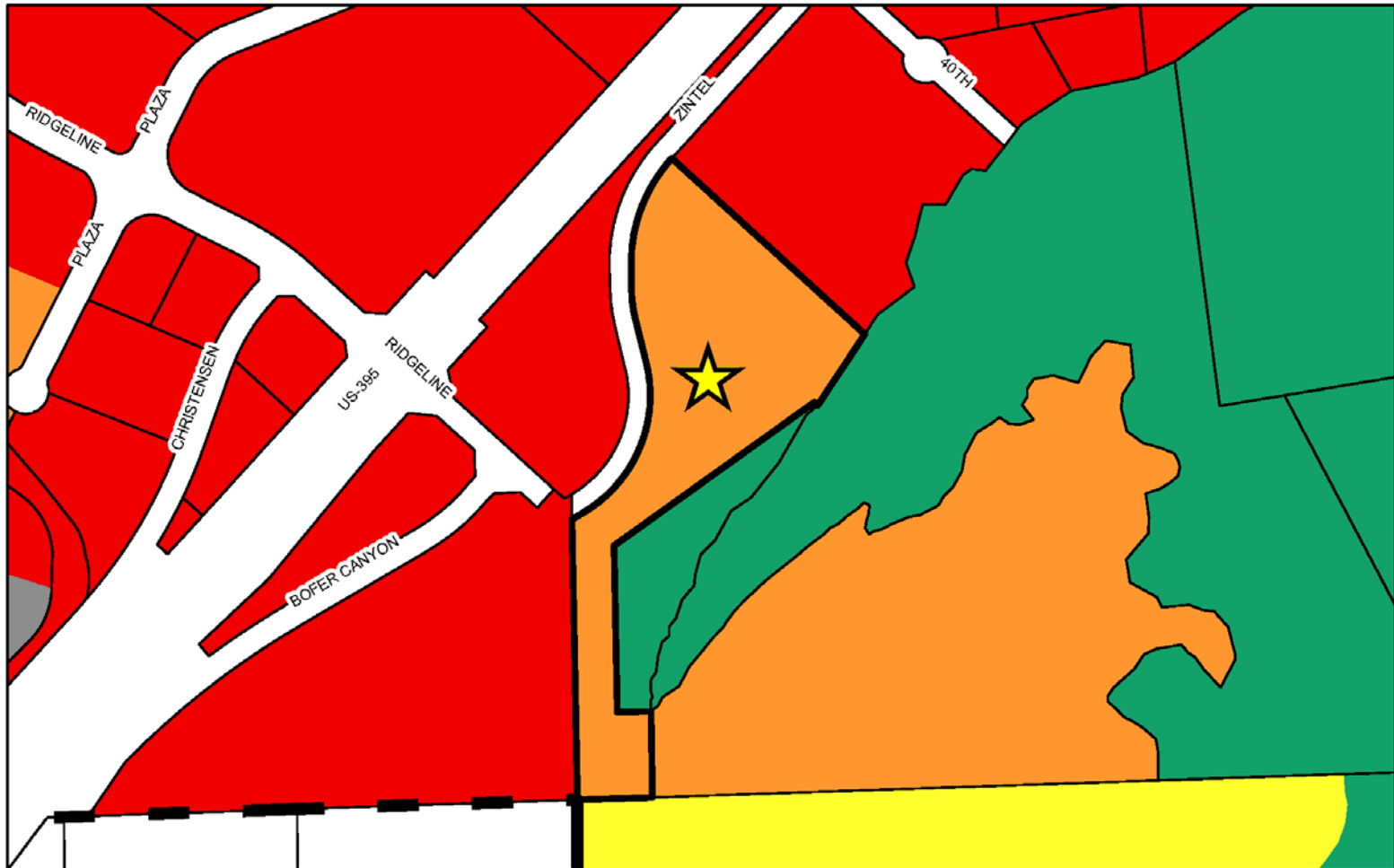
Vicinity Map



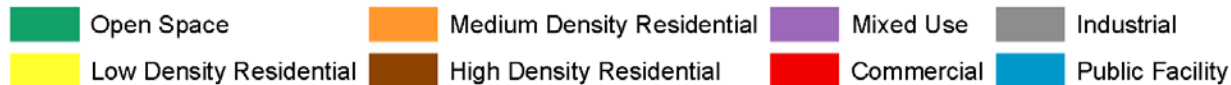
COZ 18-08/PLN-2018-03352



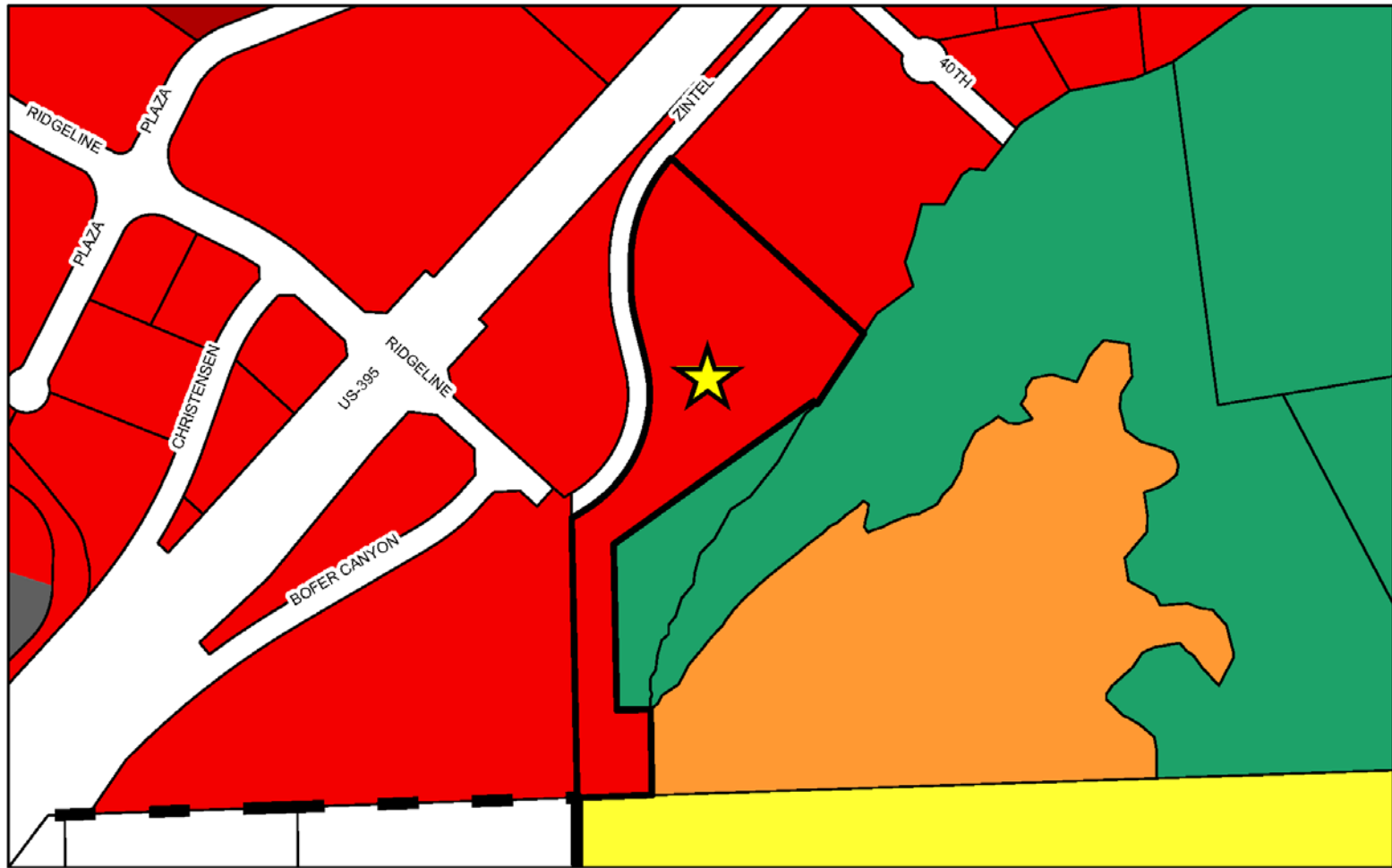
Comprehensive Plan Map



COZ 18-08/PLN-2018-03352



Zoning Map



COZ 18-08/PLN-2018-03352

- | | | |
|--|--|---|
|  Commercial, Community (CC) |  Industrial, Light (IL) |  Residential, Low (RL) |
|  Commercial, Regional (CR) |  Open Space (OS) |  RM |



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 approval of COZ 18-08.

Questions?

**KENNEWICK PLANNING COMMISSION
APRIL 1, 2019
MEETING MINUTES**

CALL TO ORDER

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

Commissioner Moore led the Pledge of Allegiance.

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners Rob Rettig, Anthony Moore, Thomas Helgeson, Vice Chairman Morris, Chairman Pacheco.

Excused: Commissioner Clark Stolle

Unexcused: None

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

Chairman Pacheco welcomed Commissioner Anthony Moore back to the Planning Commission and on behalf of the Planning Commissioners and City Staff, thanked Commissioner Moore for his service. Refreshments were provided after the meeting.

CONSENT AGENDA

- a. Approval of Agenda
- b. Approval of the March 4, 2019 Meeting Minutes
- c. Motion to enter Staff Reports into the Record

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

PUBLIC HEARINGS

Chairman Pacheco opened the public hearing at 6:33 p.m. for Change of Zone (COZ) No. 18-07 proposing to change 12.1 acres from Commercial, Community (CC) to Residential, Medium (RM), located at 5603 Ridgeline Drive, Kennewick, WA 99338. Applicant is Knutzen Engineering, 5401 Ridgeline Drive, Suite #160, Kennewick, WA 99338.

Mr. Donovan gave a brief overview of the staff report, and presented a Power Point of the staff report; Staff recommends that the Planning Commission concur with the Findings and Conditions of the staff report COZ 18-07, and recommend to City Council approval of the request.

Planning Commission questions included: Were there any concerns from any neighbors; Mr. Donovan said there were no formal comments submitted.

Testimony of Applicant/Applicant's Representative:

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

Formality for rezone since Comp Plan Amendment was approved; lack of residential property in this area; will be positive for the area.

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for COZ 18-07 closed at 6:38 p.m.

Chairman Pacheco asked for a motion.

Vice Chairman Morris moved to accept the Findings and Conditions in staff report COZ 18-07 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Moore seconded the motion.

Planning Commission discussion included: None

The motion passed unanimously.

Chairman Pacheco opened the public hearing at 6:39 p.m. for Change of Zone (COZ) # 18-08 proposing to change 8.4 acres from Commercial, Community (CC) to Residential, Medium Density (RM), located at 4001 Zintel Way, Kennewick, WA 99337. Applicant is Knutzen Engineering, 5401 Ridgeline Drive, #160, Kennewick, WA 99338.

Mr. Donovan gave a brief overview of the staff report, and presented a Power Point of the staff report; Staff recommends that the Planning Commission concur with the Findings and Conditions of the staff report COZ 18-08, and recommend to City Council approval of the request.

Planning Commission questions included: None

Testimony of Applicant: None

Testimony in favor: None

Testimony neutral or against: None

Staff final comments: None

Public Testimony for COZ 18-08 closed at 6:42 p.m.

Chairman Pacheco asked for a motion.

Commissioner Moore moved to concur with the findings and conclusions in staff report COZ 18-08 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Rettig seconded the motion.

Planning Commission discussion included: None

The motion passed unanimously.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

- a. **City Council Action Updates –** COZ 18-10 CC on 3/19 approved; COZ 18-13 approved also 3/19. Chairman Pacheco asked why the Mayor didn't take comments from audience during the City Council meeting. Mr. McCormick explained that it is not a public hearing for City Council; all public comments are taken during the Public Hearing portion of the Planning Commission meeting.

NEW BUSINESS:

City Council will appoint a Planning Commissioner tomorrow night; if not, during the second meeting in April.

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Welcome back Commissioner Anthony Moore and thank him for his service – cookies in the back.

ADJOURNMENT:

The meeting was adjourned at 6:46 p.m.



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO
THE PLANNING COMMISSION
FILE NO: COZ 18-08/PLN-2018-03552

Report Date:	March 21, 2019
Hearing Date & Location:	April 1, 2019, 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 18-08 be APPROVED.
Summary of Proposal:	A Change of Zone from Commercial, Community (CC) to Residential, Medium (RM) for one parcel of land 8.4 acres in size.
Proposal Location:	4001 S. Zintel Way.
Legal Description:	That parcel of land being a portion of lot 8 of that certain short plat recorded under Volume 1 of Short Plats at page 3188 Records of Benton County, Washington, being in a portion of the southeast quarter of section 16, township 8 north, range 29 east, Willamette Meridian, Benton County, Washington described as follows; Beginning at the southwest corner of said southeast quarter; thence north 01°04'34" west along the west line of said southeast quarter, 673.73 feet to the southerly right-of-way line of S. Zintel Way; thence north 59°53'53" east along said right-of-way line, 29.14 feet; thence along said right-of-way line along the arc of a 326.00 foot radius tangent curve to the left, the long chord of which bears north 23°08'29" east for a chord distance of 390.17 feet through a central angle of 73°30'48" for an arc distance of 418.27 feet; thence north 13°36'55" west along said right-of-way line, 115.38 feet; thence along said right-of-way line along the arc of a 274.00 foot radius tangent curve to the right, the long chord of which bears north 07°28'27" west for a chord distance of 58.62 feet through a central angle of 12°16'56" for an arc distance of 58.74 feet;

thence north 01°19'59" west along said right-of-way line, 62.66 feet; thence along said right-of-way line along the arc of a 374.00 foot radius tangent curve to the right, the long chord of which bears north 20°30'13" east for a chord distance of 278.23 feet through a central angle of 43°40'24" for an arc distance of 285.08 feet; thence south 47°39'35" east, 627.08 feet to the easterly line of said lot 8; thence south 33°29'08" west along said easterly line, 202.02 feet; thence south 47°38'21" west along said easterly line, 3.17 feet; thence north 47°39'35" west along said easterly line, 10.00 feet; thence south 54°26'52" west along said easterly line, 591.05 feet; thence south 01°04'34" east along said easterly line, 399.36 feet; thence north 88°55'26" east along said easterly line, 81.06 feet; thence south 01°04'34" east along said easterly line, 206.84 feet to the south line of said southeast quarter; thence south 88°05'29" west along the south line of said southeast quarter, 181.08 feet to the point of beginning;

Containing 8.4 acres
Parcel No. 1-1689-401-3188-011

Property Owner:

Circle One Properties, LLC
18706 S. Clodfelter Rd.
Kennewick, WA 99338

Applicant:

Knutzen Engineering (Nathan Machiela)
5453 Ridgeline Dr.
Kennewick, WA 99368

Regulatory Controls:

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

COZ Key Application Processing Dates:

Application Submittal	October 22, 2018
Determination of Completeness Issued	October 22, 2018
Notice of Application Posted	January 18, 2019
SEPA Determination (Adoption of DNS for CPA 18-12)	March 4, 2019
Date of Mailed Notice of Public Hearing	March 7, 2019
Property Posting Sign for Public Hearing	March 12, 2019
Date of Published Notice of Public Hearing	March 17, 2019

Exhibits:

1. Staff Report
2. Application/Supplemental Information

3. Vicinity & Zoning Map
4. Adoption of existing environmental document
5. Affidavit of Mailing/Mailing List dated March 7, 2019.

Staff Analysis of Proposal & Discussion:

The proposed Change of Zone (COZ 18-08) is a request to change the zone of one parcel of land, approximately 8.4 acres in size located at 4001 S. Zintel Way., from Commercial, Community (CC) to Residential, Medium (RM). The applicant has requested the change of zone in order to implement a recently approved Comprehensive Plan Amendment (CPA 18-13) that changed the land use designation from Commercial to Medium Density Residential.

The Comprehensive Plan Land Use Designation for the subject property is Medium Density Residential. Pursuant to Table 1 of the Comprehensive Plan, the RM zone is an implementing zoning district of the Comprehensive Plan Medium Density Residential Land Use Designation.

The site is adjacent to the following zoning districts:

North:	Commercial, Community (CC)
East:	Open Space (OS); Residential, Medium (RM)
South:	Residential, Medium (RM); Residential, Low (RL)
West:	Commercial, Community (CC)

Applicable Goals and Policies of the Comprehensive Plan:

Residential Goal 1:	Provide for attractive, walkable, and well-designed residential neighborhoods, with differing densities and compatible with neighboring areas.
Residential Policy 1.1:	Maintain residential zoning regulations that offer a similar graduation in building scale and bulk.
Residential Goal 3:	Promote a variety of residential densities with a minimum density target of 3 units per acre as averaged throughout the urban area.
Residential Policy 3.3:	Residential Medium Density –Place areas that can support high-quality, compact, urban development with access to urban services, transit, and infrastructure, whether through new development or through infill.
Residential Goal 4:	Provide more housing opportunities near commercial, transit and employment.
Residential Policy 4.2:	Encourage residential development within commercial areas.

Staff Response

The proposal is a follow up rezone request to Comprehensive Plan Amendment (CPA) 18-13 which was approved in October 2018. CPA 18-13 amended Kennewick's comprehensive plan, specifically the land use map, changing this parcel from Commercial to Medium Density Residential. This proposal will implement the existing Medium Density Residential land use designation as well as promote the goals and policies of the comprehensive plan, specifically Residential Goals 1, 3 and 4 and their associated Policies 1.1, 3.3 and 4.2.

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: This site is designated Medium Density Residential and in the City's comprehensive plan. The Residential, Medium (RM) zone is an implementing zone of the Medium Density Residential land use designation. In addition, the proposal is supported by Residential Goals 1, 3 and 4 and their associated Policies 1.1, 3.3 and 4.2.

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

Staff Response: The proposal promotes the public necessity, convenience and general welfare by providing additional housing to meet the City's 20 year population projections. In addition, the RM zone allows for a variety of housing types which can diversify the housing stock and provide different housing options. It also brings the zoning into conformance with the Comprehensive Plan land use designation.

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 RM zone implements the Comprehensive Plan's Medium Density Residential land use designation.

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

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

Findings:

1. The applicant is Knutzen Engineering (Nathan Machiela), 5453 Ridgeline Dr., Kennewick, WA 99368).

2. The property owner is Circle One Properties, LLC(18706 S. Clodfelter Rd., Kennewick, WA 99338).
3. The proposed change of zone is for parcel number 1-1689-401-3188-011 (4001 S. Zintel Way.).
4. The request is to change the zoning from Commercial, Community (CC) to Residential, Medium (RM).
5. The City's Comprehensive Plan Land Use Designation for the subject property is Medium Density Residential.
6. The Residential, Medium (RM) zoning district is an implementing zone of the Medium Density Residential Comprehensive Plan Land Use Map designation.
7. The application was submitted on October 22, 2018 and declared complete for processing on October 22, 2018.
8. The application was routed for review to City Departments and outside agencies for comment on January 18, 2019.
9. Access to the site is currently provided from Ridgeline Dr., Southridge Blvd. and Plaza Way.
10. The City of Kennewick Critical Area maps indicate that there are erosion hazard areas and slopes that exceed 15% on site.
11. A Determination of Non-Significance issued for CPA 18-13/PLN-2018-01256 was adopted for this proposal on March 5, 2019
12. The Property Posting sign for the public hearing was posted on site March 12, 2019.
13. Notice of the public hearing for this application was published in the Tri-City Herald on March 17, 2019 Notice of public hearing was mailed to all property owners within 300 feet of the site on March 7, 2019.
14. The proposed amendment conforms with the comprehensive plan.
15. The proposed amendment promotes the public necessity, convenience and general welfare.
16. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City.
17. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

Conclusions:

1. Approval with implement Residential Goals 1, 3 and 4 and their associated Policies 1.1, 3.3 and 4.2 and the Medium Density Residential land use designation of the City of Kennewick Comprehensive Plan.
2. Approval promotes the public necessity, convenience and general welfare by providing additional housing to meet the City's 20 year population projections. In addition, the RM zone allows for a variety of housing types which can diversify the housing stock and provide different housing options. It also brings the zoning into conformance with the Comprehensive Plan land use designation.
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 RM zone is implements the Comprehensive Plan's Medium Density Residential land use designation.

Recommendation:

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 18-08 and recommend APPROVAL to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 18-08 and recommend APPROVAL to City Council approval of the request.

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

Exhibit 2

PROJECT # COZ 18- 08 **PLN-** 2018 **-** 03552 **FEE \$** 1,035.00

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: Knutzen Engineering

Address: 5453 Ridgeline Drive, Kennewick, WA 99338

Telephone: 509.222.0959 Cell Phone: 509.579.1887 Fax: _____ E-mail: nathan@knutzenengineering.com

Property Owner (if other than applicant): Circle One Properties, LLC

Address: 18706 S. Clodfelter Road, Kennewick, WA 99338

Telephone: 360.719.0276 Cell Phone: 360.719.0276 E-mail: dean@fdmdevelopment.com

SITE INFORMATION

Parcel No. 116894013188011 Acres 15.84 Zoning: CC

Address of property: 4001 S. Zintel Way

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

Present use of property Vacant

Size of existing structure: 0 sq. ft. Size of Proposed addition/New structure: 0 sq. ft.

Height of building: 0 Cubic feet of excavation: 0 Cost of new construction 0

Benton County Assessor Market Improvement Value: 1,466,980

Description of Project: Amend zoning to split property into residential, medium density (RM) on the south 8.4 acres and commercial on the north 7.4 acres.

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

Applicant's Signature

Date: 4/24/2018

Circle One Properties LLC

Signature of owner or owner's authorized representative

manager

DocuSigned by:

A1 Ochoa

A1 Ochoa

Change-of-Zone Supplemental Information

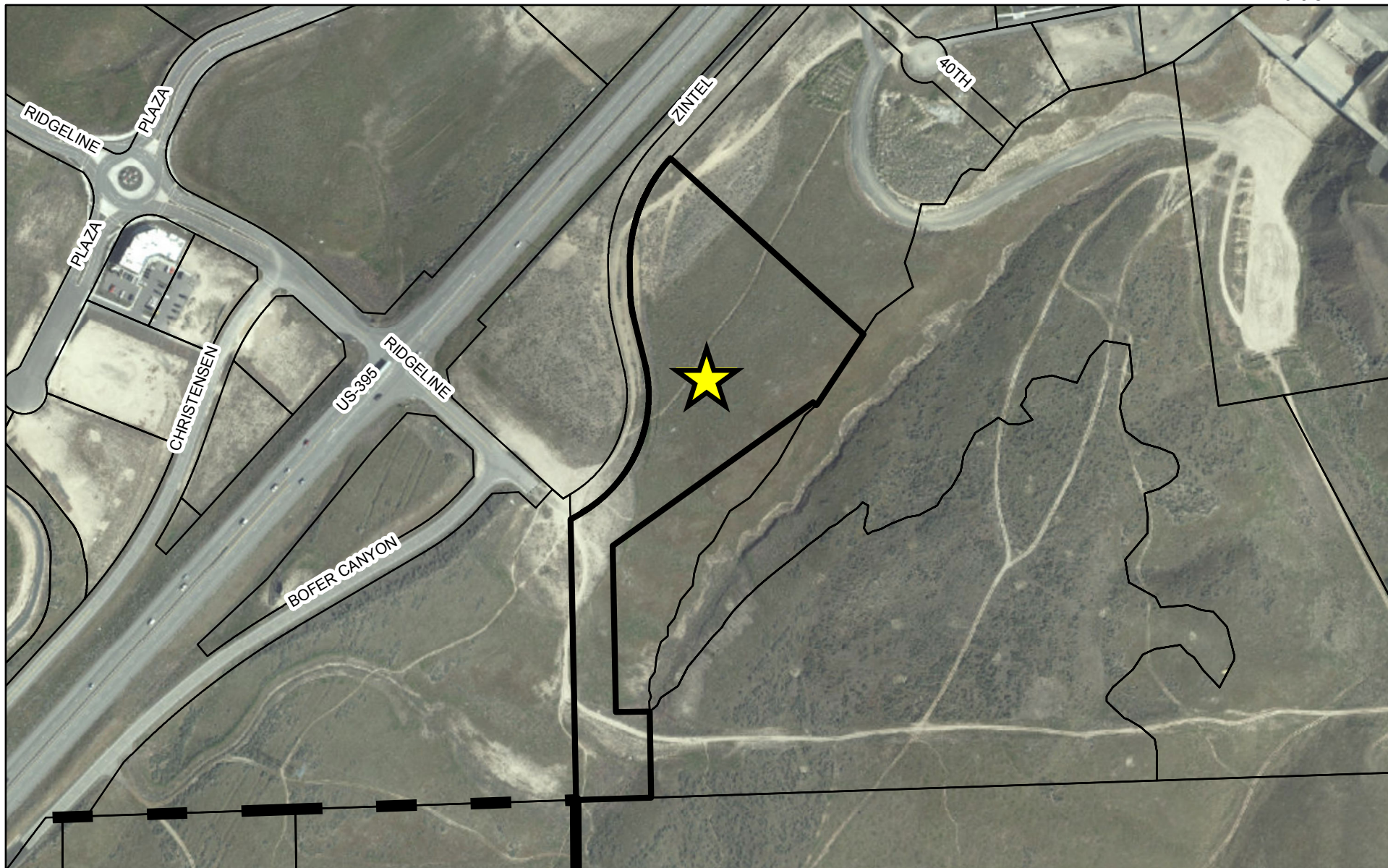
The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of change-of-zone requests. Use additional pages if necessary.

1. Does the public necessity, convenience, and general welfare require the adoption of the proposed amendment? Please explain:
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:
3. Is the proposed amendment consistent with the existing land use pattern in the area? Please explain
4. Are the existing uses, in the area, in conformance with the area's zoning classification? If no, please explain the differences:
5. Will the proposed amendment create an isolated district, or introduce a more intense land use to the area? Please explain.
6. Does the existing zoning prohibit reasonable use of the property? Please explain.

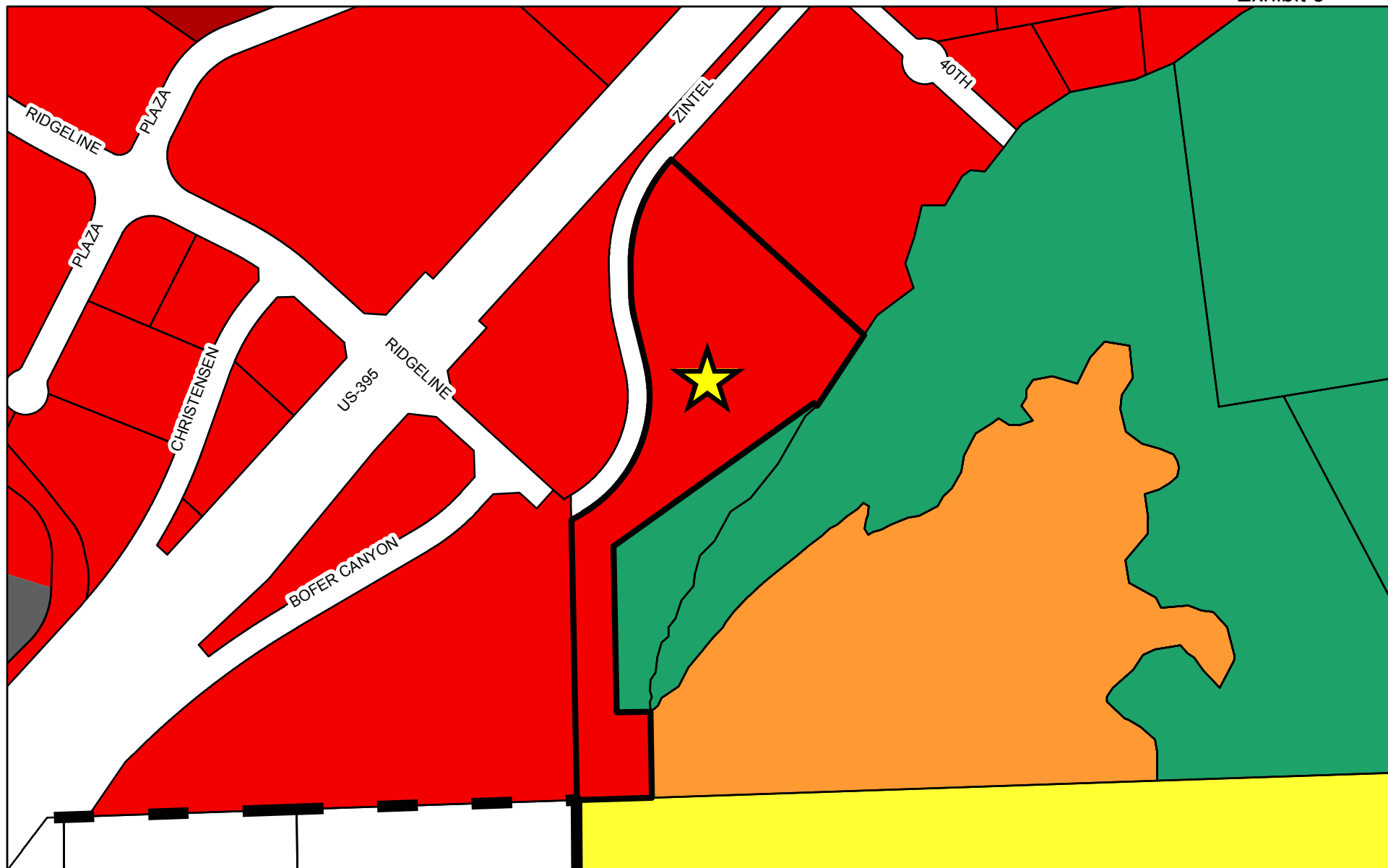
7. Will any residential character, in the immediate area, be adversely affected by the proposed amendment? If yes or maybe, please explain:
8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain:
9. Will approval of the proposed amendment set a precedent 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:
10. Will the proposed amendment encourage more private investments which will be beneficial to the redevelopment of a deteriorated area? Please explain:
11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain.
12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain:

Summary of City forms required:

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



COZ 18-08/PLN-2018-03352



COZ 18-08/PLN-2018-03352

- | | | |
|---|--|---|
|  Commercial, Community (CC) |  Industrial, Light (IL) |  Residential, Low (RL) |
|  Commercial, Regional (CR) |  Open Space (OS) |  RM |





Exhibit 4
Community Planning Department

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

ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENT

Adoption for [X] DNS [] EIS [] Other

Description of proposal: Rezone 8.4 acres from Commercial, Community (CC) to Residential, Medium (RM)

Proponent: City of Kennewick

Location of current proposal: 4001 S. Zintel Way, Kennewick, WA.

Title of document being adopted: DNS for CPA 18-13/PLN-2018-01256

Agency that prepared document being adopted: City of Kennewick

Date adopted document was prepared: July 20, 2018

Description of document (or portion) being adopted: Determination of Non-Significance for an amendment to the comprehensive plan land use map for 8.4 acres from Commercial to Medium Density Residential

If the document being adopted has been challenged (WAC 197-11-630) please describe: This document has not been challenged.

The document is available to be read at (place/time): City of Kennewick Development Services Department
210 W 6th Ave, Kennewick, WA between the hours of 8:30 a.m. and 4:30 p.m. Monday through Friday

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

Name of agency: City of Kennewick

Phone: 509-585-4463

Contact person, if other than responsible official: Anthony Muai

Phone: 509-585-4386

Responsible Official: Greg McCormick

Position/Title: Planning Director

Phone: 509-585-4463

Address: 210 W 6th Ave, Kennewick, WA 99336

Date: March 4, 2019

Signature: _____

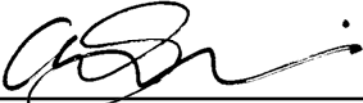
Gregory J. McCormick



AFFIDAVIT NOTICE OF MAILING

I, Anthony Muai, on March 7, 2019
mailed 12 copies of Notice of Public Hearing
for Change of Zone (COZ) 18-08 (Knutzen Engineering) located at 4001
Zintel Way from Commercial Community (CC) to Residential, Medium (RM)
to Surrounding Property Owners within 300 feet of the boundary of the
site

as shown on the attached list.



Signature

Exhibit 5

37
ERWIN L & I, LLC
PO BOX 820528
VANCOUVER, WA 98682

37
BRL DEVELOPMENT LLC
PO BOX 6317
KENNEWICK, WA 99336

37
DAVID G & VIRGINIA M, ET AL
CHRISTENSON
6006 W 25TH AVENUE
KENNEWICK, WA 99338

37
CITY OF KENNEWICK
PO Box 6108
KENNEWICK, WA 99336

37 **DUP**
CITY OF KENNEWICK
PO BOX 6108
KENNEWICK, WA 99336-0108

37
HILDEBRAND MEDICAL BUILDING LLC
2810 W CLEARWATER AVE STE 102
KENNEWICK, WA 99336

37
CIRCLE ONE PROPERTIES, LLC
18706 S CLODFELTER RD
KENNEWICK, WA 99338

37
SANDIP A PATIDAR
3830 VALLEY CENTER DR. #705-124
SAN DIEGO, CA 92130

37
RAYMOND AND LENA HUI
3206 CANYON LAKES DR
KENNEWICK, WA 99337

37
BOULDER HEIGHTS, LLC
3405 S JOHNSON ST
KENNEWICK, WA 99337

37 **DUP**
ERWIN L & I, LLC
PO BOX 820528
VANCOUVER, WA 98682

37 **DUP**
ERWIN L & I, LLC
PO BOX 820528
VANCOUVER, WA 98682

37
NOWAK TRUSTEE L LOUISE
440 LOYER LN
PERRYSBURG, OH 43551-2960

37
JACK CANCELLIERI
6206 W OCEANFRONT
NEWPORT BEACH, CA 92663-1927

37 **DUP**
ERWIN L & I, LLC
PO BOX 820528
VANCOUVER, WA 98682

37 **DUP**
ERWIN L & I, LLC
PO BOX 820528
VANCOUVER, WA 98682

37 **DUP**
BRL DEVELOPMENT LLC
PO BOX 6317
KENNEWICK, WA 99336

37 **DUP**
SANDIP SANDIP
3830 VALLEY CENTER DR. #705-124
SAN DIEGO, CA 92130

COZ 18-07 / PLN-2018-03351
5603 RIDGELINE DR
LOT 3 AMEND CC TO RM
KNUTZEN ENGINEERING

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KENNEWICK PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

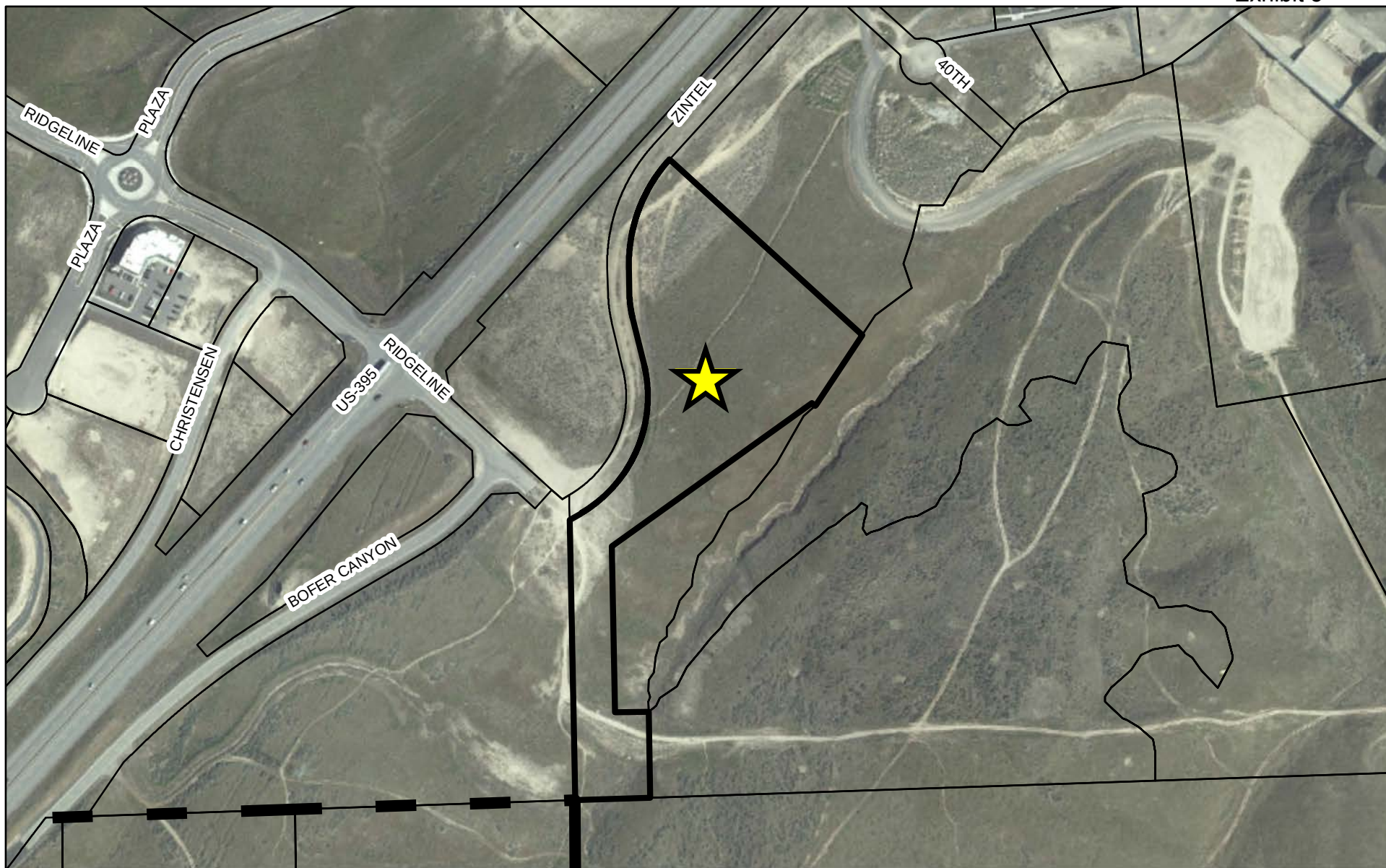
April 1, 2019 6:30 p.m.

The Kennewick Planning Commission will hold a Public Hearing on Monday, April 1, 2019, 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 18-08/PLN-2018-03352 – Knutzen Engineering has proposed to change the zoning district for 8.4 acres located at 4001 Zintel Way from Commercial, Community (CC) to Residential, Medium (RM). The property has a comprehensive plan land use designation of Medium Density Residential. For questions about this project, please call Anthony Muai (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., March 21, 2019 to be included in the report. Comments received after this date will be presented at the hearing.

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.



COZ 18-08/PLN-2018-03352



City Council Meeting Schedule May 2019

May 7, 2019
Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

May 14, 2019
Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Port of Kennewick Partnership (20 minutes)
2. KMC Policy Changes (Legard/Beaton - 45 minutes)
3. KMC Title 18 Code Amendment Options (Beaton - 15 minute)
4. Televising Council Meetings Update (Palmer - 10 minutes)

May 21, 2019
Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

May 28, 2019
Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Workplace Safety Update (Lemieux - 15 minutes)
2. 2019 AWC Elected Officials Essential Webinar - Public Sector Resource Management (Mosley - 60 minutes)
3. Annual Comp Plan Amendment Docket (McCormick - 20 minutes)

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

May 04/09/19