



City Council Regular Meeting Agenda

June 3, 2025 at 6:30 PM

City Hall Council Chambers - 210 W 6th Ave and Virtual

Meetings are broadcast live at <https://www.go2kennewick.com/CouncilMeetingBroadcasts>.

Public comment registration and instructions are available at <https://www.go2kennewick.com/PublicComments>.

1. CALL TO ORDER

Roll Call/Pledge of Allegiance/Welcome/Invocation

2. VISITORS

A total of thirty minutes is allocated for visitor comments, with each person permitted to speak once for a maximum of three minutes. Visitors are welcome to address any topic, except for: campaigns; ballot measures; candidates running for office; items under public hearing; and quasi-judicial matters (Item 5.b.). Comments can be submitted in person, remotely via Zoom, or in writing. Written comments will be distributed to each Councilmember but not read into the record. If you want to provide feedback through Zoom or written format, please reach out to the City Clerk or our website for guidance. www.go2kennewick.com

3. APPROVAL OF AGENDA

4. CONSENT AGENDA

All items included in the Consent Agenda have been provided to each member of the Kennewick City Council for review and consideration. These items are deemed routine and will be approved with a single motion from the Council, without any separate discussion. A Councilmember may remove an item for further consideration under New Business.

a. **Meeting Minutes: May 20, 2025, City Council Regular Meeting**

Motion to approve the minutes as presented.

b. **Meeting Minutes: May 27, 2025, City Council Workshop Meeting**

Motion to approve the minutes as presented.

c. **Claim Roster: Toyota Center Operations and Box Office Accounts**

Motion to approve the Claims Rosters for the Toyota Center Operations and Box Office Accounts for April 2025 in the amount of \$553,258.99 comprised of check numbers 28246-28342 in the amount of \$400,277.54 and electronic transfers in the amount of \$152,981.45.

d. **Claims Roster: Columbia Park Golf Course Account**

Motion to approve the Claims Roster for the Columbia Park Golf Course Account for April 2025 in the amount of \$50,243.12 consisting of check numbers 2879-2887 and 2944-2952 in the amount of \$14,335.32 and electronic transfers in the amount of \$35,907.80.

e. **Payroll Roster: For the Pay Period Ending 05/15/2025**

Motion to approve the payroll roster for the pay period ending 05/15/2025.

- f. **Contract: Tourism Promotion Agreement with Visit Tri-Cities**
Motion to approve the agreement as presented.
- g. **Northwest High Intensity Drug Trafficking Area (HIDTA) Contract Amendments for Matt Duran and Jonathan Weiner**
Motion to authorize the City Manager to sign the contract amendments for Matt Duran and Jonathan Weiner.
- h. **Acceptance of Work: Park Hills Dr. Storm Rehabilitation**
Motion to accept the work of Ellison Earthworks LLC. for contract P2307-24, Park Hills Dr. Storm Rehabilitation, in the amount of \$957,469.45.
- i. **Acceptance of Work: Civic Center Splash Pad Project**
Motion to accept the work of Cliff Thorn Construction for contract K2204-23, Civic Center Splash Pad Project, in the amount of \$192,298.59.
- j. **Acceptance of Work: Columbia Park Playground of Dreams Restroom Repair**
Motion to accept the work of Booth and Sons Construction, Inc. for contract K2113-23, Columbia Park Playground of Dreams Restroom Repair, in the amount of \$408,744.50.
- k. **Contract Award: Conway Place (4th Ave. to 130 Conway Place)**
Motion to award Contract P2319-25 S. Conway Place (W. 4th Ave. to 130 Conway Place) to Ellison Earthworks, LLC in the amount of \$658,290.87 plus a 10% contingency of \$65,829.09, for a total amount of \$724,119.96, and authorize the City Manager to execute the contract.

5. ORDINANCES & RESOLUTIONS

- a. Ordinance: Spring Budget Adjustment
- b. Ordinance: Change of Zone- SLAC, LLC. at 1200 N. Irving Place, from Commercial, Office (CO) to Residential, Low Density (RL). (COZ-2025-0002)
- c. Ordinance: Clarifying Residency for Kennewick Public Facilities District Board Members, Amending Section 2.16.840 of the Kennewick Municipal Code
- d. Ordinance: Affordable Housing in the Public Facility Zone, Amending KMC 18.12.010 A.1

6. PUBLIC HEARINGS

- a. Resolution: Adoption of the 2026-2031 Six-Year Transportation Improvement Plan
- b. Resolution: 2025-2029 Tri-Cities Assessment of Fair Housing Plan

7. NEW BUSINESS

- a. Annexation: AZ-2025-0001, Strizhak Haven Ranch LLC (5215 S Washington Street)

8. COUNCIL COMMENTS & DISCUSSION

9. CONCLUSION

Council Agenda Coversheet	Item Number: 4.a. Date: 6/3/2025 Item Type: General Business Item	Category: Consent Agenda
	Subject: Meeting Minutes: May 20, 2025, City Council Regular Meeting Department: Executive Services	
<u>Recommendation</u> Staff recommends Council approve the meeting minutes as presented. <u>Motion for Consideration</u> Motion to approve the minutes as presented. <u>Summary</u> The City Clerk's Office has prepared action-format meeting minutes for City Council's consideration. <u>Alternatives</u> The City Council may make corrections to errors and approve the meeting minutes as amended. <u>Fiscal Impact</u> None.		
<u>Attachments:</u> 1. Minutes - Draft		

**CITY OF KENNEWICK
CITY COUNCIL REGULAR MEETING
May 20, 2025**

City Council Present:

Gretl Crawford, *Mayor*
Chuck Torelli, *Mayor Pro Tem*
Loren Anderson, *Councilmember*
Brad Beauchamp, *Councilmember*

Jason McShane, *Councilmember*
Jim Millbauer, *Councilmember (arrived at 6:55 p.m.)*
John Trumbo, *Councilmember*

City Staff Present:

Erin Erdman, *City Manager*
Laurencio Sanguino, *City Attorney*
Nick Farline, *Parks, Facilities, & Recreation Director*
Anthony Muai, *Planning Director*
John Cowling, *Public Works Director*
Jose Santoy, *Police Commander*
Chad Michael, *Fire Chief*

Cary Roe, *Deputy City Manager*
Lisa Beaton, *Deputy City Manager*
Krystal Johnston, *City Clerk*
Jamie O'Neill, *Parks Infrastructure Supervisor*
Steve Donovan, *Planning Manager*
Jessica Platt, *Finance Director*
Chad Crouch, *Executive Services Director*
Alisha Piper, *Planner*

1. CALL TO ORDER

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

Ms. Johnston stated all councilmembers were in attendance with the exception of Councilmember Millbauer. Ms. Johnston explained Councilmember Millbauer would be arriving later in the evening and stated a quorum was established.

Councilmember Anderson led the Pledge of Allegiance.

Doug Slachter provided the invocation.

Proclamation: EMS/Paramedics Week Mayor Crawford read the proclamation into the record and presented it to Kennewick Fire Captain Chris Feather. Captain Feather expressed appreciation for the recognition and spoke to the critical services provided not just by Kennewick Fire personnel, but medical providers throughout the system to include nurses and emergency physicians.

Proclamation: Public Works Week Mayor Crawford read the proclamation into the record and presented it to Public Works Director John Cowling. Mr. Cowling expressed appreciation for the proclamation and for the Public Works Department personnel.

2. VISITORS:

None.

3. APPROVAL OF AGENDA

MOTION:	Mayor Pro Tem Torelli moved to approve the agenda as presented.
SECOND:	Councilmember Anderson.
DISCUSSION:	None.
VOTE:	The motion passed unanimously (6-0) (Councilmember Millbauer not present).

4. CONSENT AGENDA

MOTION:	Mayor Pro Tem Torelli moved to approve the consent agenda as presented.
SECOND:	Councilmember McShane.
VOTE:	The motion passed unanimously (6-0) (Councilmember Millbauer not present).

- a. **Meeting Minutes: May 6, 2025, City Council Regular Meeting**
Motion to approve the minutes as presented.
- b. **Meeting Minutes: May 13, 2025, City Council Workshop Meeting**
Motion to approve the minutes as presented.
- c. **Claims Roster: April 2025**
Motion to approve the Claims Roster for April 2025 in the amount of \$7,187,420.02 comprised of electronic payments and check numbers 319062-319461.
- d. **Payroll Roster: For the Pay Period Ending 04/30/2025**
Motion to approve the payroll roster for the pay period ending 04/30/2025.
- e. **Franchise: Assignment and Change in Control Between US Cellular and T-Mobile for an Existing Franchise Agreement**
Motion to authorize the Mayor to sign the Assignment and Change in Control Transaction Notice with USCOC of Richland Inc, in accordance with the terms of the franchise agreement.
- f. **Contract Award: Steptoe & Arrowhead Signal Project**
Motion to award Contract P2112-25 Steptoe & Arrowhead Signal Project to ESF Development LLC in the amount of \$514,558.00 plus a 10% contingency amount of \$51,455.80, for a total amount of \$566,013.80 and authorize the City Manager to execute the contract.
- g. **Contract Award: 32nd & Lone Lift Station Project**
Motion to award Contract P2408-25, 32nd & Lone Lift Station Project to C&E Trenching in the amount of \$574,953.60 plus a 10% contingency amount of \$57,495.36, for a total amount of \$632,448.96 and authorize the City Manager to execute the contract.
- h. **Set Hearing Date: Six-Year Transportation Improvement Plan**
Motion to set the date of June 3, 2025, for a public hearing to adopt the Six-Year Transportation Improvement Plan (2026-2031).
- i. **Set Public Meeting Date: Annexation AZ-2025-0001, Strizhak Haven Ranch, LLC at 5215 S Washington Street**
Motion to set the required public meeting for AZ-2025-0001 for June 3, 2025.

5. NEW BUSINESS

- a. **UPDATE: 2025 Legislative Session** The City's contract lobbyist, Briahna Murray, a partner with Gordon Thomas Honeywell provided a comprehensive update of the legislative session and answered Council's questions. No action taken.

Councilmember Millbauer arrived at 6:55 p.m.

6. ORDINANCES

a. Ordinance 25-6093: Transitioning Public-Facing Parks Regulations from the Kennewick Administrative Code 9-44 to the Kennewick Municipal Code, Amending Section 10.08.040

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE RELATING TO OFFENSES AGAINST PUBLIC ORDER AND AMENDING SECTION 10.08.040 OF THE KENNEWICK MUNICIPAL CODE

Mr. O'Neill provided a staff report and answered Council's questions.

MOTION:	Mayor Pro Tem Torelli moved to adopt the ordinance as presented.
SECOND:	Councilmember Millbauer
DISCUSSION:	Councilmembers voiced their surprise regarding the need for an ordinance to limit confetti in piñatas and sought clarification on the distinction between sports fields and multi-purpose fields. Mr. O'Neill responded by emphasizing that confetti poses a considerable issue and confirmed that dog leash laws are applicable to all fields, regardless of their occasional use for purposes other than sports.
VOTE:	The motion passed unanimously (7-0)
<i>The City Clerk assigned Ordinance No. 25-6093.</i>	

b. Ordinance: Transitioning Public-Facing Planning Regulations from the Kennewick Administrative Code to the Kennewick Municipal Code (DCA-2025-0003)

Mr. Donovan provided a staff report with an overview of items 6.b.1 through 6.b.3. Mr. Donovan and Mr. Muai responded to Council questions. Council discussed at length the intent and ramifications of the second sentence under 18.45.010(7) presented under Item 6.b.3. Several Councilmembers advocated for removing the language.

b.1. Ordinance 25-6094: Relating to the State Environmental Policy Act and Amending Section 4.08.540 of the Kennewick Municipal Code (DCA-2025-0003)

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE RELATING TO THE STATE ENVIRONMENTAL POLICY ACT AND AMENDING SECTION 4.08.540 OF THE KENNEWICK MUNICIPAL CODE

MOTION:	Mayor Pro Tem Torelli moved to adopt the ordinance as presented.
SECOND:	Councilmember Anderson
DISCUSSION:	None.
VOTE:	The motion passed unanimously (7-0)
<i>The City Clerk assigned Ordinance No. 25-6094.</i>	

b.2. Ordinance 25-6095: Relating to Zoning and Amending Section 18.12.250 of the Kennewick Municipal Code (DCA-2025-0003)

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE RELATING TO ZONE DISTRICTS AND STANDARDS AND AMENDING SECTION 18.12.250 OF THE KENNEWICK MUNICIPAL CODE

MOTION: Councilmember McShane moved to adopt the ordinance as presented.
SECOND: Mayor Pro Tem Torelli
DISCUSSION: None.
VOTE: **The motion passed unanimously (7-0)**

The City Clerk assigned Ordinance No. 25-6095.

b.3. Ordinance 25-6096: Relating to Zoning and Amending Section 18.45.010 of the Kennewick Municipal Code (DCA-2025-0003).

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE RELATING TO PLANNED RESIDENTIAL DEVELOPMENTS AND
AMENDING SECTION 18.45.010 OF THE KENNEWICK MUNICIPAL CODE

MOTION: Mayor Pro Tem Torelli moved to adopt the ordinance as presented, with the exception that the second sentence under 18.45.010(7) will be removed.
SECOND: Councilmember Anderson
DISCUSSION: Council discussed the effect of this ordinance and one Councilmember spoke about the placement of this language and questioned if it would be better placed elsewhere within the chapter.
VOTE: **The motion passed unanimously (7-0)**

The City Clerk assigned Ordinance No. 25-6096.

c. Ordinance 25-6097: Transitioning Public-Facing Planning Regulations from the Kennewick Administrative Code to the Kennewick Municipal Code 18.42.120 - Minor Variations (DCA-2025-0004)

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE RELATING TO LAND USE PERMITS AND AMENDING SECTION
18.42.120 OF THE KENNEWICK MUNICIPAL CODE

Mr. Donovan provided a staff report and responded to Council questions.

MOTION: Mayor Pro Tem Torelli moved to adopt the ordinance as presented.
SECOND: Councilmember Anderson
DISCUSSION: None.
VOTE: **The motion passed unanimously (7-0)**

The City Clerk assigned Ordinance No. 25-6097.

d. Ordinance: Relating to implementation of HB 1110 (2023) - Middle Housing

Mr. Muai provided a staff report with an overview of items 6.d.1 through 6.d.9. Mr. Muai, together with Ms. Erdman and Mr. Cowling, responded to Council questions.

d.1. Ordinance 25-6098: Relating to Public Water System Connections and Amending KMC 14.09.080

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE RELATING TO PUBLIC WATER SYSTEM CONNECTIONS AND
AMENDING SECTION 14.09.080 OF THE KENNEWICK MUNICIPAL CODE

MOTION: Mayor Pro Tem Torelli moved to adopt the ordinance as presented.
SECOND: Councilmember McShane
DISCUSSION: None.
VOTE: **The motion passed unanimously (7-0)**

The City Clerk assigned Ordinance No. 25-6098.

d.2. Ordinance 25-6099: Relating to Public Sewer System Connections and Amending KMC 14.22.030

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE RELATING TO SEWERAGE SERVICE AND AMENDING SECTION 14.22.030 OF THE KENNEWICK MUNICIPAL CODE

MOTION: Mayor Pro Tem Torelli moved to adopt the ordinance as presented.
SECOND: Councilmember Millbauer
DISCUSSION: None.
VOTE: **The motion passed unanimously (7-0)**

The City Clerk assigned Ordinance No. 25-6099.

d.4. Ordinance 25-6100: Relating to Definitions and Adding Sections to KMC 18.09

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE RELATING TO DEFINITIONS AND ADDING SECTIONS 18.09.504, 18.09.508, 18.09.585, 18.09.596, 18.09.735, 18.09.775, 18.09.2007, 18.09.2027, 18.09.2035, 18.09.2097, and 18.09.2105 OF THE KENNEWICK MUNICIPAL CODE

MOTION: Mayor Pro Tem Torelli moved to adopt the ordinance as presented.
SECOND: Councilmember Millbauer
DISCUSSION: None.
VOTE: **The motion passed unanimously (7-0)**

The City Clerk assigned Ordinance No. 25-6100.

d.3. Ordinance 25-6101: Relating to General Provisions and Amending KMC 18.03.040

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE RELATING TO GENERAL PROVISIONS AND AMENDING SECTION 18.03.040 OF THE KENNEWICK MUNICIPAL CODE

MOTION: Councilmember Anderson moved to adopt the ordinance as presented.
SECOND: Mayor Pro Tem Torelli
DISCUSSION: None.
VOTE: **The motion passed unanimously (7-0)**

The City Clerk assigned Ordinance No. 25-6101.

d.5. Ordinance 25-6102: Relating to Zone Districts and Standards and Amending KMC 18.12.010

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE RELATING TO ZONE DISTRICTS AND STANDARDS AND AMENDING SECTIONS 18.12.010 A.1 and 18.12.010 A.2 OF THE KENNEWICK MUNICIPAL CODE

MOTION:	Councilmember McShane moved to adopt the ordinance as presented except that the RL minimum lot size will be 6,001 square feet rather than 5,500 square feet.
SECOND:	Mayor Pro Tem Torelli
DISCUSSION:	Council debated the merits of the lot size amendment.
VOTE:	The motion failed (5-2) <i>(Councilmember McShane and Councilmember Trumbo voting yes)</i>
MOTION:	Councilmember McShane moved to adopt the ordinance as presented.
SECOND:	Mayor Pro Tem Torelli
DISCUSSION:	None.
VOTE:	The motion passed unanimously (7-0)

The City Clerk assigned Ordinance No. 25-6102.

d.6. Ordinance 25-6103: Relating to Landscaping and Amending KMC 18.21.020 and 18.21.060

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE RELATING TO LANDSCAPING AND AMENDING SECTIONS 18.21.020 AND 18.21.060 OF THE KENNEWICK MUNICIPAL CODE

MOTION:	Mayor Pro Tem Torelli moved to adopt the ordinance as presented.
SECOND:	Councilmember Millbauer
DISCUSSION:	Drought tolerant landscaping was debated.
VOTE:	The motion passed (6-1) <i>(Councilmember Anderson dissenting)</i>

The City Clerk assigned Ordinance No. 25-6103.

d.7. Ordinance 25-6104: Relating to Off-Street Parking and Amending KMC 18.36.060 and 18.36.100

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE RELATING TO OFF-STREET PARKING AND AMENDING SECTIONS 18.36.060 and 18.36.100 OF THE KENNEWICK MUNICIPAL CODE

MOTION:	Mayor Pro Tem Torelli moved to adopt the ordinance as presented.
SECOND:	Councilmember Anderson
DISCUSSION:	None.
VOTE:	The motion passed (7-0)

The City Clerk assigned Ordinance No. 25-6104.

d.8. Ordinance 25-6105: Relating to Land Use Permits and Amending KMC 18.42.110

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE RELATING TO LAND USE PERMITS AND AMENDING SECTION
18.42.110 OF THE KENNEWICK MUNICIPAL CODE

MOTION: Mayor Pro Tem Torelli moved to adopt the ordinance as presented.

SECOND: Councilmember Anderson

DISCUSSION: None.

VOTE: **The motion passed (7-0)**

The City Clerk assigned Ordinance No. 25-6105.

**d.9. Ordinance 25-6106: Relating to Residential Design Standards and Amending KMC
18.75.010, 18.75.020 and 18.75.030**

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE RELATING TO RESIDENTIAL DESIGN STANDARDS AND AMENDING
SECTIONS 18.75.010, 18.75.020 and 18.75.030 OF THE KENNEWICK MUNICIPAL
CODE

MOTION: Mayor Pro Tem Torelli moved to adopt the ordinance as presented.

SECOND: Councilmember McShane

DISCUSSION: None.

VOTE: **The motion passed (7-0)**

The City Clerk assigned Ordinance No. 25-6106.

7. COUNCIL COMMENTS/DISCUSSION:

Councilmembers reported on their respective activities, upcoming events, and items of concern.

8. CONCLUSION: Mayor Crawford concluded the meeting at 8:59 p.m.

DRAFT

Krystal Johnston, CMC, CPRO
City Clerk

At the time of publishing these minutes, the City Council meeting recording is available at:

<https://kennewickwa.new.swagit.com/videos/343457>

Council Agenda Coversheet	Item Number: 4.b. Date: 6/3/2025 Item Type: General Business Item	Category: Consent Agenda
	Subject: Meeting Minutes: May 27, 2025, City Council Workshop Meeting Department: Executive Services	
<u>Recommendation</u> Staff recommends Council approve the meeting minutes as presented. <u>Motion for Consideration</u> Motion to approve the minutes as presented. <u>Summary</u> The City Clerk's Office has prepared action-format meeting minutes for City Council's consideration. <u>Alternatives</u> The City Council may make corrections to errors and approve the meeting minutes as amended. <u>Fiscal Impact</u> None.		
<u>Attachments:</u> 1. Minutes - Draft		

CITY OF KENNEWICK
CITY COUNCIL WORKSHOP
May 27, 2025

City Council Present:

Gretl Crawford, Mayor

Chuck Torelli, Mayor Pro Tem

Brad Beauchamp, Councilmember

Loren Anderson, Councilmember

Jason McShane, Councilmember

Jim Millbauer, Councilmember

John Trumbo, Councilmember

City Staff Present:

Erin Erdman, City Manager

Lisa Beaton, Deputy City Manager

Laurencio Sanguino, City Attorney

Chris Guerrero, Police Chief

Chad Crouch, Exec Services Director

Chad Michael, Fire Chief

Nick Farline, Parks, Facilities, & Recreation Director

John Cowling, Public Works Director

Jessica Platt, Finance Director

Krystal Johnston, City Clerk

Jason Kiel, Police Commander

CALL TO ORDER. Mayor Crawford called the meeting to order at 6:30 p.m. Mayor Crawford called roll; all Councilmembers were present. Mayor Crawford announced there were no citizen comments submitted.

1. 2024 YEAR-END FINANCIAL REVIEW AND SPRING 2025 BUDGET ADJUSTMENT. Ms. Platt provided a detailed staff report and together with Mr. Cowling and Ms. Erdman, addressed questions from Council. Ms. Platt indicated an ordinance adopting the Spring Budget Adjustment would be proposed at the City Council meeting scheduled for June 3, 2025.

CONCLUSION. Mayor Crawford concluded the meeting at 7:28 p.m.

DRAFT

Krystal Johnston, CMC, CPRO
City Clerk

At the time of publishing these minutes, the City Council meeting recording is available at:

<https://kennewickwa.new.swagit.com/videos/344080>

Council Agenda Coversheet	Item Number: 4.c. Item Type: General Business Item Subject: Claim Roster: Toyota Center Operations and Box Office Accounts Department: Finance	Date: 6/3/2025 Category: Consent Agenda						
								
<u>Recommendation</u> Staff recommends that Council approve the Claims Rosters for the Toyota Center Operations and Box Office Accounts for April 2025 as presented.								
<u>Motion for Consideration</u> Motion to approve the Claims Rosters for the Toyota Center Operations and Box Office Accounts for April 2025 in the amount of \$553,258.99 comprised of check numbers 28246-28342 in the amount of \$400,277.54 and electronic transfers in the amount of \$152,981.45.								
<u>Summary</u> The payments on this Claims Roster are comprised of the following issuances during the period 4/1/2025-4/30/2025: <table><tr><td>Check numbers: 28246-28342</td><td>\$400,277.54</td></tr><tr><td>Electronic payments (EFT):</td><td>\$152,981.45</td></tr><tr><td>Total</td><td>\$553,258.99</td></tr></table>			Check numbers: 28246-28342	\$400,277.54	Electronic payments (EFT):	\$152,981.45	Total	\$553,258.99
Check numbers: 28246-28342	\$400,277.54							
Electronic payments (EFT):	\$152,981.45							
Total	\$553,258.99							
<u>Alternatives</u>								
<u>Fiscal Impact</u> \$553,258.99								
Attachments: 1. Claims Roster								

Toyota Center and Arena
Claims Roster
04/30/2025

Date	Check	Method	Name					Amount
<u>TOYO Sterling Operating Account</u>								
04/01/25		Wire Transfer	King Beverage Inc. (00002728)					72.50
	04/01/25	3111113	BEER				72.50	
	101413	• Inventory - Beer	BEER			72.50		
04/01/25	28246	Auto Check	Advanced Protection Services, Inc. (00002751)					
						VOID		0.00
04/01/25	28247	Auto Check	Apollo Heating & Air Conditioning (00002789)					
						VOID		0.00
04/01/25	28247	Auto Check	Advanced Protection Services, Inc. (00002751)					
						VOID		0.00
04/01/25	28248	Auto Check	Brashear Electric, Inc. (00002756)					
						VOID		0.00
04/01/25	28248	Auto Check	Apollo Heating & Air Conditioning (00002789)					340.23
	04/01/25	940064369	REPAIRS & MAINTENANCE				340.23	
					Due To/From TRCC	340.23		
04/01/25	28249	Auto Check	Canon Financial Services, Inc (00002793)					
						VOID		0.00
04/01/25	28249	Auto Check	Brashear Electric, Inc. (00002756)					2,565.33
	04/01/25	42651	EVENT SET UP				896.78	
	107401	• Outside Event Expense	EVENT SET UP			896.78		
	04/01/25	42683	EVENT SET UP				896.78	
	107039	• Event Labor - Other	EVENT SET UP			896.78		
	04/01/25	42730	BUILDING REPAIRS & MAINTENANCE				771.77	
	107212	• Building Repairs & Maintenance	BUILDING REPAIRS & MAINTENANCE			771.77		

04/01/25	28250	Auto Check	Chapala Express (00002758)			VOID	0.00
04/01/25	28250	Auto Check	Canon Financial Services, Inc (00002793)				430.41
	04/01/25	39184972	COPIER			393.83	393.83
	107105	• Printing / Copying	COPIER			393.83	
	04/01/25	6011165502	COPIER				36.58
	107105	• Printing / Copying	COPIER			36.58	
04/01/25	28251	Auto Check	Chem-Aqua (00002759)			VOID	0.00
04/01/25	28251	Auto Check	Chapala Express (00002758)			VOID	0.00
04/01/25	28252	Auto Check	CI Information Management (00002840)			VOID	0.00
04/01/25	28252	Auto Check	Chem-Aqua (00002759)				4,101.65
	04/01/25	9082722	WATER TREATMENT				4,101.65
	107304	• Contracted Services	WATER TREATMENT			4,101.65	
04/01/25	28253	Auto Check	City of Kennewick - Misc (00002830)			VOID	0.00
04/01/25	28253	Auto Check	CI Information Management (00002840)				164.40
	04/01/25	0179012	FEBRUARY SHRED SERVICES				164.40
	107304	• Contracted Services	FEBRUARY SHRED SERVICES			164.40	
04/01/25	28254	Auto Check	City of Kennewick - Water (00002858)			VOID	0.00
04/01/25	28254	Auto Check	City of Kennewick - Misc (00002830)				4,655.00
	04/01/25	17063	EVENT SECURITY				4,655.00
	107404	• Event Contracted Labor	EVENT SECURITY			4,655.00	
04/01/25	28255	Auto Check	Coca-Cola (00000213)			VOID	0.00

04/01/25	28255	Auto Check	City of Kennewick - Water (00002858)				3,863.12
	04/01/25	12202024-2182025	WATER 12/20/24-2/18/25			3,863.12	
	107219	• Water	WATER 12/20/24-2/18/25		3,863.12		
04/01/25	28256	Auto Check	Concessions Supply (00002860)		VOID		0.00
04/01/25	28256	Auto Check	Coca-Cola (00000213)				20,373.40
	04/01/25	165597	FOOD & BAR SUPPLIES			5,254.85	
	101411	• Inventory - Food	FOOD		4,730.85		
	101413	• Inventory - Beer	BAR SUPPLIES		524.00		
	04/01/25	1455828	BEER			-10.00	
	101413	• Inventory - Beer	BEER		-10.00		
	04/01/25	166788	FOOD			6,441.35	
	101411	• Inventory - Food	FOOD		6,441.35		
	04/01/25	167056	FOOD			4,543.35	
	101411	• Inventory - Food	FOOD		4,543.35		
	04/01/25	167351	FOOD			4,143.85	
	101411	• Inventory - Food	FOOD		4,143.85		
04/01/25	28257	Auto Check	Cougar Digital Marketing & Design (00002861)		VOID		0.00
04/01/25	28257	Auto Check	Concessions Supply (00002860)				867.87
	04/01/25	25065	FOOD			867.87	
	101411	• Inventory - Food	FOOD		867.87		
04/01/25	28258	Auto Check	Culligan Water Conditioning (00002766)		VOID		0.00
04/01/25	28258	Auto Check	Cougar Digital Marketing & Design (00002861)				1,787.00
	04/01/25	14896	ADVERTISING			1,787.00	
	107302	• Venue Marketing & Non-Event Advertising	ADVERTISING		1,787.00		
04/01/25	28259	Auto Check	Daktronics (00002737)		VOID		0.00
04/01/25	28259	Auto Check	Culligan Water Conditioning (00002766)				162.25
	04/01/25	153603	WATER			162.25	
	107201	• Tools & Supplies	WATER		162.25		

04/01/25	28260	Auto Check	DevFuzion (00000278)						VOID	0.00
04/01/25	28260	Auto Check	Daktronics (00002737)							3,091.15
	04/01/25	7129458		TECHNICAL SERVICES						1,569.35
	107104	• IT Support Services		TECHNICAL SERVICES				1,569.35		
	04/01/25	7136125		IT SUPPORT						1,521.80
	107104	• IT Support Services		IT SUPPORT				1,521.80		
04/01/25	28261	Auto Check	Enterprise Rent A Car (00002931)						VOID	0.00
04/01/25	28261	Auto Check	DevFuzion (00000278)							5.51
	04/01/25	26664-1		IT SUPPORT						5.51
	107104	• IT Support Services		IT SUPPORT				2.75		
						Due To/From TRCC		2.76		
04/01/25	28262	Auto Check	Ferrell Gas (00002769)						VOID	0.00
04/01/25	28262	Auto Check	Enterprise Rent A Car (00002931)							394.12
	04/01/25	2020-0190-3469		RENTAL CAR						193.16
	104315	• Reimbursed Event Rentals		RENTAL CAR				193.16		
	04/01/25	7K1LLS		CAR RENTAL						200.96
	104315	• Reimbursed Event Rentals		CAR RENTAL				200.96		
04/01/25	28263	Auto Check	Gamache Landscaping, Inc. (00002798)						VOID	0.00
04/01/25	28263	Auto Check	Ferrell Gas (00002769)							1,389.25
	04/01/25	1129834160		PROPANE						739.75
	107214	• Fuel & Vehicle Costs		PROPANE				369.88		
						Due To/From TRCC		369.87		
	04/01/25	1129992777		PROPANE						649.50
	107214	• Fuel & Vehicle Costs		PROPANE				324.75		
						Due To/From TRCC		324.75		
04/01/25	28264	Auto Check	Jennifer Bond (00002941)						VOID	0.00

04/01/25	28264	Auto Check	Gamache Landscaping, Inc. (00002798)				4,071.90
	04/01/25	1962	GROUNDS REPAIR & MAINTENANCE			2,010.95	
	107213	• Grounds Repairs & Maintenance	GROUNDS REPAIR & MAINTENANCE		2,010.95		
	04/01/25	2075	LAWN MAINT MARCH			2,060.95	
	107213	• Grounds Repairs & Maintenance	LAWN MAINT MARCH		2,060.95		
04/01/25	28265	Auto Check	Kennewick Union Firefighters L-1296 (00003455)				
					VOID		0.00
04/01/25	28265	Auto Check	Jennifer Bond (00002941)				3,000.00
	04/01/25	JANUARY 2025	LTS ADMINISTRATION JAN 2025			1,000.00	
	105004	• Learn to Skate	LTS ADMINISTRATION JAN 2025		1,000.00		
	04/01/25	FEBRUARY 2025	LTS ADMINISTRATION FEB 2025			1,000.00	
	105004	• Learn to Skate	LTS ADMINISTRATION FEB 2025		1,000.00		
	04/01/25	MARCH 2025	LTS ADMINISTRATION MAR 2025			1,000.00	
	105004	• Learn to Skate	LTS ADMINISTRATION MAR 2025		1,000.00		
04/01/25	28266	Auto Check	Michael Abbott (00002770)				
					VOID		0.00
04/01/25	28266	Auto Check	Kennewick Union Firefighters L-1296 (00003455)				3,217.50
	04/01/25	FEBRUARY2025				3,217.50	
	107404	• Event Contracted Labor	EMT LABOR		3,217.50		
04/01/25	28267	Auto Check	Oxarc (00002929)				
					VOID		0.00
04/01/25	28267	Auto Check	Michael Abbott (00002770)				360.00
	04/01/25	448016390	FRYER SERVICE			180.00	
	107211	• Equipment Repairs & Maintenance	FRYER SERVICE		180.00		
	04/01/25	448-016436	FILTA FRYER SERVICES			180.00	
	107304	• Contracted Services	FILTA FRYER SERVICES		180.00		
04/01/25	28268	Auto Check	Pacific Breeze (00003739)				
					VOID		0.00
04/01/25	28268	Auto Check	Oxarc (00002929)				30.17
	04/01/25	0061974579	CYLINDER RENTAL			14.35	
	107305	• General Rental Equipment	CYLINDER RENTAL		14.35		
	04/01/25	61950123	CYLINDER RENTAL			15.82	
	107305	• General Rental Equipment	CYLINDER RENTAL		15.82		

04/01/25	28269	Auto Check	Popcorn NW (00002773)						
								VOID	0.00
04/01/25	28269	Auto Check	Pacific Breeze (00003739)						719.76
	04/01/25	26135746	AIR FRESHENERS				359.88		
	107304	• Contracted Services	AIR FRESHENERS			359.88			
	04/01/25	26634533	DIFFUSER BATTERIES				359.88		
	107304	• Contracted Services	DIFFUSER BATTERIES			359.88			
04/01/25	28270	Auto Check	Springhill Suites of Kennewick (00002726)						
								VOID	0.00
04/01/25	28270	Auto Check	Popcorn NW (00002773)						7,267.19
	04/01/25	31625	THIRD PARTY CONCESSIONS				1,817.93		
	104560	• Concessions Sales - Third Party	THIRD PARTY CONCESSIONS			1,817.93			
	04/01/25	32125	THIRD PARTY CONCESSIONS				1,739.36		
	104560	• Concessions Sales - Third Party	THIRD PARTY CONCESSIONS			1,739.36			
	04/01/25	32225	THIRD PARTY CONCESSIONS				2,725.00		
	104560	• Concessions Sales - Third Party	THIRD PARTY CONCESSIONS			2,725.00			
	04/01/25	32325	THIRD PARTY CONCESSIONS				984.90		
	104560	• Concessions Sales - Third Party	THIRD PARTY CONCESSIONS			984.90			
04/01/25	28271	Auto Check	Sunbelt Rentals, Inc. (00002783)						
								VOID	0.00
04/01/25	28271	Auto Check	Springhill Suites of Kennewick (00002726)						587.64
	04/01/25	81398	HOTEL				293.82		
	107304	• Contracted Services	HOTEL			293.82			
	04/01/25	81397	HOTEL ROOM				293.82		
	107304	• Contracted Services	HOTEL ROOM			293.82			
04/01/25	28272	Auto Check	Tri-City Americans (00000851)						
								VOID	0.00
04/01/25	28272	Auto Check	Sunbelt Rentals, Inc. (00002783)						1,092.31
	04/01/25	165914518-0001	RENTAL EQUIPMENT				1,092.31		
	107305	• General Rental Equipment	RENTAL EQUIPMENT			1,092.31			
04/01/25	28273	Auto Check	US Foods (00002786)						
								VOID	0.00

04/01/25	28273	Auto Check	Tri-City Americans (00000851)				28,339.84
	04/01/25	1203012025TY	NAMING RIGHTS			8,333.33	
	104211	• Naming Rights - Tenant Share	NAMING RIGHTS		8,333.33		
	04/01/25	Ams v Vancouver 2/28				20,006.51	
	102150	• A/P Settlements	Ams v Vancouver 2/28		20,006.51		
04/01/25	28274	Auto Check	Vistar Corporation (00002787)				4,353.14
	04/01/25	75429578	FOOD			2,837.65	
	101411	• Inventory - Food	FOOD		2,837.65		
	04/01/25	75564403	FOOD			1,515.49	
	101411	• Inventory - Food	FOOD		1,515.49		
04/01/25	28274	Auto Check	US Foods (00002786)				93.27
	04/01/25	4429861	KITCHEN SUPPLIES			93.27	
	107315	• Other Services & Operations Expenses	KITCHEN SUPPLIES PO#1234		93.27		
04/01/25	28275	Auto Check	WCP Solutions (00002788)				0.00
					VOID		
04/01/25	28276	Auto Check	WCP Solutions (00002788)				2,129.16
	04/01/25	13992487	JANITORIAL SUPPLIES			909.06	
	107203	• Janitorial Supplies	JANITORIAL SUPPLIES		909.06		
	04/01/25	13992486	JANITORIAL SUPPLIES			1,135.53	
	107203	• Janitorial Supplies	JANITORIAL SUPPLIES		1,135.53		
	04/01/25	13992488	JANITORIAL SUPPLIES			84.57	
	107203	• Janitorial Supplies	JANITORIAL SUPPLIES		84.57		
04/09/25	28277	Auto Check	ADAMSON LIVIAN (00004259)				144.00
	04/09/25	MARCH 2025	LTS MARCH 2025			144.00	
	105004	• Learn to Skate	LTS MARCH 2025		144.00		

04/09/25	28278	Auto Check	Advanced Protection Services, Inc. (00002751)			732.38
	04/09/25	R160372	COMMERCIAL FIRE MONITORING		73.86	
	107209	• Security & Fire Alarm System	COMMERCIAL FIRE MONITORING ICE RINK	73.86		
	04/09/25	R160373	COMMERCIAL AMMONIA MONITORING		79.30	
	107209	• Security & Fire Alarm System	COMMERCIAL AMMONIA MONITORING	79.30		
	04/09/25	R160374	COMMERCIAL FIRE MONITORING		73.86	
	107209	• Security & Fire Alarm System	COMMERCIAL FIRE MONITORING MAIN FACILITY	73.86		
	04/09/25	R160375	OPEN EYE VIDEO CLOUD LICENSE		418.50	
	107209	• Security & Fire Alarm System	OPEN EYE VIDEO CLOUD LICENSE VIEWS	418.50		
	04/09/25	R160376	COMMERCIAL SECURITY MONITORING		43.43	
	107209	• Security & Fire Alarm System	COMMERCIAL SECURITY MONITORING - TEMP	43.43		
	04/09/25	R160377	COMMERCIAL SECURITY MONITORING		43.43	
	107209	• Security & Fire Alarm System	COMMERCIAL SECURITY MONITORING - VAULT	43.43		
04/09/25	28279	Auto Check	Apollo Heating and Air Conditioning (00002933)			1,427.35
	04/09/25	940064517	REPAIRS & MAINTENANCE HVAC		1,427.35	
	107210	• HVAC Repairs & Maintenance	HVAC REPAIRS & MAINTENANCE	1,427.35		
04/09/25	28280	Auto Check	Backstage Electric, Inc. (00002752)			7,299.00
	04/09/25	2899	SHOW SET UP FOR G IGLESIAS		7,299.00	
	107404	• Event Contracted Labor	SHOW SET UP FOR GABRIEL IGLESIAS	7,299.00		
04/09/25	28281	Auto Check	Baskin Robbins (00002754)	VOID		0.00
04/09/25	28282	Auto Check	Brashear Electric, Inc. (00002756)			1,508.21
	04/09/25	42761	ON CALL ELECTRICIAN FOR EVENT		1,508.21	
	107401	• Outside Event Expense	ON CALL ELECTICIAN FOR FLUFFY EVENT	1,508.21		
04/09/25	28283	Auto Check	BRYNN MCGRAIL (00004197)			140.00
	04/09/25	MARCH 2025	LTS MARCH 2025		140.00	
	105004	• Learn to Skate	LTS MARCH 2025	140.00		
04/09/25	28284	Auto Check	Canon Solutions (00002757)			45.16
	04/09/25	6011453528	COPIER MAINTENANCE		45.16	
	107105	• Printing / Copying	COPIER MAINTENANCE QHM07777 2/24/25-4/23/25	45.16		
04/09/25	28285	Auto Check	Chapala Express (00002758)	VOID		0.00

04/09/25	28286	Auto Check	Chisholm's Saw & Supply, Inc. (00002760)				456.16
	04/09/25	84176		ZAMBONIE KNIVES MAINTENANCE		273.70	
	107201	• Tools & Supplies		ZAMBONIE KNIVES MAINTENANCE AND SHARPENING	273.70		
	04/09/25	84130		ZAMBONIE TOOLS & SUPPLIES		182.46	
	107201	• Tools & Supplies		ZAMBONIE KNIVES SHARPENING & MAINTENANCE	182.46		
04/09/25	28287	Auto Check	Concessions Supply (00002860)				509.86
	04/09/25	250834		FOOD		509.86	
	101411	• Inventory - Food		FOOD	509.86		
04/09/25	28288	Auto Check	Craig Bond (00002810)				700.00
	04/09/25	MARCH 2025		LTS MARCH 2025		700.00	
	105004	• Learn to Skate		LTS MARCH 2025	700.00		
04/09/25	28289	Auto Check	DevFuzion (00000278)				6,826.35
	04/09/25	27137		IT SUPPORT APRIL 2025		6,826.35	
	107104	• IT Support Services		IT SUPPORT APRIL 2025	3,413.18		
				Due To/From TRCC	3,413.17		
04/09/25	28290	Auto Check	Doggie Style Gourmet (00002767)				3,344.46
	04/09/25	4012025		THIRD PARTY SALES		1,098.43	
	104560	• Concessions Sales - Third Party		THIRD PARTY SALES	1,098.43		
	04/09/25	4022025		THIRD PARTY SALES		1,067.93	
	104560	• Concessions Sales - Third Party		THIRD PARTY SALES	1,067.93		
	04/09/25	4042025		THIRD PARTY SALES		1,178.10	
	104560	• Concessions Sales - Third Party		THIRD PARTY SALES	1,178.10		
04/09/25	28291	Auto Check	Enterprise Rent A Car (00002931)				152.26
	04/09/25	7MG1CT		CAR RENTAL FOR EVENT		152.26	
	104315	• Reimbursed Event Rentals		CAR RENTAL FOR GABRIEL IGLESIS EVENT	152.26		
04/09/25	28292	Auto Check	Ferrell Gas (00002769)				542.12
	04/09/25	1130135493		PROPANE		542.12	
	107214	• Fuel & Vehicle Costs		PROPANE	271.06		
				Due To/From TRCC	271.06		

04/09/25	28293	Auto Check	Gamache Landscaping, Inc. (00002798)				163.05
	04/09/25	2115	GROUNDS REPAIR & MAINTENANCE			163.05	
	107213	• Grounds Repairs & Maintenance	BROKEN IRRIGATION LINE, PARTS & LABOR		163.05		
04/09/25	28294	Auto Check	GENNA KAUR (00004198)				126.00
	04/09/25	MARCH 2025	LTS MARCH 2025			126.00	
	105004	• Learn to Skate	LTS MARCH 2025		126.00		
04/09/25	28295	Auto Check	GoTo Communications, Inc. (00003770)				1,313.98
	04/09/25	IN7103764368	PHONE SERVICES APRIL 2025			1,282.48	
	107205	• Communications	PHONE SERVICES APRIL 2025		641.24		
			Due To/From TRCC		641.24		
	04/09/25	IN71037900582	PHONE SERVICES			31.50	
	107205	• Communications	PHONE SERVICES		15.75		
			Due To/From TRCC		15.75		
04/09/25	28296	Auto Check	Janine Adamson (00002809)				80.00
	04/09/25	MARCH 2025	LTS MARCH 2025			80.00	
	105004	• Learn to Skate	LTS MARCH 2025		80.00		
04/09/25	28297	Auto Check	Jennifer Bond (00002941)				1,700.00
	04/09/25	MARCH 2025 LTS	LTS MARCH 2025			700.00	
	105004	• Learn to Skate	LTS MARCH 2025		700.00		
	04/09/25	APRIL 2025	LTS APRIL 2025			1,000.00	
	105004	• Learn to Skate	LTS APRIL 2025		1,000.00		
04/09/25	28298	Auto Check	Kennewick Ranch & Home (00003069)				21.00
	04/09/25	2504-214808	REPAIRS & MAINTENANCE			21.00	
	107212	• Building Repairs & Maintenance	V-11810 Kennewick Ranch & Home/2504-214808		21.00		
04/09/25	28299	Auto Check	Kennewick Union Firefighters L-1296 (00003455)				5,460.00
	04/09/25	MARCH 2025	EMT'S SERVICES MARCH 2025			5,460.00	
	107404	• Event Contracted Labor	EMT SERVICES MARCH 2025		520.00		
	107404	• Event Contracted Labor	EMT SERVICES MARCH 2025		520.00		
	107404	• Event Contracted Labor	EMT SERVICES MARCH 2025		520.00		
	107404	• Event Contracted Labor	EMT SERVICES MARCH 2025		520.00		
	107404	• Event Contracted Labor	EMT SERVICES MARCH 2025		520.00		
	107404	• Event Contracted Labor	EMT SERVICES MARCH 2025		520.00		
	107404	• Event Contracted Labor	EMT SERVICES MARCH 2025		682.50		
	107404	• Event Contracted Labor	EMT SERVICES MARCH 2025		585.00		
	107404	• Event Contracted Labor	EMT SERVICES MARCH 2025		1,072.50		

04/09/25	28300	Auto Check	Laura Alice Stafford (00004199)					126.00
	04/09/25	MARCH 2025	LTS MARCH 2025					126.00
	105004	• Learn to Skate	LTS MARCH 2025			126.00		
04/09/25	28301	Auto Check	Loomis (00002895)					400.52
	04/09/25	13701737						400.52
	107304	• Contracted Services	ARMORED CAR MARCH 2025			200.26		
				Due To/From TRCC		200.26		
04/09/25	28302	Auto Check	Oxarc (00002929)					17.82
	04/09/25	0032301955	SERVICES					2.00
	107315	• Other Services & Operations Expenses	SERVICES			2.00		
	04/09/25	0061999117	COMPLIANCE CHARGE					15.82
	107304	• Contracted Services	HIGH PRESSURE TOTAL AND COMPLIANCE CHARGE			15.82		
04/09/25	28303	Auto Check	Pacific Breeze (00003739)					359.88
	04/09/25	12498371	DIFFUSER SERVICES					359.88
				Due To/From TRCC		359.88		
04/09/25	28304	Auto Check	Popcorn NW (00002773)					3,999.34
	04/09/25	4012025	THIRD PARTY SALES					1,322.55
	104560	• Concessions Sales - Third Party	THIRD PARTY SALES			1,322.55		
	04/09/25	4022025	THIRD PARTY SALES					1,455.01
	104560	• Concessions Sales - Third Party	THIRD PARTY SALES			1,455.01		
	04/09/25	40425	THIRD PARTY SALES					1,221.78
	104560	• Concessions Sales - Third Party	THIRD PARTY SALES			1,221.78		
04/09/25	28305	Auto Check	Reign Drop LLC (00003211)					514.72
	04/09/25	S4176-25-5768	FOOD					51.31
	101411	• Inventory - Food	FOOD			51.31		
	04/09/25	S4176-25-5765	FOOD					120.95
	101411	• Inventory - Food	FOOD			120.95		
	04/09/25	S4176-25-5767	FOOD					110.03
	101411	• Inventory - Food	FOOD			110.03		
	04/09/25	S4176-25-5766	FOOD					62.23
	101411	• Inventory - Food	FOOD			62.23		
	04/09/25	S4176-25-5798	FOOD					51.31
	101411	• Inventory - Food	FOOD			51.31		
	04/09/25	S4176-25-5797	FOOD					118.89
	101411	• Inventory - Food	FOOD			118.89		

04/09/25	28306	Auto Check	Rocky Mountain Rigging (00002781)				8,505.80
	04/09/25	1-12-2025	RIGGERS FOR GABRIEL IGLESIAS			8,505.80	
	107404	• Event Contracted Labor	RIGGERS FOR GABRIEL IGLESIAS EVENT		8,505.80		
04/09/25	28307	Auto Check	SMG-Yakima (00003066)		VOID		0.00
04/09/25	28308	Auto Check	Sunbelt Rentals, Inc. (00002783)				1,499.65
	04/09/25	166468420-0001	EQUIPMENT RENTAL FOR EVENT			1,499.65	
	107410	• Event Rental Equipment	EQUIPMENT RENTAL FOR GABRIEL IGLESIS		1,499.65		
04/09/25	28309	Auto Check	Taylor Lee Nelson (00003414)				126.00
	04/09/25	MARCH 2025	LTS MARCH 2025			126.00	
	105004	• Learn to Skate	LTS MARCH 2025		126.00		
04/09/25	28310	Auto Check	Tennant Sales and Service Company (00002967)				590.19
	04/09/25	921166024	EQUIPMENT REPAIRS BLADE KIT			203.98	
	107211	• Equipment Repairs & Maintenance	EQUIPMENT REPAIRS AND BLADE KIT		203.98		
	04/09/25	921166319	EQUIPMENT REPAIRS			386.21	
	107211	• Equipment Repairs & Maintenance	EQUIPMENT REPAIRS FILTER, PANL, DUST, LABOR		386.21		
04/09/25	28311	Auto Check	Tim Berry (00002808)				252.00
	04/09/25	MARCH 2025	LTS MARCH 2025			252.00	
	105004	• Learn to Skate	LTS MARCH 2025		252.00		
04/09/25	28312	Auto Check	Townsquare Media-Tri Cities (00002784)				1,169.60
	04/09/25	5616305-2	EVENT ADVERTISING FLUFFY			1,169.60	
	107402	• Event Advertising	EVENT ADVERTISING GABRIEL IGLESIAS		1,169.60		

04/09/25	28313	Auto Check	US Foods (00002786)				10,282.71
	04/09/25	4239928	BEER/FOOD			4,447.78	
	101413	• Inventory - Beer	BEER		77.79		
	101415	• Inventory - Liquor	LIQUOR		69.89		
	101411	• Inventory - Food	FOOD		4,300.10		
	04/09/25	4429857	FOOD			-33.88	
	101411	• Inventory - Food	FOOD CREDIT		-33.88		
	04/09/25	4255547	FOOD			78.94	
	101411	• Inventory - Food	FOOD		78.94		
	04/09/25	4429857	FOOD BEER LIQUOR			5,789.87	
	101411	• Inventory - Food	FOOD		5,665.52		
	101415	• Inventory - Liquor	LIQUOR		46.56		
	101413	• Inventory - Beer	BEER		77.79		
04/09/25	28314	Auto Check	VenuWorks, Inc. (00000894)				10,965.13
	04/09/25	20165	MANAGEMENT FEE APRIL 2025			10,965.13	
	107306	• VenuWorks Management Fee	MANAGEMENT FEE APRIL 2025		10,965.13		
04/09/25	28315	Auto Check	Volz, Madeline (00004258)				144.00
	04/09/25	MARCH 2025	LTS MARCH 2025			144.00	
	105004	• Learn to Skate	LTS MARCH 2025		144.00		
04/14/25			King Beverage Inc. (00002728)				-13,170.55
	04/14/25	3115260	BEER			-13,170.55	
	101413	• Inventory - Beer	BEER CREDIT		-13,170.55		
04/14/25			The Odom Corporation (00002856)				-2,305.39
	04/14/25	8673236	BEER			-2,305.39	
	101413	• Inventory - Beer	BEER CREDIT		-2,305.39		
04/18/25		Wire Transfer	Washington State Department of Revenue (00002989)				92,952.78
	04/18/25	DOR Settlement 2019-2022				92,952.78	
	107603	• B&O Taxes	DOR Settlement 2019-2022		92,952.78		
04/21/25		Wire Transfer	King Beverage Inc. (00002728)				280.00
	04/21/25	3093224	BEER			280.00	
	101413	• Inventory - Beer	BEER		280.00		
04/24/25		Wire Transfer	Icon Concerts (00000422)				0.00
					VOID		

04/25/25	Wire Transfer	Washington State Department of Revenue (00002989)		58,656.61
04/25/25	TOYO B&O Mar 2025			58,656.61
102325	• B&O Tax Payable	March B&O due TOYO	16,859.34	
102310	• Sales Tax Payable - State	March B&O due TOYO	38,245.03	
107603	• B&O Taxes	March B&O due TOYO	3,552.24	
04/24/25	28316	Auto Check	Adamson Janine (00002809)	80.00
04/24/25	2808	LEARN TO SKATE		80.00
105004	• Learn to Skate	LEARN TO SKATE	80.00	
04/24/25	28317	Auto Check	Advanced Protection Services, Inc. (00002751)	2.32
04/24/25	R156979-1	SECURITY FIRE ALARM		1.20
107209	• Security & Fire Alarm System	SECURITY FIRE ALARM	1.20	
04/24/25	R156980-1	SECURITY FIRE ALARM		1.12
107209	• Security & Fire Alarm System	SECURITY FIRE ALARM	1.12	
04/24/25	28318	Auto Check	Baskin Robbins (00002754)	8,685.41
04/24/25	31625	THIRD PARTY CONCESSIONS		1,460.45
104560	• Concessions Sales - Third Party	THIRD PARTY CONCESSIONS	1,460.45	
04/24/25	32125	THIRD PARTY CONCESSIONS		1,549.21
104560	• Concessions Sales - Third Party	THIRD PARTY CONCESSIONS	1,549.21	
04/24/25	32225	THIRD PARTY CONCESSIONS		1,987.83
104560	• Concessions Sales - Third Party	THIRD PARTY CONCESSIONS	1,987.83	
04/24/25	32325	THIRD PARTY CONCESSIONS		577.36
104560	• Concessions Sales - Third Party	THIRD PARTY CONCESSIONS	577.36	
04/24/25	4012025	THIRD PARTY SALES		940.13
104560	• Concessions Sales - Third Party	THIRD PARTY SALES	940.13	
04/24/25	4022025	THIRD PARTY SALES		865.26
104560	• Concessions Sales - Third Party	THIRD PARTY SALES	865.26	
04/24/25	4042025	THIRD PARTY SALES		1,305.17
104560	• Concessions Sales - Third Party	THIRD PARTY SALES	1,305.17	
04/24/25	28319	Auto Check	Chapala Express (00002758)	5,091.87
04/24/25	32325	THIRD PARTY CONCESSIONS		661.39
104560	• Concessions Sales - Third Party	THIRD PARTY CONCESSIONS	661.39	
04/24/25	040125	THIRD PARTY SALES		1,416.81
104560	• Concessions Sales - Third Party	THIRD PARTY SALES	1,416.81	
04/24/25	422025	THIRD PARTY SALES		1,291.90
104560	• Concessions Sales - Third Party	THIRD PARTY SALES	1,291.90	
04/24/25	4042025	THIRD PARTY SALES		1,721.77
104560	• Concessions Sales - Third Party	THIRD PARTY SALES	1,721.77	

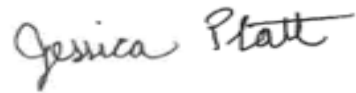
04/30/25		Wire Transfer	American Payment Solutions - APS (00002969)				439.15
	04/30/25	TOYO CC Fees Apr 2025				439.15	
	107310	• Credit Card Fees	TOYO CC Fees Apr 2025		439.15		
04/30/25		Wire Transfer	Fintech (00003296)				26.47
	04/30/25	TOYO Fintech Apr 2025				26.47	
	107514	• F&B Credit Card & Banking Fees	TOYO Fintech Apr 2025		26.47		
04/30/25		Wire Transfer	Toast Inc (00004170)				553.94
	04/30/25	Toast CC fees Apr 2025				553.94	
	107514	• F&B Credit Card & Banking Fees	Toast CC fees Apr 2025		553.94		
04/28/25	28320	Auto Check	Abbott Michael (00002770)				252.00
	04/28/25	448-016557	FILTAFRY SERVICE			252.00	
	107304	• Contracted Services	FILTAFRY FRYER SERVICE		252.00		
04/28/25	28321	Auto Check	Apollo Heating and Air Conditioning (00002933)				1,423.22
	04/28/25	940065136	Repairs & Maintenance			1,423.22	
	107210	• HVAC Repairs & Maintenance	Repairs & Maintenance Replaced ice block, broken gate valve & flange in cold water line		1,423.22		
04/28/25	28322	Auto Check	Benton PUD (00000121)				17,914.71
	04/28/25	03/08/25-04/08/25	ELECTRICITY 3/8-4/8			17,609.84	
	107216	• Electricity	ELECTRICITY SERVEICES 3/8/25-4/8/25 COLISEUM		17,609.84		
	04/28/25	3/8/2025-4/8/2025	ELECTRICITY 3/8-4/8			304.87	
	107216	• Electricity	ELECTRICITY SERVICES COLISEUM 3/08/2025-4/08/2025		304.87		
04/28/25	28323	Auto Check	Canon Solutions (00002757)				24.58
	04/28/25	6011512537	COPIER MAINT UMT01039			24.58	
	107105	• Printing / Copying	COPIER MAINT UMT01039 APRIL		24.58		
04/28/25	28324	Auto Check	Cascade Natural Gas (00000161)				5,324.92
	04/28/25	3/11/25-4/9/25	NATURAL GAS			5,324.92	
	107217	• Natural Gas	GAS FOR COLISEUM FOR 3/11/25-4/9/25		5,324.92		
04/28/25	28325	Auto Check	Cascade Natural Gas (00000161)				478.65
	04/28/25	3/11/2025-4/9/2025	NATURAL GAS			478.65	
	107217	• Natural Gas	NATURAL GAS COLISEUM 3/11/25-4/9/25		478.65		

04/28/25	28326	Auto Check	City of Kennewick - Misc (00002830)			8,360.00
	04/28/25	17114	SECURITY SERVICES 3/1-3/31		8,360.00	
	107404	• Event Contracted Labor	AMS SECURITY	760.00		
	107404	• Event Contracted Labor	AMS SECURITY	760.00		
	107404	• Event Contracted Labor	AMS SECURITY	760.00		
	107404	• Event Contracted Labor	AMS SECURITY	760.00		
	107404	• Event Contracted Labor	AMS SECURITY	760.00		
	107404	• Event Contracted Labor	AMS SECURITY	760.00		
	104327	• Reimbursed Contract Labor	BRANTLEY GILBERT SECURITY	2,280.00		
	104327	• Reimbursed Contract Labor	THEO VON SECURITY	760.00		
	104327	• Reimbursed Contract Labor	GABRIEL IGLESIAS SECURITY	760.00		
04/28/25	28327	Auto Check	City of Kennewick - Water (00002858)			5,708.22
	04/28/25	2/19/25-4/18/25	WATER-TC 2/19-4/18		5,708.22	
	107219	• Water	WATER-TC 2/19/25-4/18/25	5,708.22		
04/28/25	28328	Auto Check	Cougar Digital Marketing & Design (00002861)			293.05
	04/28/25	14897	WEBSITE MAINTENANCE		184.05	
	107302	• Venue Marketing & Non-Event Advertising	MONTHLY WEBSITE MAINTENANCE COOKIE BANNER	184.05		
	04/28/25	14885	WEBSITE MAINTENANCE		109.00	
	107302	• Venue Marketing & Non-Event Advertising	MONTHLY WEBSITE MAINTENANCE COOKIE BANNER	109.00		
04/28/25	28329	Auto Check	Culligan Water Conditioning (00002766)			309.08
	04/28/25	154543	WATER		309.08	
	101411	• Inventory - Food	WATER DELIVERY ON 4/18/25	309.08		
04/28/25	28330	Auto Check	Daktronics (00002737)			2,448.06
	04/28/25	7140599	MODULE REPAIR PO#4835		2,448.06	
	107202	• Small Equipment & Furniture	EQUIPMENT & FURNITURE, MODULE REPAIR	2,448.06		
04/28/25	28331	Auto Check	Kennewick Union Firefighters L-1296 (00003455)			1,560.00
	04/28/25	APRIL 2025	EMT'S APRIL 2025		1,560.00	
	107404	• Event Contracted Labor	EMT'S FOR AM'S EVENTS FOR APRIL 2025	520.00		
	107404	• Event Contracted Labor	EMT'S FOR AM'S EVENTS FOR APRIL 2025	520.00		
	107404	• Event Contracted Labor	EMT'S FOR AM'S EVENTS FOR APRIL 2025	520.00		

04/28/25	28332	Auto Check	MD Draft Team (00002835)			435.20
	04/28/25	4891-50	FILTER FAUCETS CLEANED, SANIT		435.20	
	107508	• F&B Equipment Repairs & Maintenance	FILETER FAUCETS CLEANED, SANITIZED AND RINSED	435.20		
04/28/25	28333	Auto Check	Price Chopper Wristbands (00003215)			3,623.72
	04/28/25	270503	WRIST BANDS		3,623.72	
	107510	• F&B Tools, Supplies & Equipment	WRIST BANDS	3,623.72		
04/28/25	28334	Auto Check	Reign Drop LLC (00003211)	VOID		0.00
04/28/25	28335	Auto Check	Roto-Rooter (00002782)			1,685.58
	04/28/25	109138940	BUILDING REPAIRS & MAINT		657.42	
	107212	• Building Repairs & Maintenance	BUILDING REPAIRS & MAINT; DRAIN LINE CABLING	657.42		
	04/28/25	109492767	REPAIRS & MAINTENANCE		1,028.16	
	107212	• Building Repairs & Maintenance	REPAIRS & MAINTENANCE Toilet Repair & Misc Plumbing Materials	1,028.16		
04/28/25	28336	Auto Check	Schindler Elevator Corporation (00002966)			6,785.91
	04/28/25	8106872751	BUILDING REPAIRS & MAINTENANCE		6,785.91	
	107212	• Building Repairs & Maintenance	ELEVATOR SERVICE FEE 4/1/25-3/31/26	6,785.91		
04/28/25	28337	Auto Check	Stephens Media Group (00002844)			1,122.00
	04/28/25	IN-1250315126	EVENT ADVERTISING		1,122.00	
	107402	• Event Advertising	EVENT ADVERTISING GABRIEL IGLESIAS	1,122.00		
04/28/25	28338	Auto Check	Tri-City Americans (00000851)			88,811.68
	04/28/25	Ams v Everett 3/7/25	Ams v Everett 3/7/25		12,024.56	
	102150	• A/P Settlements	Ams v Everett 3/7/25	12,024.56		
	04/28/25	Ams v Wenatchee 3/8/25	Ams v Wenatchee 3/8/25		22,315.14	
	102150	• A/P Settlements	Ams v Wenatchee 3/8/25	22,315.14		
	04/28/25	Ams v Seattle 3/11/25	Ams v Seattle 3/11/25		7,255.82	
	102150	• A/P Settlements	Ams v Seattle 3/11/25	7,255.82		
	04/28/25	Ams v Seattle 3/16/25	Ams v Seattle 3/16/25		17,587.58	
	102150	• A/P Settlements	Ams v Seattle 3/16/25	17,587.58		
	04/28/25	Ams v Spokane 3/22/25	Ams v Spokane 3/22/25		29,628.58	
	102150	• A/P Settlements	Ams v Spokane 3/22/25	29,628.58		

04/28/25	28339	Auto Check	VenuWorks, Inc. (00000894)			82,273.22
	04/28/25	20188	F&B Commissions		50,667.00	
	102140	• <i>Accrued Expenses - Other</i>	<i>F&B Commissions Dec 2024, Jan 2025, Feb 2025</i>	50,667.00		
	04/28/25	20187	Adveristing Commissions		20,641.09	
	102140	• <i>Accrued Expenses - Other</i>	<i>Advertising Commissions Dec 2024, Jan 2025, Feb 2025</i>	20,641.09		
	04/28/25	20091	Management Fee Mar 2025		10,965.13	
	107306	• <i>VenuWorks Management Fee</i>	<i>Management Fee - TC March 2025</i>	10,965.13		
04/28/25	28340	Auto Check	Vics Auto and Supply Kennewick (00003098)			138.85
	04/28/25	342100	Tools & Supplies		138.85	
	107201	• <i>Tools & Supplies</i>	<i>Motor Oil, Antifreeze, Parts Cleaner & Rags</i>	138.85		
04/28/25	28341	Auto Check	Waste Management (00002735)			8.69
	04/28/25	31-98972-63000	GARBAGE SERVICES		8.69	
	107218	• <i>Garbage Service</i>	<i>GARBAGE SERVICES 3/1/25-3/31/25</i>	8.69		
04/28/25	28342	Auto Check	Weaver Exterminating Service, Inc. (00002804)			1,815.27
	04/28/25	30583	EXTERMINATING SERVICE-TC JAN		154.35	
	107304	• <i>Contracted Services</i>	<i>EXTERMINATING SERVICE-TC JAN 2025</i>	154.35		
	04/28/25	30586	EXTERMINATING SERVICE-AREN JAN		285.88	
	107304	• <i>Contracted Services</i>	<i>EXTERMINATING SERVICE-ARENA JAN 2025</i>	285.88		
	04/28/25	30974	EXTERMINATING SERVICE-TC FEB		154.35	
	107304	• <i>Contracted Services</i>	<i>EXTERMINATING SERVICE-TC FEB 2025</i>	154.35		
	04/28/25	30976	EXTERMINATING SERVICE-AREN FEB		285.88	
	107304	• <i>Contracted Services</i>	<i>EXTERMINATING SERVICE-ARENA FEB 2025</i>	285.88		
	04/28/25	31374	EXTERMINATING SERVICE-TC MAR		154.35	
	107304	• <i>Contracted Services</i>	<i>EXTERMINATING SERVICE-TC MAR 2025</i>	154.35		
	04/28/25	31376	EXTERMINATING SERVICE-AREN MAR		285.88	
			Due To/From TRCC	285.88		
	04/28/25	31781	EXTERMINATING SERVICE TC APR		165.22	
	107304	• <i>Contracted Services</i>	<i>EXTERMINATING SERVICE TC APR 2025</i>	165.22		
	04/28/25	31783	EXTERMINATING SERVICE AREN APR		329.36	
	107304	• <i>Contracted Services</i>	<i>EXTERMINATING SERVICE ARENA APR 2025</i>	329.36		
					Total Paid:	553,258.99

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



Jessica Platt, Finance Director

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

Check numbers 28246-28342	\$	400,277.54
Electronic transfers - Operations		152,981.45
Total	\$	<u>553,258.99</u>

Exceptions:

Council Agenda Coversheet	Item Number: 4.d. Date: 6/3/2025 Item Type: General Business Item	Category: Consent Agenda
	Subject: Claims Roster: Columbia Park Golf Course Account Department: Finance	
<u>Recommendation</u> Staff recommends Council approve the Claims Roster for the Columbia Park Golf Course Account for April 2025. <u>Motion for Consideration</u> Motion to approve the Claims Roster for the Columbia Park Golf Course Account for April 2025 in the amount of \$50,243.12 consisting of check numbers 2879-2887 and 2944-2952 in the amount of \$14,335.32 and electronic transfers in the amount of \$35,907.80. <u>Summary</u> <u>Alternatives</u> <u>Fiscal Impact</u> \$50,243.12		
<u>Attachments:</u> 1. Claims Roster		

COLUMBIA PARK GOLF COURSE FUND
CHECK REGISTER
MARCH 2025

<u>Check Number</u>	<u>Vendor Check Name</u>	<u>Check Date</u>	<u>Amount</u>	<u>System</u>
NATIONWIDE 0425	NATIONWIDE	4/5/2025	513.08	EFT
2889	CINTAS CORPORATION	4/7/2025	\$145.51	CHECK
2890	COLEMAN OIL COMPANY	4/7/2025	\$230.52	CHECK
2891	COLUMBIA POINT GOLF	4/7/2025	\$384.60	CHECK
2892	GT GOLF SUPPLIES	4/7/2025	\$218.90	CHECK
2893	PEPSI-COLA BOTTLING OF PASCO	4/7/2025	\$448.17	CHECK
2894	TOTAL E INTEGRATED, INC.	4/7/2025	\$438.00	CHECK
2895	WAMBEKE WINDOW WASHING	4/7/2025	\$125.00	CHECK
2896	YELP	4/7/2025	\$40.00	CHECK
2897	KENNEWICK GOLF	4/8/2025	\$5,417.33	CHECK
A00002953	ACUSHNET	4/23/2025	\$1,246.99	CHECK
A00002954	CASTLE ROCK SOLUTIONS	4/23/2025	\$114.40	CHECK
A00002955	CINTAS CORPORATION	4/23/2025	\$145.64	CHECK
A00002956	CITY OF KENNEWICK	4/23/2025	\$167.22	CHECK
A00002957	CLEVELAND GOLF/SXIRON	4/23/2025	\$316.44	CHECK
A00002958	CO-ENERGY	4/23/2025	\$228.75	CHECK
A00002959	COLEMAN OIL COMPANY	4/23/2025	\$465.22	CHECK
A00002960	FOREUP GOLF SOFTWARE	4/23/2025	\$473.82	CHECK
A00002961	PEPSI-COLA BOTTLING OF PASCO	4/23/2025	\$679.01	CHECK
A00002962	PLANET TURF	4/23/2025	\$3,049.80	CHECK
WA DOR 0046502874	DEPARTMENT OF REVENUE	4/25/2025	\$4,925.70	EFT
ADPTS 4379939	ADP TOTAL SOURCE (AUTOPAY)	4/11/2025	\$2,749.70	EFT
Paid by ACH	ADP TOTAL SOURCE (AUTOPAY)	4/4/2025	\$9,661.18	EFT
Paid by ACH	ADP TOTAL SOURCE (AUTOPAY)	4/18/2025	\$10,555.75	EFT
Paid by ACH	ELAN (MONTHLY CREDIT CARD CHGS)	4/30/2025	\$6,090.78	EFT
Bank Deduction	MERCHANT SERVICES	4/1/2025	\$1,360.05	EFT
Bank Deduction	US Bank	4/14/2025	\$51.56	EFT
			<u>50,243.12</u>	

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



Jessica Platt, Finance Director

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

Check numbers: 2879-2887 and 2944-2952	\$	14,335.32
Electronic transfers	\$	35,907.80
Total	\$	<u>50,243.12</u>

<u>Check Number</u>	<u>Vendor Check Name</u>	<u>Check Dated</u>	<u>Amount</u>	<u>Debit</u>	<u>Credit</u>
NATIONWIDE 364179395 0425	NATIONWIDE PAY PURCH	4/5/2025 20005-000-244-00 18400-000-244-00	ACCOUNTS PAYABLE - GP PREPAID GEN LIAB INS	\$513.08 \$513.08	\$513.08
2879	CINTAS CORPORATION PAY PURCH PURCH	4/7/2025 20005-000-244-00 51900-080-244-00 51900-060-244-00	ACCOUNTS PAYABLE - GP CONTRACT SERVICES CONTRACT SERVICES	\$145.51 \$92.84 \$52.67	\$145.51
2880	COLEMAN OIL COMPANY PAY PURCH PURCH	4/7/2025 20005-000-244-00 58300-060-244-00 58300-050-244-00	ACCOUNTS PAYABLE - GP FUEL & OIL MAINTENANCE FUEL & OIL GOLF	\$230.52 \$180.52 \$50.00	\$230.52
2881	COLUMBIA POINT GOLF COURSE PAY PURCH PURCH	4/7/2025 20005-000-244-00 50100-080-244-00 50100-060-244-00	ACCOUNTS PAYABLE - GP SALARIES SALARIES	\$384.60 \$192.30 \$192.30	\$384.60
2882	GT GOLF SUPPLIES PAY PURCH	4/7/2025 20005-000-244-00 55850-050-244-00	ACCOUNTS PAYABLE - GP COURSE ACCESSORIES GOLF	\$218.90 \$218.90	\$218.90
2883	PEPSI-COLA BOTTLING OF PASCO PAY PURCH PURCH PURCH	4/7/2025 20005-000-244-00 49200-070-244-00 49150-070-244-00 51900-060-244-00	ACCOUNTS PAYABLE - GP COGS - SOFT BEVERAGE COGS - PACKAGED FOOD CONTRACT SERVICES	\$448.17 \$320.25 \$117.42 \$10.50	\$448.17
2884	TOTAL E INTEGRATED, INC. PAY PURCH	4/7/2025 20005-000-244-00 51900-050-244-00	ACCOUNTS PAYABLE - GP CONTRACT SERVICES	\$438.00 \$438.00	\$438.00
2885	WAMBEKE WINDOW WASHING PAY PURCH	4/7/2025 20006-000-244-00 51900-080-244-00	ACCOUNTS PAYABLE - GP CONTRACT SERVICES	\$125.00 \$125.00	\$125.00
2886	YELP PAY PURCH	4/7/2025 20005-000-244-00 53100-080-244-00	ACCOUNTS PAYABLE - GP ADVERTISING & MARKETING	\$40.00 \$40.00	\$40.00
2887	KENNEWICK GOLF PAY PURCH PURCH	4/7/2025 20005-000-244-00 59600-080-244-00 59610-080-244-00	ACCOUNTS PAYABLE - GP ACCOUNTING FEES MANAGEMENT FEE	\$5,417.33 \$1,355.00 \$4,062.33	\$5,417.33
A00002944	ACUSHNET PAY PURCH	4/23/2025 20005-000-244-00 47150-050-244-00	ACCOUNTS PAYABLE - GP COGS MERCHANIDSE	\$1,246.99 \$1,246.99	\$1,246.99
A00002945	CASTLE ROCK SOLUTIONS PAY PURCH	4/23/2025 20006-000-244-00 51900-080-244-00	ACCOUNTS PAYABLE - GP CONTRACT SERVICES	\$114.40 \$114.40	\$114.40
A00002946	CINTAS CORPORATION PAY PURCH PURCH	4/23/2025 20006-000-244-00 51900-080-244-00 51900-060-244-00	ACCOUNTS PAYABLE - GP CONTRACT SERVICES CONTRACT SERVICES	\$145.64 \$87.08 \$58.56	\$145.64
A00002947	CITY OF KENNEWICK PAY PURCH PURCH	4/23/2025 20006-000-244-00 52210-060-244-00 52200-060-244-00	ACCOUNTS PAYABLE - GP IRRIGATION ELECTRICITY UTILITIES - GAS & ELECTRIC	\$167.22 \$26.13 \$141.09	\$167.22
A00002948	CLEVELAND GOLF/SXIRON PAY PURCH	4/23/2025 20005-000-244-00 47150-050-244-00	ACCOUNTS PAYABLE - GP COGS MERCHANDISE	\$316.44 \$316.44	\$316.44
A00002949	CO-ENERGY PAY PURCH	4/23/2025 20005-000-244-00 58300-060-244-00	ACCOUNTS PAYABLE - GP FUEL & OIL MAINTENANCE	\$228.75 \$228.75	\$228.75
A00002950	COLEMAN OIL COMPANY PAY PURCH PURCH	4/23/2025 20006-000-244-00 58300-060-244-00 58300-050-244-00	ACCOUNTS PAYABLE - GP FUEL & OIL MAINTENANCE FUEL & OIL GOLF	\$465.22 \$365.22 \$100.00	\$465.22
A00002951	FOREUP GOLF SOFTWARE PAY PURCH	4/23/2025 20006-000-244-00 51900-050-244-00	ACCOUNTS PAYABLE - GP CONTRACT SERVICES	\$473.82 \$473.82	\$473.82
A00002952	PEPSI-COLA BOTTLING OF PASCO PAY PURCH PURCH PURCH	4/23/2025 20005-000-244-00 49200-070-244-00 49150-070-244-00 51900-060-244-00	ACCOUNTS PAYABLE - GP COGS - SOFT BEVERAGE COGS - PACKAGED FOOD CONTRACT SERVICES	\$679.01 \$435.00 \$233.51 \$10.50	\$679.01

A00002952	PLANET TURF	4/23/2025		\$3,049.80		
		20005-000-244-00	ACCOUNTS PAYABLE - GP			\$3,049.80
		57000-060-244-00	CHEMICALS - FERTILIZER		\$3,049.80	
WA DOR 0045492330	WASHINGTON STATE DEPARTMENT OF REVENUE	4/25/2025		\$4,925.70		
		20005-000-244-00	ACCOUNTS PAYABLE - GP			\$4,925.70
		20300-000-244-00	SALES TAX PAYABLE		\$4,363.23	
	PURCH	91101-000-244-00	OTHER STATE TAX		\$562.47	
ADPTS 4206355	ADP TOTAL SOURCE (AUTOPAY)	4/11/2025		\$2,749.70		
		20005-000-244-00	ACCOUNTS PAYABLE - GP			\$2,749.70
		50800-050-244-00	HEALTH BENEFITS		\$631.87	
	PURCH	50800-060-244-00	HEALTH BENEFITS		\$2,117.83	
Paid by ACH	ADP TOTAL SOURCE (AUTOPAY)	4/4/2025		\$9,661.18		
		50000-000-244-00	TEMPORARY ACCT			\$9,661.18
		48100-050-244-00	INSTRUCTION		\$272.82	
		50200-050-244-00	HOURLY WAGES		\$4,048.29	
		50200-060-244-00	HOURLY WAGES		\$3,602.72	
		50400-050-244-00	SALES COMMISSIONS		\$520.00	
		50800-050-244-00	HEALTH BENEFITS			\$57.13
		50800-060-244-00	HEALTH BENEFITS			\$396.16
		50950-050-244-00	COMBINED ADMIN, TAXES, W/C		\$796.09	
		50950-060-244-00	COMBINED ADMIN, TAXES, W/C		\$550.87	
		50950-080-244-00	COMBINED ADMIN, TAXES, W/C		\$295.99	
		52100-050-244-00	CELL PHONE		\$27.69	
Paid by ACH	ADP TOTAL SOURCE (AUTOPAY)	4/18/2025		\$10,555.75		
		50000-000-244-00	TEMPORARY ACCT			\$10,555.75
		48100-050-244-00			\$186.17	
		50200-050-244-00	HOURLY WAGES		\$4,545.14	
		50200-060-244-00	HOURLY WAGES		\$4,007.24	
		50400-050-244-00	SALES COMMISSIONS		\$710.00	
		50800-050-244-00	HEALTH BENEFITS			\$57.13
		50800-060-244-00	HEALTH BENEFITS			\$396.16
		50950-050-244-00	COMBINED ADMIN, TAXES, W/C		\$897.63	
		50950-060-244-00	COMBINED ADMIN, TAXES, W/C		\$607.62	
		50950-080-244-00	COMBINED ADMIN, TAXES, W/C		\$27.55	
		52100-050-244-00	CELL PHONE		\$27.69	
Paid by ACH	ELAN (MONTHLY CREDIT CARD CHARGES)	4/30/2025		\$6,090.78		
		50000-000-244-00	TEMPORARY ACCT			\$6,090.78
		47150-050-244-00	COGS MERCHANDISE		\$453.52	
		49150-070-244-00			\$60.60	
		49200-070-244-00	COGS - SOFT BEVERAGE		\$181.97	
		51200-050-244-00			\$46.73	
		51300-050-244-00			\$39.90	
		51350-080-244-00	SAFETY SUPPLIES		\$188.56	
		51900-050-244-00	CONTRACT SERVICES		\$240.00	
		52100-060-244-00	TELECOMMUNICATIONS		\$64.68	
		52300-060-244-00	GARBAGE & DEBRIS REMOVAL		\$139.50	
		52500-080-244-00	OFFICE SUPPLIES		\$34.31	
		52800-080-244-00	SUBSCRIPTIONS & PUBLICATIONS		\$9.34	
		53100-080-244-00	ADVERTISING & MARKETING		\$61.23	
		54600-080-244-00	MINOR FF&E		\$260.89	
		54700-080-244-00	EQUIPMENT RENTAL		\$250.00	
		54800-050-244-00	RENTAL CLUBS		\$1,501.22	
		55000-050-244-00	GOLF CART PARTS		\$181.97	
		55150-050-244-00	GOLF CART SUPPLIES		\$153.63	
		55300-050-244-00	RANGE SUPPLIES		\$226.54	
		55800-050-244-00	OTHER DEPARTMENT SUPPLIES		\$32.65	
		55850-050-244-00	COURSE ACCESSORIES MAINTENANCE		\$800.61	
		55850-060-244-00	COURSE ACCESSORIES MAINTENANCE		\$326.18	
		56200-060-244-00	MATERIALS -SAND (TD GREENS)		\$449.71	
		58100-060-244-00	EQUIPMENT PARTS		\$20.44	
		58200-060-244-00	EQUIPMENT TOOLS		\$30.15	
		59200-060-244-00	IRRIGATION PIPES & HEADS		\$200.65	
		59400-060-244-00	KIE SUPPLY - KENNEWICK		\$135.80	
Bank Deduction	MERCHANT SERVICES	4/1/2025		\$1,360.05		
		10420-000-244-00	OPERATING CHECKING ACCT - US Bank			\$1,360.05
		54000-080-244-00	BANK CHARGES		\$1,360.05	
Bank Deduction	US Bank	4/14/2025		\$51.56		
		10420-000-244-00	OPERATING CHECKING ACCT - US Bank			\$51.56
		54000-080-244-00	BANK CHARGES		\$51.56	

Council Agenda Coversheet	Item Number: 4.e. Date: 6/3/2025 Item Type: General Business Item	Category: Consent Agenda
	Subject: Payroll Roster: For the Pay Period Ending 05/15/2025 Department: Finance	
<u>Recommendation</u> Staff recommends that Council approve the payroll roster as presented. <u>Motion for Consideration</u> Motion to approve the payroll roster for the pay period ending 05/15/2025. <u>Summary</u> None. <u>Alternatives</u> None. <u>Fiscal Impact</u> 05/15/2025 Total: \$2,960,287.70		
<u>Attachments:</u> 1. Roster		

Payroll Roster for Pay Period Ending 05/15/2025

All Departments:

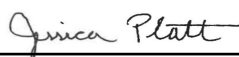
City Attorney	33,310.94
City Council	5,290.00
City Manager	10,150.84
Civil Service	3,105.23
Community Planning	22,641.53
Economic Development	7,859.28
Engineering	63,535.36
Finance	66,958.14
Fire	139,390.18
Human Resources	21,116.34
Management Services	86,802.32
Non-Departmental	4,105.86
Parks, Recreation & Facilities	151,391.78
Police	524,323.35
Subtotal - General Fund	1,139,981.15
BI-PIN	15,882.14
Building Safety	87,033.62
Community Development	3,647.49
Criminal Justice	111,431.18
Equipment Rental	14,891.90
Medical Services	493,187.13
Stormwater	29,348.42
Street	43,161.11
Water & Sewer	172,109.52
Subtotal - Other Funds	970,692.51
Total Salaries and Wages	2,110,673.66

Benefits

Dental Insurance	25,613.53
DRS Retirement	144,069.76
Employee Assistance Program	27.79
Life Insurance	5,406.11
Long-Term Disability Insurance	6,426.34
Medical Expense Reimbursement Plan	3,300.00
Medical Insurance	372,197.27
Medicare	30,068.34
MissionSquare Deferred Compensation	91,064.73
Social Security (OASDI)	93,563.53
Vision Insurance	3,585.01
WA Paid Family & Medical Leave	5,334.70
Worker's Compensation Insurance	68,956.93
Total Benefits	849,614.04
Grand Total	\$2,960,287.70

I, Jessica Platt, Finance Director, at the direction of the Council, do hereby certify that the Payroll hereinabove specified is approved for payment in the amount of \$2,960,287.70 comprised of check numbers 77963 through 77977 and direct deposit numbers 235543 through 236013.

Approved for payment:



Jessica Platt, Finance Director

Council Agenda Coversheet 	Item Number: 4.f. Date: 6/3/2025 Item Type: Contract/Agreement/Lease Subject: Contract: Tourism Promotion Agreement with Visit Tri-Cities Department: City Manager	Category: Consent Agenda
<u>Recommendation</u> Staff recommends Council approve the agreement as presented. <u>Motion for Consideration</u> Motion to approve the agreement as presented. <u>Summary</u> Purpose The City Manager recommends approval for the renewal of the Lodging Tax Agreement between the City of Kennewick and Visit Tri-Cities for the 2026–2030 term. The agreement aims to bolster tourism promotion and economic growth in Kennewick through strategic marketing and visitor engagement. Background Visit Tri-Cities has been a longstanding partner in promoting Kennewick as a prime tourism destination. The updated agreement remains largely consistent with the previous iteration, with minor edits focused on streamlining reporting requirements. This partnership utilizes lodging tax funds to enhance Kennewick’s visibility and attract both leisure and business travelers. Key Components of the Agreement • Annual In-Person Presentation: Each year in Q4, Visit Tri-Cities will present the following to the City Council: ○ Review of accomplishments for the current year. ○ TPA (Tourism Promotion Area) Budget and Marketing Plan for the upcoming year. ○ TPA Reserve Requests for the forthcoming year. ○ Annual Work Plan for the upcoming year. • Comprehensive Annual Report: In Q1 of each year, Visit Tri-Cities will provide a detailed report featuring complete data from the previous year. • Economic Impact: The partnership is designed to drive economic growth by increasing visitor spending, encouraging business travel, and enhancing destination marketing efforts, ultimately elevating Kennewick’s regional and national presence. Benefits to the City of Kennewick • Economic Growth: Increased visitor spending supports local businesses and contributes to the city’s overall economic health. • Enhanced Visibility: Continued marketing efforts will position Kennewick as a premier destination within the Tri-Cities area and beyond. • Collaborative Growth: The partnership aligns with the city’s strategic goals for community and economic development. <u>Recommendation</u> Approval of the updated Lodging Tax Agreement with Visit Tri-Cities is recommended to continue fostering tourism-driven economic growth and to capitalize on the city’s investment in regional promotion efforts.		

Conclusion

The renewal of this agreement will solidify Kennewick’s commitment to advancing its tourism sector, bringing significant benefits to the local economy and community. The contract is crucial for sustaining the positive momentum achieved through this fruitful partnership.

Alternatives

The alternative is to deny approval; this alternative is not recommended.

Fiscal Impact

Attachments:

- 1. Agreement

RENEWAL AGREEMENT FOR THE PROMOTION OF TOURISM

THIS RENEWAL AGREEMENT is entered into between the CITY OF KENNEWICK, a municipal corporation, hereinafter referred to as the "City", and the TRI-CITIES VISITOR AND CONVENTION BUREAU, a Washington non-profit corporation, doing business as "Visit TRI-CITIES," hereinafter referred to as the "Bureau."

IN CONSIDERATION of the mutual covenants as set forth herein, the parties agree as follows:

- I. The Bureau agrees to perform promotional services for the City including, but not limited to, advertising, publicizing and otherwise distributing information for the purpose of attracting visitors and encouraging tourist expansion to and within the City. In providing such services the Bureau shall:
 1. Develop and implement a marketing and promotional plan that advertises and promotes the Tri-Cities and the City for the purpose of attracting visitors. Appropriate activities would include the production and distribution of a visitor guide, brochures, participation in travel shows, conducting advertising campaigns and other activities designed to promote the attractions of this area in targeted markets.
 2. Manage and execute a comprehensive website and digital marketing campaigns designed to educate travelers, drive demand, assist local businesses in staff recruitment & relocation efforts, and complement City economic development strategies.
 3. Provide City staff with accurate and detailed information on tourism statistics including but not limited to hotel occupancies, economic impact figures, and group histories to support the City's efforts to recruit businesses within the hospitality industry.
 4. Act as a membership organization and liaison to small businesses located in the City that are dependent on tourism spending for financial success.
 5. Solicit convention business and sports tournaments for the Tri-Cities and the City at the regional and state level through activities such as:
 - A. Making contact with convention and sports planners and executives of organizations and groups to solicit sports, meetings and conventions in the Tri-Cities and the City.
 - B. Researching convention and sports leads and contacting convention representatives of association groups and tournament representatives of sports groups, promoting the Tri-Cities and the City and offering convention and sports planning assistance.
 - C. Preparing and distributing invitational convention and sports bid packets including information on the Tri-Cities and the City and the convention and sports facilities available therein.

6. Provide prospective sports organization and convention representatives with familiarization tours of venues and convention hotel facilities in the Tri-Cities and the City for the purpose of assisting in the selection of a hotel(s) and/or other venues in which to hold sports tournaments, conventions and meetings.
7. Provide convention chairpersons and/or association executives and sports tournament directors with a bid packet and a planner's workbook to assist in planning conventions and/or sports tournaments.
8. Assist future conventions and sporting events in maximizing attendance through pre- event promotion. Produce promotional videos, collateral material, press releases, display booths and marketing materials to be used twelve to eighteen months prior to the event to increase awareness and create enthusiasm for attendance at Tri-Cities events.
9. Operate a visitor information center in the Tri-Cities to promote the Tri-Cities as a destination of choice and encourage visitors to enjoy local attractions and amenities, driving economic impact.
10. Include advertising material in promotional packets and other releases promoting regular tourism related Tri-City activities and events.
11. Reserve a seat on the Bureau's Board of Directors for representation by the City Manager or City Council Member.
12. Specific activities to be undertaken by the Bureau each year reflecting actions to be taken in the above-noted categories of service shall be detailed in an annual work plan. The work plan for the ensuing year will be presented to the City for approval in Q4 of each year.

II. For the services herein contemplated and more fully described in the annual work plan, the City agrees to pay the Bureau fifty percent (50%) of the annual average hotel/motel tax receipts of the City collected from the first two percent (2%) levied for the five-year period immediately preceding each year of the contract period. The Bureau shall invoice the City for such services on a monthly basis on the 1st of each month for the services provided the month prior.

1. Provision for Economic Downturn: In the event of an economic downturn wherein there is a 15% decline in hotel/motel taxes over a period of six months, the parties agree to a payment for services as described herein.
 - A. The base for comparison will be the same six-month period during the prior year, or the average of 2023, 2024, 2025 (whichever is greater).
 - B. The 15% reduction in hotel/motel taxes will trigger a joint conversation between all parties to this contract to establish, in good faith, a mutually agreeable annual contract payment amount.
 - C. Should the parties be unable to come to an agreement, the annual contract payment will be adjusted by the same percentage decline experienced over the six-month period identified above.

- D. The duration of payment adjustment will be a minimum of six months, and a new calculation will be performed at the end of six months to determine if another six-month adjustment is warranted. If not, normal payment amounts will resume under the normal contract payment amount and be the basis for monthly invoices from the Bureau.

2. Future Annual Contract Payment Calculations – For purposes of calculating the five-year average used to determine the annual contract payment, the annual hotel/motel tax amount for any year in which the provision for an economic downturn is enacted would be replaced with the prior year's annual hotel/motel tax, assuming it is a higher amount, and would serve as the adjusted future annual contract payment amount supporting the basis for monthly invoices from the Bureau.

- III. Pursuant to the governing statute, (Ch. 67.28 RCW), restrictions have been placed on the use of hotel/motel tax funds as set forth in relevant part as follows: " ... used solely for the purpose of paying all or any part of the cost of tourism promotion, acquisition of tourism-related facilities, or operation of tourism-related facilities." RCW 67.28.1815

Funding is conditioned upon the Bureau entering into this Agreement setting forth the purposes for which the funds will be used, providing a procedure for a project-end accounting and insuring compliance with the statute.

To this end, the parties agree as follows:

1. The Bureau agrees to expend such funds to promote tourism in compliance with Ch. 67.28RCW.
2. At the conclusion of the calendar year, the Bureau shall provide a complete accounting of the expended funds and the purposes therefore. This report will be submitted to the City in Q1 of the ensuing year. A formal presentation to the City Council will be made if requested.
3. In the event the accounting indicates that funds were used for purposes not permitted by law, the Bureau shall, within 30 days of notification by City to the Bureau of such improper expenditures, remit the disallowed amount back to the City.
4. The Bureau shall maintain accurate records, regarding expenditure of funds related to its purpose of promoting tourism in compliance with RCW 67.28, to support its annual accounting for a calendar year, which shall be subject to inspection by the City upon 30 days' notice of its intent to inspect the same.
5. Failing of the Bureau to either provide the accounting or remit disallowed funds as required herein shall constitute a breach of this Agreement. The remedies available to the City shall include but not be limited to, return of all funds delivered to the Bureau and denial of the right of the Bureau to apply for any future funding.
6. In the event of a dispute regarding the enforcement, breach, default, or interpretation of this Agreement, the parties shall first meet in a good faith effort to resolve such dispute. In the event the dispute cannot be resolved by agreement of the parties, said dispute shall be resolved by arbitration pursuant to RCW 7.04A, as amended, with both parties waiving the right of a jury trial upon trial de novo. The substantially prevailing party shall be entitled

to its reasonable attorney fees and costs as additional award and judgment against the other.

- IV. This Agreement shall be effective on January 1, 2026, and shall expire on December 31, 2030; provided, however, the City may terminate the Agreement with at least one (1) year written notice delivered to the Bureau.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed this _____, day of _____ 2025.

CITY OF KENNEWICK

APPROVED AS TO FORM:

Mayor

City Attorney

**TRI-CITIES VISITOR AND
CONVENTION BUREAU,
a Washington non-profit corporation,
d/b/a Visit TRI-CITIES**

APPROVED AS TO FORM:



Kevin Lewis, President & CEO

Council Agenda Coversheet	Item Number: 4.g. Date: 6/3/2025 Item Type: General Business Item	Category: Consent Agenda
	Subject: Northwest High Intensity Drug Trafficking Area (HIDTA) Contract Amendments for Matt Duran and Jonathan Weiner Department: Finance	
<u>Recommendation</u> Staff recommends that City Council authorize the City Manager to sign the contract amendments for Matt Duran and Jonathan Weiner. <u>Motion for Consideration</u> Motion to authorize the City Manager to sign the contract amendments for Matt Duran and Jonathan Weiner. <u>Summary</u> As a Fiduciary for the Northwest HIDTA program, the City's responsibilities primarily consist of administrative duties, including required reporting to the federal government and acting as a pass-through for federal funds to the program's contracted staff. As a part of its administrative duties, the City is required to enter into separate agreements with the program's contractors, along with Northwest HIDTA. These amendments are to increase the compensation for Matt Duran by \$5,581.34 and for Jonathan Weiner by \$7,600.07. <u>Alternatives</u> None recommended. <u>Fiscal Impact</u> The proposed contractor agreement does not have a fiscal impact on the City of Kennewick. All compensation and reimbursements authorized under the agreement will be reimbursed to the City through the federal HIDTA grant.		
<u>Attachments:</u> 1. MDuran Amendment 2. JWeiner Amendment		

AMENDMENT NO. 1
TO
AGREEMENT FOR NORTHWEST HIDTA DEPUTY DIRECTOR SERVICES
BETWEEN
THE CITY OF KENNEWICK
AND
MATTHEW DURAN

THIS AMENDMENT is made and entered into this ____ day of May 2025, by and between the City of Kennewick, Washington, a municipal corporation, hereafter “City” and Matthew Duran, an individual, hereinafter called the “Contractor.”

IN CONSIDERATION of the mutual covenants contained herein, the parties agree to amend the Agreement for Northwest HIDTA Deputy Director Services between the City and Contractor, signed December 6, 2024, as follows:

Section 1. Pursuant to Section 7 of the Agreement, the parties hereby mutually agree to amend the agreement as follows:

The language in Section 5 is replaced with the following:

This Agreement, particularly the payment by the City to the Contractor of a salary, car allowance, and travel reimbursement, is contingent on funding by a Grant/Award and made available through ONDCP. Provided sufficient funding is available, the City will pay the Contractor a total salary of two hundred ten thousand nine hundred twelve dollars and fifty-four cents (\$210,912.54) for the services provided under this Agreement. Payment will be made in twenty-four (24) substantially equal, semi-monthly installments. In addition to this salary and car allowance, and provided sufficient funding is available, the City will reimburse the Contractor for necessary travel expenses incurred during the performance of the Agreement.

Section 2. All other terms of the Agreement not otherwise modified by this Amendment shall remain in full force and effect for the remainder of the term of the Agreement.

///

///

///

///

///

///

DATED this ____ day of May 2025.

CONTRACTOR

MATTHEW DURAN

Date

CITY OF KENNEWICK

ERIN ERDMAN, City Manager

Date

Approved as to form:

LAURENCIO SANGUINO, City Attorney

Date

EXECUTION APPROVED BY NORTHWEST HIDTA EXECUTIVE BOARD

DAVID REAMES, Executive Board Chair

Date

AMENDMENT NO. 1
TO
AGREEMENT FOR NORTHWEST HIDTA EXECUTIVE DIRECTOR SERVICES
BETWEEN
THE CITY OF KENNEWICK
AND
JONATHAN WEINER

THIS AMENDMENT is made and entered into this ____ day of May 2025, by and between the City of Kennewick, Washington, a municipal corporation, hereafter “City” and Jonathan Weiner, an individual, hereinafter called the “Contractor.”

IN CONSIDERATION of the mutual covenants contained herein, the parties agree to amend the Agreement for Northwest HIDTA Executive Director Services between the City and Contractor, signed December 13, 2024, as follows:

Section 1. Pursuant to Section 7 of the Agreement, the parties hereby mutually agree to amend the agreement as follows:

The language in Section 5 is replaced with the following:

This Agreement, particularly the payment by the City to the Contractor of a salary, car allowance, and travel reimbursement, is contingent on funding by a Grant/Award and made available through ONDCP. Provided sufficient funding is available, the City will pay the Contractor a total salary of two hundred forty-seven thousand five hundred thirty-seven dollars and twenty-seven cents (\$247,537.27) for the services provided under this Agreement. Payment will be made in twenty-four (24) substantially equal, semi-monthly installments. In addition to this salary and car allowance, and provided sufficient funding is available, the City will reimburse the Contractor for necessary travel expenses incurred during the performance of the Agreement.

Section 2. All other terms of the Agreement not otherwise modified by this Amendment shall remain in full force and effect for the remainder of the term of the Agreement.

///

///

///

///

///

DATED this _____ day of May 2025.

CONTRACTOR

JONATHAN WEINER

Date

CITY OF KENNEWICK

ERIN ERDMAN, City Manager

Date

Approved as to form:

LAURENCIO SANGUINO, City Attorney

Date

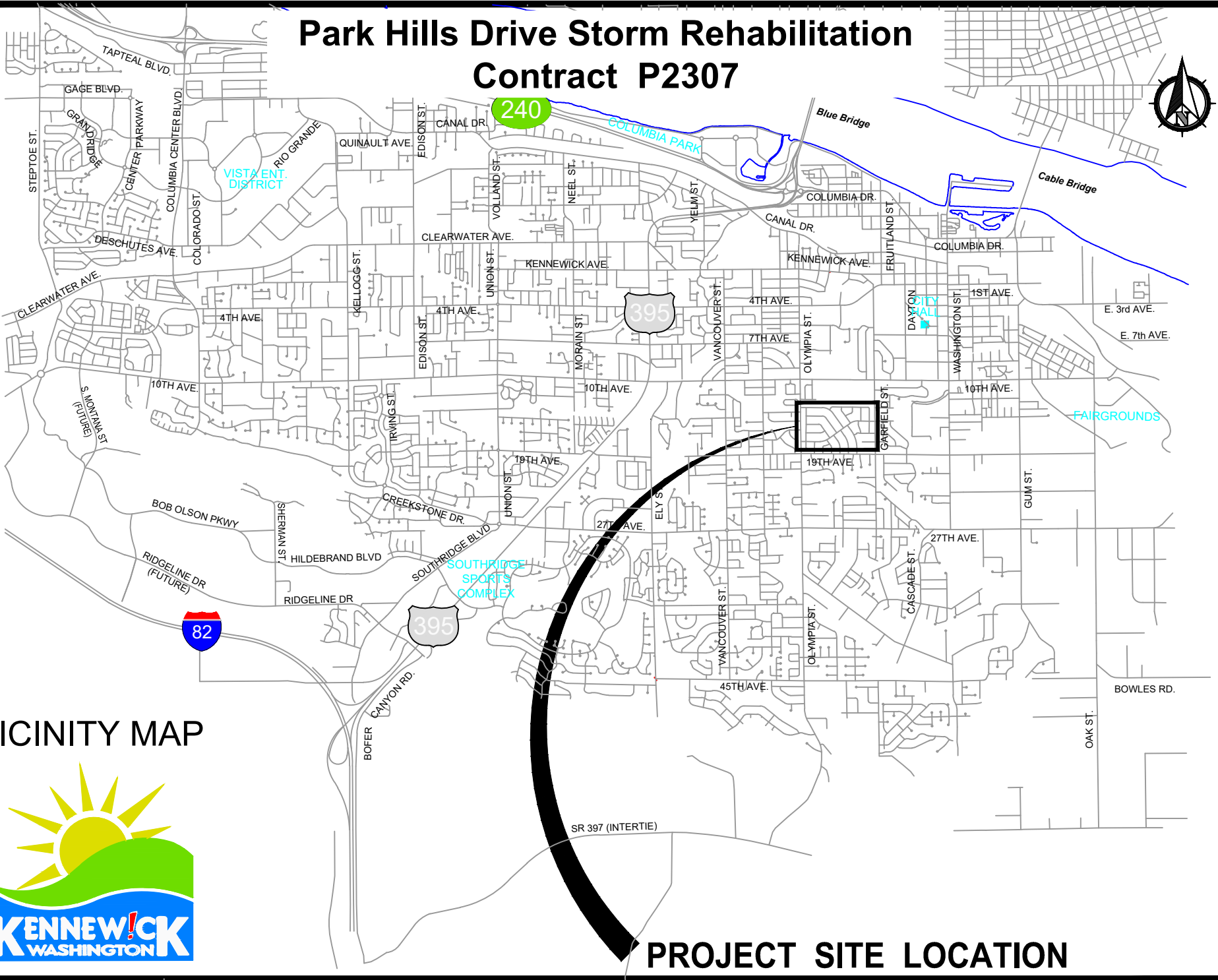
EXECUTION APPROVED BY NORTHWEST HIDTA EXECUTIVE BOARD

DAVID REAMES, Executive Board Chair

Date

Council Agenda Coversheet 	Item Number: 4.h. Date: 6/3/2025 Item Type: Contract/Agreement/Lease Subject: Acceptance of Work: Park Hills Dr. Storm Rehabilitation Department: Public Works Project #: P2307-24	Category: Consent Agenda
<u>Recommendation</u> Staff recommends Council accept the work of Ellison Earthworks LLC. for contract P2307-24, Park Hills Dr. Storm Rehabilitation, in the amount of \$957,469.45. <u>Motion for Consideration</u> Motion to accept the work of Ellison Earthworks LLC. for contract P2307-24, Park Hills Dr. Storm Rehabilitation, in the amount of \$957,469.45. <u>Summary</u> Original Contract: \$924,351.05 Change Orders: \$56,231.42 Quantity Changes: (\$23,113.02) Total: \$957,469.45 (3.5% above original contract) This work involved storm drainage improvements to address drainage and flooding issues located on Park Hills Drive, W. 16th Pl., and W. 14th Pl. located within the Park Hills Drive subdivision. Work will consist of the installation of storm drain structures, approximately 749 linear feet of 10" and approximately 557 linear feet of 12" storm drain service lines. Work will also include trenchless rehabilitation techniques (CIPP thermally cured or UV cured) for the 2779 linear feet of existing 10", 12", 15", 18", and 21" CMP storm mainline. Also included will be the removal of an existing storm drain manhole, existing storm drain catch basins, 8", and 10" CMP pipe, and HMA patching. There will also be the installation of approximately 289 linear feet of 8" PVC waterline, and 20 linear feet of 6" PVC waterline with new valves and fittings. This project had three (3) change orders which included changing the material for a storm main line from 10" PVC to 10" ductile iron, the relocation of a Kennewick Irrigation District-owned irrigation line, and the replacement and capping of existing water line tees. Quantity changes included decreases in asphalt patching, concrete sidewalk, trench construction materials, Water coupling adapter, and storm line CIPP rehabilitation. <u>Alternatives</u> None recommended. <u>Fiscal Impact</u> Deficient Water Mains: \$183,431.50 Stormwater Fund - Park Hills Storm Replacement: \$774,037.95 <u>Attachments:</u> 1. Map		

Park Hills Drive Storm Rehabilitation Contract P2307

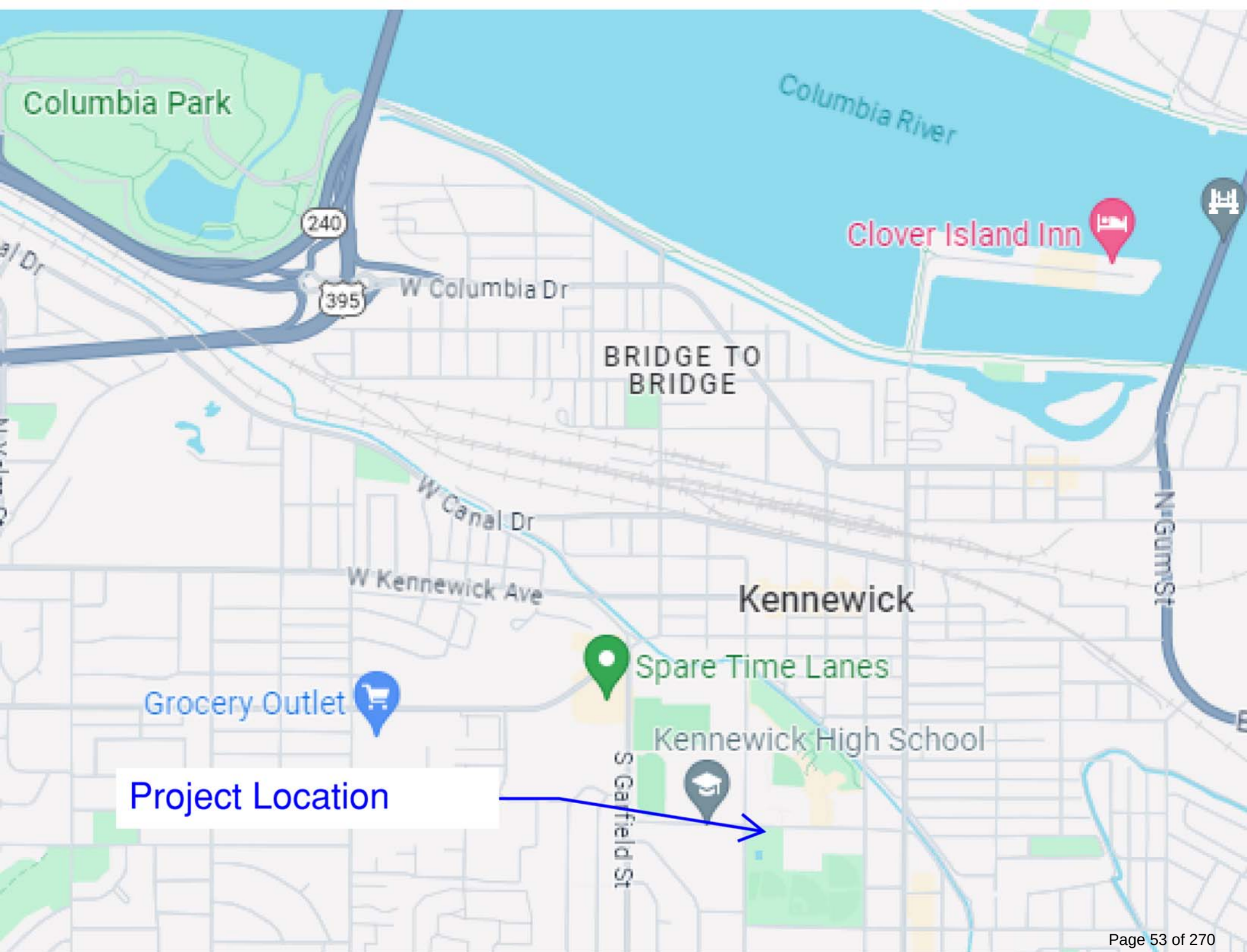


VICINITY MAP



PROJECT SITE LOCATION

Council Agenda Coversheet	Item Number: 4.i. Item Type: Contract/Agreement/Lease Subject: Acceptance of Work: Civic Center Splash Pad Project Department: Parks & Recreation Contract #: K2204-23	Date: 6/3/2025 Category: Consent Agenda
		
<u>Recommendation</u> Staff recommends Council accept the work of Cliff Thorn Construction for contract K2204-23, Civic Center Splash pad project, in the amount of \$192,298.59.		
<u>Motion for Consideration</u> Motion to accept the work of Cliff Thorn Construction for contract K2204-23, Civic Center Splash Pad Project, in the amount of \$192,298.59.		
<u>Summary</u> Under this Community Development Block Grant project, a recirculatory splash pad was installed at the Civic pool Complex. This project incurred change orders to compensate for costs associated with unforeseen additional demolition requirements of the existing concrete pad, unlevel adjacent concrete panels, and electrical requirements. Quantity changes included additional concrete work requirements for adjacent panels to bring the surface area to project specifications. Original Contract: \$147,650.47 Change Orders: \$44,104.55 Quantity Changes: \$543.57 Total: \$192,298.59		
<u>Alternatives</u> None recommended.		
<u>Fiscal Impact</u> Contract budget breakdown: \$192,298.59 - K3594760.562030 (23/24 CDBG - awarded funds)		
<u>Attachments:</u> 1. Civic Center Splash Pad Vicinity Map		



Council Agenda Coversheet	Item Number: 4.j. Date: 6/3/2025 Item Type: Contract/Agreement/Lease	Category: Consent Agenda
	Subject: Acceptance of Work: Columbia Park Playground of Dreams Restroom Repair Department: Parks & Recreation Contract #: K2113-23	
<u>Recommendation</u> Staff recommends Council accept the work of Booth and Sons Construction, Inc. for contract K2113-23, Columbia Park Playground of Dreams Restroom Repair, in the amount of \$408,744.50. <u>Motion for Consideration</u> Motion to accept the work of Booth and Sons Construction, Inc. for contract K2113-23, Columbia Park Playground of Dreams Restroom Repair, in the amount of \$408, 744.50. <u>Summary</u> This project was for the repair of restrooms at Columbia Park Playground of Dreams. The two restrooms (measuring 398 square feet) were heavily damaged by a fire on November 10, 2021. In addition to repairs, the contract also included minor site improvements. The cost of the project was covered through the City of Kennewick's Risk Management fund. All applicable taxes were included in the contract amount. This project had one change order to compensate for the costs associated with rebuilding the water supply manifold. Original Contract: \$371,754.00 Change Orders: \$36,990.50 Quantity Changes: \$0.00 Total: \$408,744.50 <u>Alternatives</u> None recommended. <u>Fiscal Impact</u> Self-insured retention payments - B6519000.546007 - \$408,744.50		
<u>Attachments:</u> 1. POD Restroom Vicinity Map		



Council Agenda Coversheet	Item Number: 4.k. Item Type: Contract/Agreement/Lease Subject: Contract Award: Conway Place (4th Ave. to 130 Conway Place) Department: Public Works Project #: P2319-25	Date: 6/3/2025 Category: Consent Agenda																
																		
<u>Recommendation</u> Staff recommends awarding Contract P2319-25 S. Conway Place (W. 4th Ave. to 130 Conway Place) to Ellison Earthworks, LLC in the amount of \$658,290.87 plus a 10% contingency of \$65,829.09, for a total amount of \$724,119.96, and authorize the City Manager to execute the contract.																		
<u>Motion for Consideration</u> Motion to award Contract P2319-25 S. Conway Place (W. 4th Ave. to 130 Conway Place) to Ellison Earthworks, LLC in the amount of \$658,290.87 plus a 10% contingency of \$65,829.09, for a total amount of \$724,119.96, and authorize the City Manager to execute the contract.																		
<u>Summary</u> Four (4) bids were received on May 20, 2025 at 11:00 am. <table><tr><td>Ellison Earthworks, LLC</td><td>\$658,290.87</td><td>Engineer's Estimate</td><td>\$694,888.63</td></tr><tr><td>C and E Trenching</td><td>\$701,617.40</td><td></td><td></td></tr><tr><td>Nelson Construction Co.</td><td>\$707,921.62</td><td></td><td></td></tr><tr><td>ESF Solutions</td><td>\$725,827.90</td><td></td><td></td></tr></table> This project will improve the Conway Pl. corridor and school zone by installing sidewalk on the west side of the street and will provide a raised mid-block crosswalk, rapid flash beacons near the W. 4th Ave intersection and mid-block crossing in front of the Keewaydin Discovery Center, school beacons, signage and including striping improvements. New construction on the west side of the corridor will consist of constructing curb, gutter, sidewalk, backdrop sidewalk, chain link fence, existing curb ramp improvements, ground sloping and landscape restoration. A Sidewalk and Utility Easement and Temporary Construction Permit were obtained for this project for the improvement in front of 130 S. Conway Pl. (PARC48 Apartments). State law requires that contracts are awarded to a responsible bidder with the lowest responsive bid. The bids were reviewed and determined to be responsive. Staff recommends awarding this project to Ellison Earthworks, LCC who was determined to be a responsive bidder with the lowest responsive bid.			Ellison Earthworks, LLC	\$658,290.87	Engineer's Estimate	\$694,888.63	C and E Trenching	\$701,617.40			Nelson Construction Co.	\$707,921.62			ESF Solutions	\$725,827.90		
Ellison Earthworks, LLC	\$658,290.87	Engineer's Estimate	\$694,888.63															
C and E Trenching	\$701,617.40																	
Nelson Construction Co.	\$707,921.62																	
ESF Solutions	\$725,827.90																	
<u>Alternatives</u> None recommended.																		
<u>Fiscal Impact</u> None. The project was awarded a Washington State Safe Routes to Schools grant, with a small local match of \$38,700 which will be paid for by the Kennewick School District.																		
<u>Attachments:</u> 1. MAP																		

Project #: HLP-SR23(009) Contract: P2319-25**Project #: HLP-SR23(009) Contract: P2319-25**

PROJECT SITE LOCATION

Council Agenda Coversheet 	Item Number: 5.a. Date: 6/3/2025 Item Type: Ordinance Subject: Ordinance: Spring Budget Adjustment Department: Finance Ordinance #:	Category: Ordinance
<u>Recommendation</u> Staff recommends Council adopt the spring budget adjustment ordinance as presented. <u>Motion for Consideration</u> Motion to adopt the ordinance as presented. <u>Summary</u> This is the first amendment to the City's 2025/2026 biennial budget. The first budget adjustment of each new biennium provides an opportunity to carry over balances for projects which were in process in the prior biennium but were not completed, and to adjust the beginning fund balance amounts estimated during the adoption of the biennial budget to their actual amounts. Finally, and to a lesser extent, the budget adjustment formally appropriates items previously approved by Council and to bring matters of special interest to Council's attention. Significant items included are as follows: • To appropriate for the adjustment of all budgeted (estimated) beginning fund balances to their actual amounts. • To appropriate for the carry over of capital projects that began or were in process during the 2023/2024 biennium but were not completed at the end of 2024. • To appropriate \$55K from the General Fund fund balance for the development of an indirect cost allocation plan (ICAP). The City's current cost allocation plan was developed by FCS Group over 15 years ago and is outdated. Staff has identified a need to contract with a consultant to update the City's ICAP. • To appropriate \$55K from the General Fund fund balance for the Classification and Compensation Study which began in 2024. • To appropriate \$92K from the General Fund fund balance for the implementation of OpenCounter software for event planning. The City experienced an increase in recreation revenue in 2023/2024. Staff recommends using a portion of these funds to purchase new event planning software. • To appropriate \$151K in the General Fund for contractual and consulting services associated with a cybersecurity grant awarded to the city. • To appropriate \$84K in a General Fund transfer to the Capital Improvement Fund for the Numerica Pavilion front desk remodel. This project will be paid using sponsorship funds received from Numerica. • On April 8, 2025, the City Council was provided a presentation by Baker Tilly outlining the classification and compensation study for non-contract positions. The study evaluated both internal job structures and external market competitiveness. Baker Tilly presented three scenarios for each recommended pay plan for Council consideration. In the study, there were 25 employees out of 142 that were found to be below the minimum recommended compensation. In an effort to maintain a strong talent recruitment and retention, staff recommends moving these 25 employees that were found to be below the recommended minimum to a step on the recommended salary range based on years in the position. The 2025/2026 General Fund budget impact is estimated to be \$231,910. • To appropriate \$97K from the Criminal Justice Fund fund balance for rifles that were previously approved in the 2023/2024 biennium. • To appropriate \$24K from the Equipment Rental Fund reserve for car wash, sweeper, and floor washer. • To appropriate \$1.7M from the Equipment Rental Fund reserve for replacement vehicles. <u>Alternatives</u>		

Fiscal Impact

Total increase in appropriations of \$67,544,914, the vast majority of which is the adjustment of beginning fund balances to their actual amount, and the carry forward of capital projects that began or were in process during the prior biennium, but were not completed. Of the proposed increase in appropriations, only \$2,530,328 relates to new items that are being added to the 2025/2026 budget.

Attachments:

1. Ordinance
2. Budget Summary
3. Budget Detail

CITY OF KENNEWICK
ORDINANCE NO. 25-_____

AN ORDINANCE PROVIDING FOR MODIFICATION OF THE 2025/2026
BIENNIAL BUDGET

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

Section 1. That certain expenditures as set out below must be made during 2025 that were not foreseeable at the time of preparing the 2025/2026 biennial budget and it is necessary to make appropriations as set forth below and to adjust certain fund income not forecast for 2025/2026, and to make expenditures and changes as designated below, and the following funds shall be changed as follows:

General Fund	\$2,187,464
Urban Arterial Street Fund	\$4,684,040
Capital Improvement Fund	\$10,520,306
Water and Sewer Fund	\$43,576,337
Medical Services Fund	\$1,222,350
Building Safety Fund	\$580,493
Coliseum Fund	(\$307,208)
Stormwater Utility Fund	\$67,465
Columbia Park Golf Course Fund	\$49,565
Equipment Rental Fund	\$5,337,159
Central Stores Fund	\$43,427
Risk Management Fund	\$640,513
LID Guaranty Fund	\$6,652
Community Development Fund	(\$8,443)
Asset Forfeiture Fund	\$32,862
Cash Reserve Fund	\$97,843
Lodging Tax Fund	\$167,008
Criminal Justice Fund	\$137,774
CSLFRF Fund	(\$2,118,970)
Fire Pension Fund	\$159,184
OPEB Trust Fund	<u>\$469,093</u>
 Total Increase in Appropriations	 <u>\$67,544,914</u>

Section 2. That the increases and/or decreases in appropriations and anticipated revenues in the above funds, for said uses and purposes and proper City officials be, and hereby are, authorized and directed to issue warrants or transfer of said funds in accordance with this ordinance.

Section 3. This ordinance shall be in full force and effect five days from and after its passage, approval, and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, and signed in authentication of its passage this 3rd day of June, 2025.

Attest:

GRETLE J. CRAWFORD, Mayor

KRYSTAL JOHNSTON,
City Clerk

Approved as to Form:

LAURENCIO SANGUINO,
City Attorney

DATE OF PUBLICATION: _____

ORDINANCE EFFECTIVE DATE: _____

CITY OF KENNEWICK
SUMMARY OF 2025/2026 BIENNIAL BUDGET ADJUSTMENTS

	Original Biennial Budget	Ord. # 25-438 Adjustment (6/25)	Amended Biennial Budget
GENERAL GOV'T OPERATIONS			
General Fund	\$ 140,090,728	\$ 2,187,464	\$ 142,278,192
Street Fund	5,995,447	-	5,995,447
Subtotal	146,086,175	2,187,464	148,273,639
CAPITAL PROJECTS			
Urban Arterial Street Fund	7,542,671	4,684,040	12,226,711
Capital Improvement Fund	65,633,874	10,520,306	76,154,180
ENTERPRISE & INTERNAL SERVICE			
Water and Sewer Fund	80,994,994	43,576,337	124,571,331
Medical Services Fund	47,262,668	1,222,350	48,485,018
Building Safety Fund	7,800,000	580,493	8,380,493
Coliseum Fund	10,839,000	(307,208)	10,531,792
Stormwater Utility Fund	9,480,000	67,465	9,547,465
Columbia Park Golf Course Fund	1,025,000	49,565	1,074,565
Equipment Rental Fund	16,491,322	5,337,159	21,828,481
Central Stores Fund	727,190	43,427	770,617
Risk Management Fund	7,286,605	640,513	7,927,118
DEBT SERVICE			
Debt Service Fund	6,182,484		6,182,484
LID Guaranty Fund	47,900	6,652	54,552
SPECIAL REVENUE			
Transportation Benefit District Fund	6,000,000		6,000,000
BI-PIN Operations Fund	2,241,395		2,241,395
Community Development Fund	1,180,000	(8,443)	1,171,557
Asset Forfeiture Fund	256,900	32,862	289,762
Public Safety Fund	4,994,709		4,994,709
Cash Reserve Fund	3,345,000	97,843	3,442,843
Lodging Tax Fund	6,641,287	167,008	6,808,295
Criminal Justice Sales Tax Fund	9,673,605	137,774	9,811,379
HIDTA Fiduciary Program Fund	3,500,000		3,500,000
CSLFRF Fund	2,118,970	(2,118,970)	-
FIDUCIARY TRUST FUNDS			
Fire Pension Fund	1,590,000	159,184	1,749,184
OPEB Trust Fund	6,579,044	469,093	7,048,137
Total	\$ 455,520,793	\$ 67,544,914	\$ 523,065,707

CITY OF KENNEWICK
Budget Adjustment Ordinance No. 25-438

BARS Account			Account Title	Adopted Budget	Proposed Adjustment	Amended Budget	Explanation
GENERAL FUND REVENUES							
001000	308900		Unassigned Beg Fund Balance	13,783,099	1,911,214	15,694,313	Adjust beginning fund balance to actual
001000	333038		Homeland Sec. Cybersecurity	-	151,250	151,250	Recognize revenue from Cybersecurity Grant
001060	334042		GMA - Middle Housing Grant	-	37,500	37,500	Carryforward Middle Housing Grant
001060	334043		DEPT OF COMMERCE GRANT	-	87,500	87,500	Carryforward Commerce Grant
Net Increase (Decrease) in Revenues					2,187,464		
GENERAL FUND EXPENDITURES							
FINANCE DEPARTMENT							
<i>Finance</i>							
B1514230	541005		Contractual/Consulting Srves	37,100	55,000	92,100	Appropriate funds for development of an indirect cost allocation plan
Total Finance					55,000		
EXECUTIVE DEPARTMENT							
<i>Human Resources</i>							
B2518100	541005		Contractual/Consulting Srves	70,200	55,000	125,200	Appropriate funds for Class & Comp Study
Total Executive Dept					55,000		
PARKS AND RECREATION DEPARTMENT							
<i>Recreation Services</i>							
K1571210	536001		Software Supplies	5,000	91,654	96,654	Appropriate funds for implementation of OpenCounter for event planning
Total Parks/Rec					91,654		
INFORMATION TECHNOLOGY SERVICES DEPARTMENT							
<i>Information Technology</i>							
M3518800	541005		Contractual/Consulting Srves	34,650	151,250	185,900	Recongize expense for Cybersurity grant program
Total IT Srves					151,250		
COMMUNITY PLANNING DEPARTMENT							
<i>Long Range Planning</i>							
N1558600	541005		Contractual/Consulting Srves	540,000	134,008	674,008	Carryforward GMA Middle Housing Grant & Commerce Grant
Total Comm Planning					134,008		
NON-DEPARTMENTAL							
<i>Transfers Out</i>							
Z1597100	500015		Transfer to Capital Imprv Fund	-	84,346	84,346	Transfer out for Numerica Pavilion front desk remodel
XXXXXXXXXX	XXXXXX		Salaries/Benefits		231,910	231,910	Class Comp Study Option 2 for Non-Contract Below Minimum
Total Non-Deptl					316,256		
Z1508900	500000		Ending Fund Balance	12,435,844	1,384,296	13,820,140	Impact on ending fund balance
Net Increase (Decrease) in Appropriations					2,187,464		

CITY OF KENNEWICK
Budget Adjustment Ordinance No. 25-438

BARS Account			Account Title	Adopted Budget	Proposed Adjustment	Amended Budget	Explanation
COMMUNITY DEVELOPMENT FUND							
107000	308300		Restricted Beg Fund Balance	53,000	<u>(8,443)</u>	44,557	Adjust beginning fund balance to actual
			Net Increase (Decrease) in Revenues		<u><u>(8,443)</u></u>		
M5508300	500000		Ending Fund Balance	53,000	<u>(8,443)</u>	44,557	Impact on ending fund balance
			Net Increase (Decrease) in Appropriations		<u><u>(8,443)</u></u>		
ASSET FORFEITURE FUND							
111000	308300		Restricted Beg Fund Balance	228,000	<u>32,862</u>	260,862	Adjust beginning fund balance to actual
			Net Increase (Decrease) in Revenues		<u><u>32,862</u></u>		
R1508300	500000		Ending Fund Balance	186,900	<u>32,862</u>	219,762	Impact on ending fund balance
			Net Increase (Decrease) in Appropriations		<u><u>32,862</u></u>		
CASH RESERVE FUND							
115000	308400		Committed Beg Fund Balance	3,345,000	<u>97,843</u>	3,442,843	Adjust beginning fund balance to actual
			Net Increase (Decrease) in Revenues		<u><u>97,843</u></u>		
R3508400	500000		Ending Fund Balance	3,345,000	<u>97,843</u>	3,442,843	Impact on ending fund balance
			Net Increase (Decrease) in Appropriations		<u><u>97,843</u></u>		
LODGING TAX FUND							
116000	308300		Restricted Beg Fund Balance	1,653,287	<u>167,008</u>	1,820,295	Adjust beginning fund balance to actual
			Net Increase (Decrease) in Revenues		<u><u>167,008</u></u>		
R4508300	500000		Ending Fund Balance	1,390,287	<u>167,008</u>	1,557,295	Impact on ending fund balance
			Net Increase (Decrease) in Appropriations		<u><u>167,008</u></u>		

CITY OF KENNEWICK
Budget Adjustment Ordinance No. 25-438

BARS Account			Account Title	Adopted Budget	Proposed Adjustment	Amended Budget	Explanation
CRIMINAL JUSTICE SALE TAX FUND							
117000	308300		Restricted Beg Fund Balance	2,115,120	137,774	2,252,894	Adjust beginning fund balance to actual
			Net Increase (Decrease) in Revenues		137,774		
<i>CJST Patrol</i>							
L2521710	535001		Small Tools and Minor Equip	-	96,668	96,668	Appropriate funds for rifles previously approved in 23/24
L2597100	500014		Transfer to Equipment Rental Fund	-	93,988	93,988	Carryforward from 23/24
L2508300	500000		Ending Fund Balance	1,875,346	(52,882)	1,822,464	Impact on ending fund balance
			Net Increase (Decrease) in Appropriations		137,774		
CSLFRF FUND							
119000	308300		Restricted Beg Fund Balance	2,118,970	(2,118,970)	-	Remove ARPA and record directly to Water Sewer Fund
			Net Increase (Decrease) in Revenues		(2,118,970)		
R6597100	500011		Transfer to Water/Sewer	2,118,970	(2,118,970)	-	Remove ARPA transfer and record directly to Water Sewer Fund
R6508300	500000		Ending Fund Balance	-	-	-	
			Net Increase (Decrease) in Appropriations		(2,118,970)		
LID GUARANTY FUND							
201000	308500		Assigned Beg Fund Balance	45,000	6,652	51,652	Adjust beginning fund balance to actual
201000	361101		Investment Interest	2,900	-	2,900	
			Net Increase (Decrease) in Revenues		6,652		
D2508500	500000		Ending Fund Balance	47,900	6,652	54,552	Impact on ending fund balance
			Net Increase (Decrease) in Appropriations		6,652		

CITY OF KENNEWICK
Budget Adjustment Ordinance No. 25-438

BARS Account		Account Title	Adopted Budget	Proposed Adjustment	Amended Budget	Explanation
CAPITAL IMPROVEMENT FUND						
300000	308500	Assigned Beg Fund Balance	23,876,688	5,835,304	29,711,992	Adjust beginning fund balance to actual
300000	331017	CSLFRF - ARPA FUNDS	-	1,443,635	1,443,635	ARPA funding for park projects
300000	334027	Safe Routes to School Grant	-	753,728	753,728	State grant funding
300000	397001	Transfer fm General Fund	-	84,346	84,346	Transfer from General Fund for Numerica Pavilion Improvements
340000	308300	Restricted Beg Fund Balance	-	111,076	111,076	Adjust beginning fund balance to actual
350000	308300	Restricted Beg Fund Balance	-	1,106,357	1,106,357	Adjust beginning fund balance to actual
360000	308300	Restricted Beg Fund Balance	-	1,185,860	1,185,860	Adjust beginning fund balance to actual
		Net Increase (Decrease) in Revenues		<u>10,520,306</u>		
<i>Land and Facilities</i>						
K3518200	548067	Surplus Property Maintenance	-	96,500	96,500	Carryforward E. 10th relocation costs
K3594760	562037	Playground Repair/Replacement	1,125,000	1,008,943	2,133,943	Carryforward ARPA funded projects/Numerica Pavilion improvements
K3594760	562046	Dog Park Project	-	225,000	225,000	Project carryforward in 25/26
K3594760	563032	Civic Complex Restrooms & Hub	-	519,038	519,038	Carryforward ARPA funded project in 25/26
<i>Streets</i>						
P4595300	563070	Miscellaneous Street Projects	213,050	187,890	400,940	Carryforward 23/24 projects to be completed during 25/26 biennium
P4595300	563175	Conway School Zone Project	-	764,582	764,582	Carryforward 23/24 projects to be completed during 25/26 biennium
P4595610	563077	Pedestrian Improvements	-	249,794	249,794	Carryforward 23/24 projects to be completed during 25/26 biennium
P4595610	563176	Keene Trail Extension Project	335,000	22,291	357,291	Carryforward 23/24 projects to be completed during 25/26 biennium
P4597100	500014	Transfer to Equip Rental Fund	2,830,400	1,924,105	4,754,505	Carryforward
P4597100	500021	Transfer to UAB Fund	4,332,641	2,556,285	6,888,926	Grant match for 23/24 carryforward
<i>Park Reserves</i>						
K4594760	563003	1E - Fruitland	-	3,141	3,141	Carryforward
K4594760	563004	1W - Sunset	-	4,470	4,470	Carryforward
K4594760	563012	3W - John Day/Hawthorne	-	257	257	Carryforward
K4594760	563018	5W - Grange	-	16,124	16,124	Carryforward
K4594760	563020	6W - Southridge	-	3,742	3,742	Carryforward
K4594760	563021	7W - Five Corners	-	79,273	79,273	Carryforward for Five Corners Project in 25/26
<i>Park Impact Fees</i>						
K5594761	563074	Park Impact Fee Srvc Area 1W	-	393,274	393,274	Carryforward to use for Park Projects in 25/26
P4508500	500000	Ending Fund Balance	20,346,545	<u>2,465,597</u>	22,812,142	Impact on ending fund balance
		Net Increase (Decrease) in Appropriations		<u>10,520,306</u>		

CITY OF KENNEWICK
Budget Adjustment Ordinance No. 25-438

BARS Account			Adopted Budget	Proposed Adjustment	Amended Budget	Explanation
URBAN ARTERIAL STREET FUND						
303000	333040	STPBG-Quinault/CCB Intersect	2,255,550	1,517,611	3,773,161	Carryforward recognize grant revenue
303000	333048	STPBG-CCB Widening	-	610,144	610,144	Recognize grant revenue
303000	397015	Transfer fm Capital Improvment	4,332,641	2,556,285	6,888,926	Carryforward for transportation projects
		Net Increase (Decrease) in Revenues		4,684,040		
<i>Preliminary Engineering</i>						
P7595110	563155	Kennewick Ave-Union to Morain	-	50,000	50,000	Carryforward 23/24 projects to be completed during 25/26 biennium
P7595110	563167	Bob Olson/Sherman Traffic Sig	-	100,000	100,000	Carryforward 23/24 projects to be completed during 25/26 biennium
<i>Construction Engineering</i>						
P7595120	563144	Quinault Ave/CCB Intersection	-	58,934	58,934	Carryforward 23/24 projects to be completed during 25/26 biennium
P7595120	563153	Steptoe/Arrowhead Signal	-	39,897	39,897	Carryforward 23/24 projects to be completed during 25/26 biennium
P7595120	563155	Kennewick Ave-Union to Morain	-	50,000	50,000	Carryforward 23/24 projects to be completed during 25/26 biennium
P7595120	563167	Bob Olson/Sherman Traffic Sig	-	50,000	50,000	Carryforward 23/24 projects to be completed during 25/26 biennium
<i>Right of Way</i>						
P7595200	563144	Quinault Ave/CCB Intersection	-	102,846	102,846	Carryforward 23/24 projects to be completed during 25/26 biennium
<i>Roadway</i>						
P7595300	563144	Quinault Ave/CCB Intersection	500,000	1,539,011	2,039,011	Carryforward 23/24 projects to be completed during 25/26 biennium
P7595300	563155	Kennewick Ave-Union to Morain	860,000	600,000	1,460,000	Carryforward 23/24 projects to be completed during 25/26 biennium
P7595300	563166	Columbia Center Blvd Widening	2,566,050	583,352	3,149,402	Carryforward 23/24 projects to be completed during 25/26 biennium
<i>Traffic Control Devices</i>						
P7595640	563153	Steptoe/Arrowhead Signal	201,021	660,000	861,021	Carryforward 23/24 projects to be completed during 25/26 biennium
P7595640	563167	Bob Olson/Sherman Traffic Sig	100,000	850,000	950,000	Carryforward 23/24 projects to be completed during 25/26 biennium
P7508500	500000	Ending Fund Balance	-	0	0	
		Net Increase (Decrease) in Appropriations		4,684,040		
MEDICAL SERVICES FUND						
402000	308800	Beginning Working Capital	8,081,791	1,222,350	9,304,141	Adjust beginning working capital to actual
		Net Increase (Decrease) in Revenues		1,222,350		
<i>Medical Services Ambulance</i>						
F2597100	500014	Transfer to Equip Rental Fund	-	1,290,000	1,290,000	Carryforward
F2508800	500000	Ending Working Capital	8,114,594	(67,650)	8,046,944	Impact on ending fund balance
		Net Increase (Decrease) in Appropriations		1,222,350		

CITY OF KENNEWICK
Budget Adjustment Ordinance No. 25-438

BARS Account		Account Title	Adopted Budget	Proposed Adjustment	Amended Budget	Explanation
BUILDING SAFETY FUND						
403000	308800	Beginning Working Capital	3,500,000	<u>580,493</u>	4,080,493	Adjust beginning working capital to actual
		Net Increase (Decrease) in Revenues		<u>580,493</u>		
N3508800	500000	Ending Working Capital	2,680,218	<u>580,493</u>	3,260,711	Impact on ending fund balance
		Net Increase (Decrease) in Appropriations		<u>580,493</u>		
COLISEUM FUND						
404000	308800	Beginning Working Capital	-	<u>(307,208)</u>	(307,208)	Adjust beginning working capital to actual
		Net Increase (Decrease) in Revenues		<u>(307,208)</u>		
Q1508800	500000	Ending Fund Balance	-	<u>(307,208)</u>	(307,208)	Impact on ending fund balance
		Net Increase (Decrease) in Appropriations		<u>(307,208)</u>		
STORMWATER FUND						
405000	308800	Beginning Working Capital	3,500,000	<u>67,465</u>	3,567,465	Adjust beginning working capital to actual
		Net Increase (Decrease) in Revenues		<u>67,465</u>		
S1595310	563049	Drywell - Misc Locations	300,000	30,725	330,725	Carryforward 23/24 projects to be completed during 25/26 biennium
S1595310	563055	Garfield - Blackberry Can Oult	-	60,000	60,000	Carryforward 23/24 projects to be completed during 25/26 biennium
S1595310	563169	Ridgeline Dr (Sherman/W 36th)	2,000,000	473,000	2,473,000	Carryforward 23/24 projects to be completed during 25/26 biennium
S1595310	563172	Hansen Prk Regional Pond	-	37,000	37,000	Carryforward 23/24 projects to be completed during 25/26 biennium
S1595310	563173	Vancouver St Storm Drain	100,000	113,000	213,000	Carryforward 23/24 projects to be completed during 25/26 biennium
S1595310	563177	7th Ave to Outfall	1,650,000	(1,500,000)	150,000	Reduce project budget for 25/26
S1508800	500000	Ending Working Capital	425,084	<u>853,740</u>	1,278,824	Impact on ending fund balance
		Net Increase (Decrease) in Appropriations		<u>67,465</u>		

CITY OF KENNEWICK
Budget Adjustment Ordinance No. 25-438

BARS Account		Account Title	Adopted Budget	Proposed Adjustment	Amended Budget	Explanation
COLUMBIA PARK GOLF COURSE FUND						
406000	308800	Beginning Working Capital	-	49,565	49,565	Adjust beginning working capital to actual
		Net Increase (Decrease) in Revenues		49,565		
K6508800	500000	Ending Fund Balance	-	49,565	49,565	Impact on ending fund balance
		Net Increase (Decrease) in Appropriations		49,565		
WATER/SEWER FUND						
410000	308800	Beginning Working Capital	9,264,800	21,727,327	30,992,127	
410000	331000	CSLFRF - ARPA Funds (Contra)	-	-	-	
410000	331017	CSLFRF - ARPA FUNDS	-	2,670,570	2,670,570	Carryforward ARPA funds
410000	397051	Transfer from CSLFRF	2,118,970	(2,118,970)	-	Reduce transfer in and record to CSLFRF - ARPA FUNDS
410205	391806	WWTP State Rev Loan Phase II	-	21,297,410	21,297,410	Carryforward loan proceeds
		Net Increase (Decrease) in Revenues		43,576,337		
<i>Water Utility Capital</i>						
W1594340	565052	Water System Improvements	-	200,000	200,000	Carryforward 23/24 projects to be completed during 25/26 biennium
W1594340	565057	Zone 2 Transmission Main	1,500,000	2,783,716	4,283,716	Carryforward 23/24 projects to be completed during 25/26 biennium
W1594340	565060	Zone 3 Transmission Main	500,000	3,832,352	4,332,352	Carryforward 23/24 projects to be completed during 25/26 biennium
W1594340	565071	UGA Utility Expansion	-	2,285,263	2,285,263	Carryforward 23/24 projects to be completed during 25/26 biennium
W1594340	565073	WTP Improvements	-	750,000	750,000	Carryforward 23/24 projects to be completed during 25/26 biennium
<i>Sewer Utility Capital</i>						
W1594350	565051	WWTP Upgrade Phase II	1,000,000	22,327,772	23,327,772	Carryforward \$20.8M and \$1.57M carryforward moved from 565086
W1594350	565066	Sewer System Improvements	-	60,000	60,000	Carryforward 23/24 project to be completed during 25/26 biennium
W1594350	565071	UGA Utility Expansion	-	2,007,919	2,007,919	Carryforward 23/24 project to be completed during 25/26 biennium
W1594350	565075	32nd & Ione Lift Station	-	639,112	639,112	Carryforward \$399K & move \$240K from 565093
W1594350	565077	Columbia Drive Interceptor	-	35,000	35,000	Carryforward 23/24 project to be completed during 25/26 biennium
W1594350	565081	WWTP Reclaim Water	-	364,413	364,413	Carryforward 23/24 project to be completed during 25/26 biennium
W1594350	565086	4th & 395 Interceptor Improvmt	-	-	-	Carryforward \$1.57M moved to 565051 WWTP Upgrade Ph II
W1594350	565093	32nd & Ione Lift Station	240,000	(240,000)	-	Move 240K to 565075 32nd & Ione Lift Station
W1508800	500000	Ending Working Capital	15,742,624	8,530,790	24,273,414	
		Net Increase (Decrease) in Appropriations		43,576,337		

CITY OF KENNEWICK
Budget Adjustment Ordinance No. 25-438

BARS Account		Account Title	Adopted Budget	Proposed Adjustment	Amended Budget	Explanation
EQUIPMENT RENTAL FUND						
501000	308800	Beginning Working Capital	6,164,347	1,890,386	8,054,733	Adjust beginning working capital to actual
501000	331019	EECBG Grant	-	138,680	138,680	Carryover grant funds
501000	397015	Transfer fm Capital Improvment	2,830,400	1,924,105	4,754,505	Carryforward
501000	397020	Transfer fm Asset Forf Fund	-	-	-	
501000	397039	Transfer fm Medical Serv Fund	-	1,290,000	1,290,000	Carryforward
501000	397045	Transfer fm Stormwater Fund	-	-	-	
501000	397049	Transfer from CJST Fund	-	93,988	93,988	Carryforward
501000	397051	Transfer from CSLFRF	-	-	-	
		Net Increase (Decrease) in Revenues		<u>5,337,159</u>		
M7548680	535006	Minor Equip & Modifications	-	6,400	6,400	Carryforward decommission 9 vehicles
M7594180	564003	Machinery & Equipment	343,000	13,413	356,413	Carryforward Charging Stations EECBG Grant
M7594180	564003	Machinery & Equipment		24,000	24,000	Car wash, sweeper, floor washer funded by equipment reserves
M7594180	564008	Transportation Equipment	2,473,160	7,513,767	9,986,927	Carryforward
M7594180	564008	Transportation Equipment	-	1,740,500	1,740,500	Replacement vehicles funded by equipment reserves
M7508800	500000	Ending Working Capital	9,361,503	<u>(3,960,921)</u>	5,400,582	Impact on ending fund balance
		Net Increase (Decrease) in Appropriations		<u>5,337,159</u>		
CENTRAL STORES FUND						
502000	308800	Beginning Working Capital	168,110	<u>43,427</u>	211,537	Adjust beginning working capital to actual
		Net Increase (Decrease) in Revenues		<u>43,427</u>		
M8508800	500000	Ending Fund Balance	216,390	<u>43,427</u>	259,817	Impact on ending fund balance
		Net Increase (Decrease) in Appropriations		<u>43,427</u>		
RISK MANAGEMENT FUND						
503000	308800	Beginning Working Capital	791,326	<u>640,513</u>	1,431,839	Adjust beginning working capital to actual
		Net Increase (Decrease) in Revenues		<u>640,513</u>		
B6508800	500000	Ending Working Capital	765,253	<u>640,513</u>	1,405,766	Impact on ending fund balance
		Net Increase (Decrease) in Appropriations		<u>640,513</u>		

CITY OF KENNEWICK
Budget Adjustment Ordinance No. 25-438

BARS Account			Account Title	Adopted Budget	Proposed Adjustment	Amended Budget	Explanation
FIREMEN'S PENSION FUND							
611000	308100	Beginning Working Capital		1,123,000	159,184	1,282,184	Adjust beginning working capital to actual
		Net Increase (Decrease) in Revenues			159,184		
J1508100	500000	Ending Fund Balance		1,284,200	159,184	1,443,384	Impact on ending fund balance
		Net Increase (Decrease) in Appropriations			159,184		
OPEB TRUST FUND							
612000	308100	Beginning Working Capital		5,072,044	469,093	5,541,137	Adjust beginning working capital to actual
		Net Increase (Decrease) in Revenues			469,093		
J2508100	500000	Ending Fund Balance		5,438,309	469,093	5,907,402	Impact on ending fund balance
		Net Increase (Decrease) in Appropriations			469,093		

Council Agenda Coversheet 	Item Number: 5.b. Date: 6/3/2025 Item Type: Ordinance Subject: Ordinance: Change of Zone- SLAC, LLC. at 1200 N. Irving Place, from Commercial, Office (CO) to Residential, Low Density (RL). (COZ-2025-0002) Department: Community Planning Ordinance #:	Category: Quasi-Judicial Ordinance
<u>Recommendation</u> The Planning Commission recommends City Council concur with the findings and conclusions contained within staff report COA-2025-0001 by adopting the Ordinance as presented. Staff recommends approving the ordinance as presented. <u>Motion for Consideration</u> Motion to adopt the ordinance as presented. <u>Summary</u> Adam Diaz, on behalf of the property owners SLAC, LLC., has applied for a change of zone for 0.55 acre parcel at 1200 N. Irving Place from Commercial, Office (CO) to Residential, Low Density (RL). The comprehensive plan land use designation is Low Density Residential. The proposed zone, Residential, Low Density (RL), is an implementing zone of the Low Density Residential designation. Adjacent properties to the west and southwest are designated Low Density Residential, while the properties to the east are Commercial, Community (CC) and to the north is Commercial, Office (CO). The purpose of the CO district is to provide ideal locations for professional and business offices, medical offices and clinics, with other uses, such as research facilities and laboratories. The purpose of the RL district is to establish an area for low-density single-family residential buildings, to stabilize and protect the residential districts, and to promote and encourage a suitable environment for family life in either a semi-rural or urban setting. The current CO zone does not allow for residential development. The Planning Commission held a public hearing to review the proposal on May 19, 2025. At the hearing, staff presented an overview of the staff report and findings. The applicant did not attend, and no other public testimony was received. The Planning Commission voted unanimously to recommend approval of COZ-2025-0002 to City Council. <u>Alternatives</u> No alternatives are recommended. <u>Fiscal Impact</u>		
<u>Attachments:</u> 1. Ordinance 2. Presentation 3. Map 4. Staff Report 5. PC Action Summary 6. PC Minutes- DRAFT		

CITY OF KENNEWICK
ORDINANCE NO. 25-_____

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF
CERTAIN REAL PROPERTY WITHIN THE CITY OF KENNEWICK
LOCATED AT 1200 N. IRVING PLACE FROM COMMERCIAL, OFFICE
(CO) TO RESIDENTIAL, LOW DENSITY (RL) (COZ 2025-0002, SLAC, LLC)

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, Office (CO) to Residential, Low Density (RL) for the real property described as follows:

Parcel No. 1-3399-201-3078-005:

Section 33 Township 9 Range 29 Quarter NW; short plat #3078, lot 5, recorded 2/25/2008, under auditor's file no. 2008-004837. Recorded in volume 1 of short plats, page 3078, records of Benton County, Washington.

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

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

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

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

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, and
signed in authentication of its passage this 3rd day of June, 2025.

Attest:

GRETLE J. CRAWFORD, Mayor

KRYSTAL JOHNSTON,
City Clerk

Approved as to Form:

LAURENCIO SANGUINO,
City Attorney

DATE OF PUBLICATION:

ORDINANCE EFFECTIVE DATE:

City Council Meeting

Change of Zone COZ-2025-0002

JUNE 3, 2025



Application Summary

Applicant: Adam Diaz

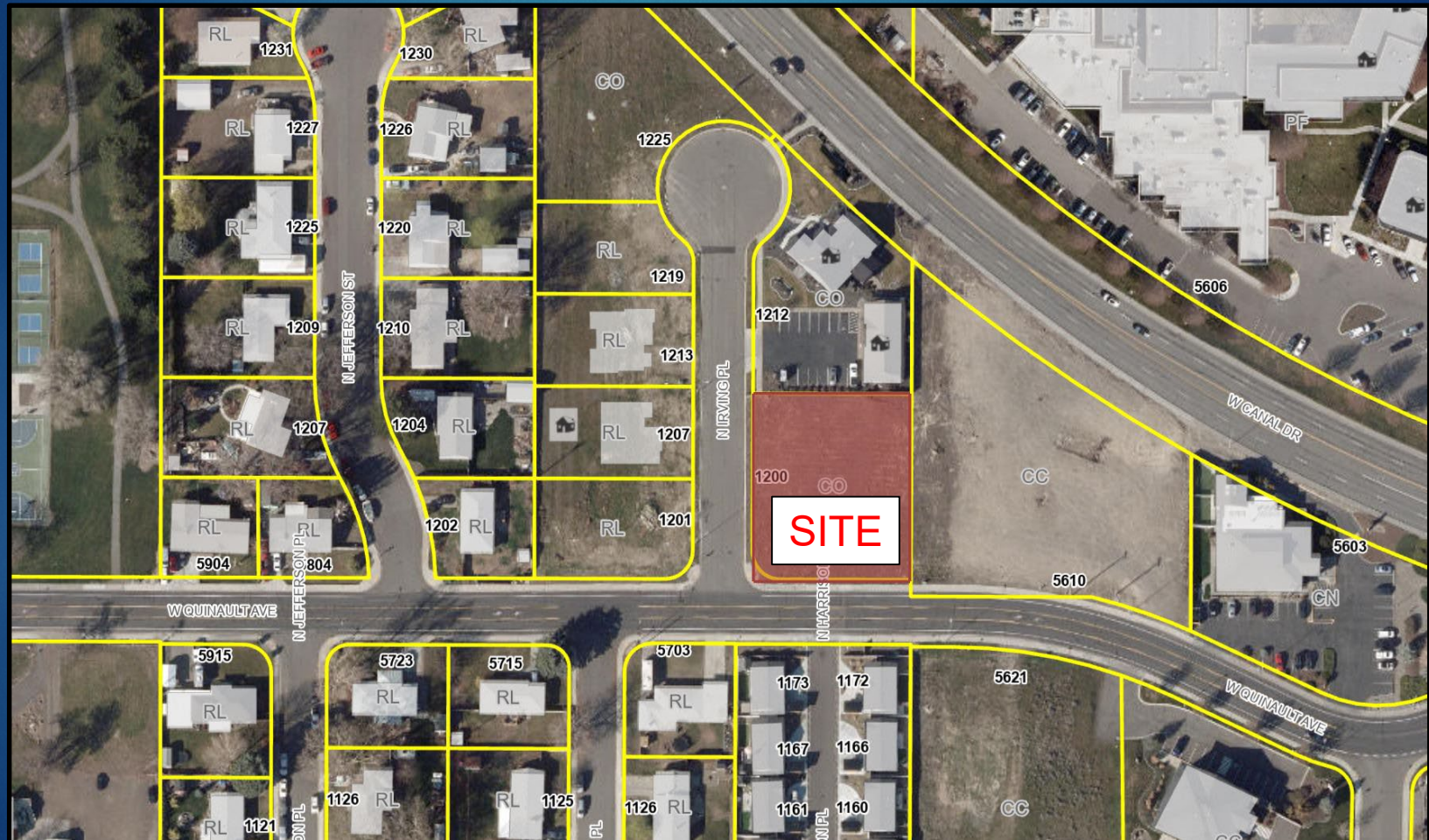
Owner(s): SLAC, LLC

Proposal: Rezone a 0.55 acre lot from Commercial, Office (CO) to Residential, Low Density (RL)

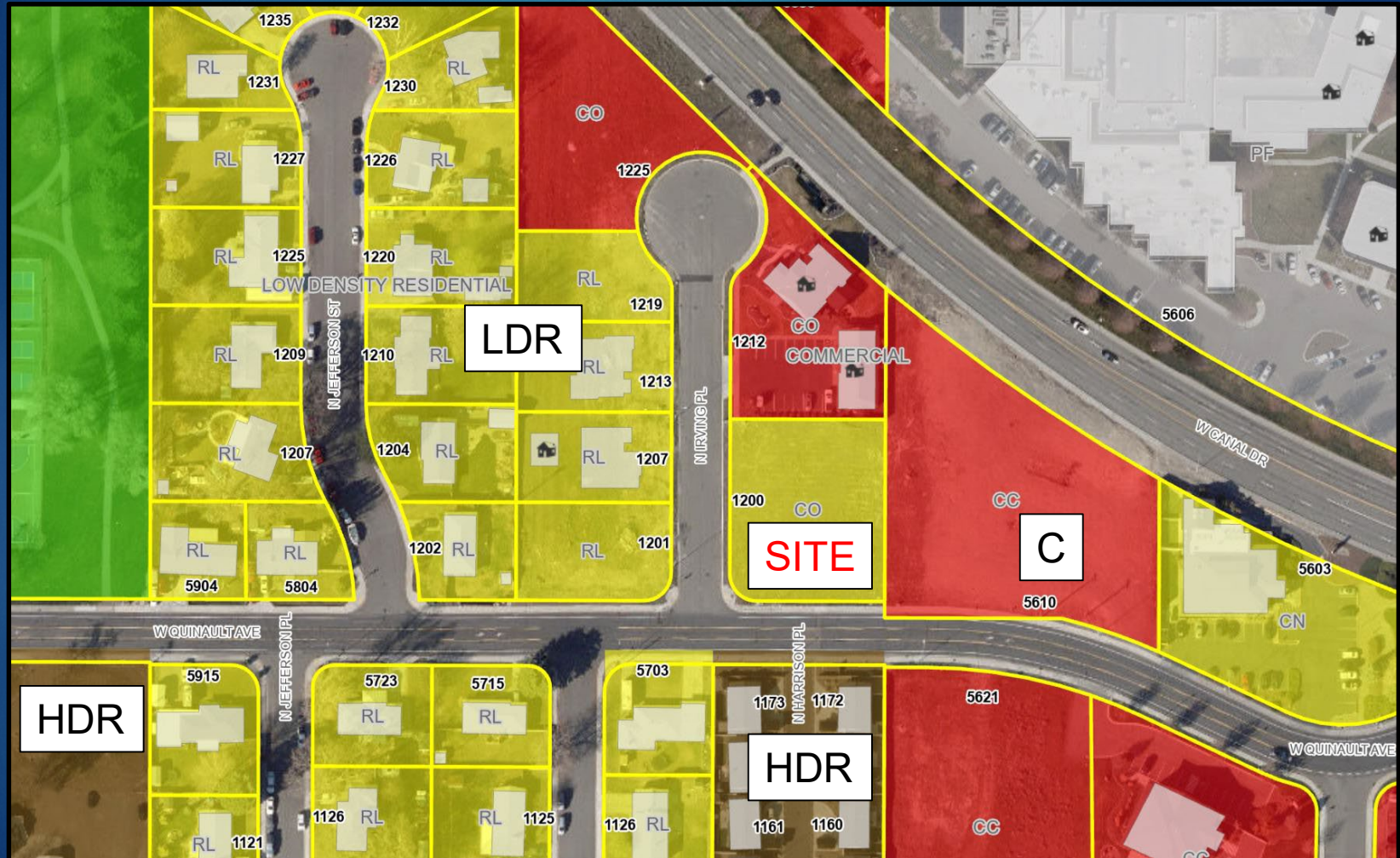
Comprehensive Plan Designation: Low Density Residential

Location: 1200 N. Irving Place

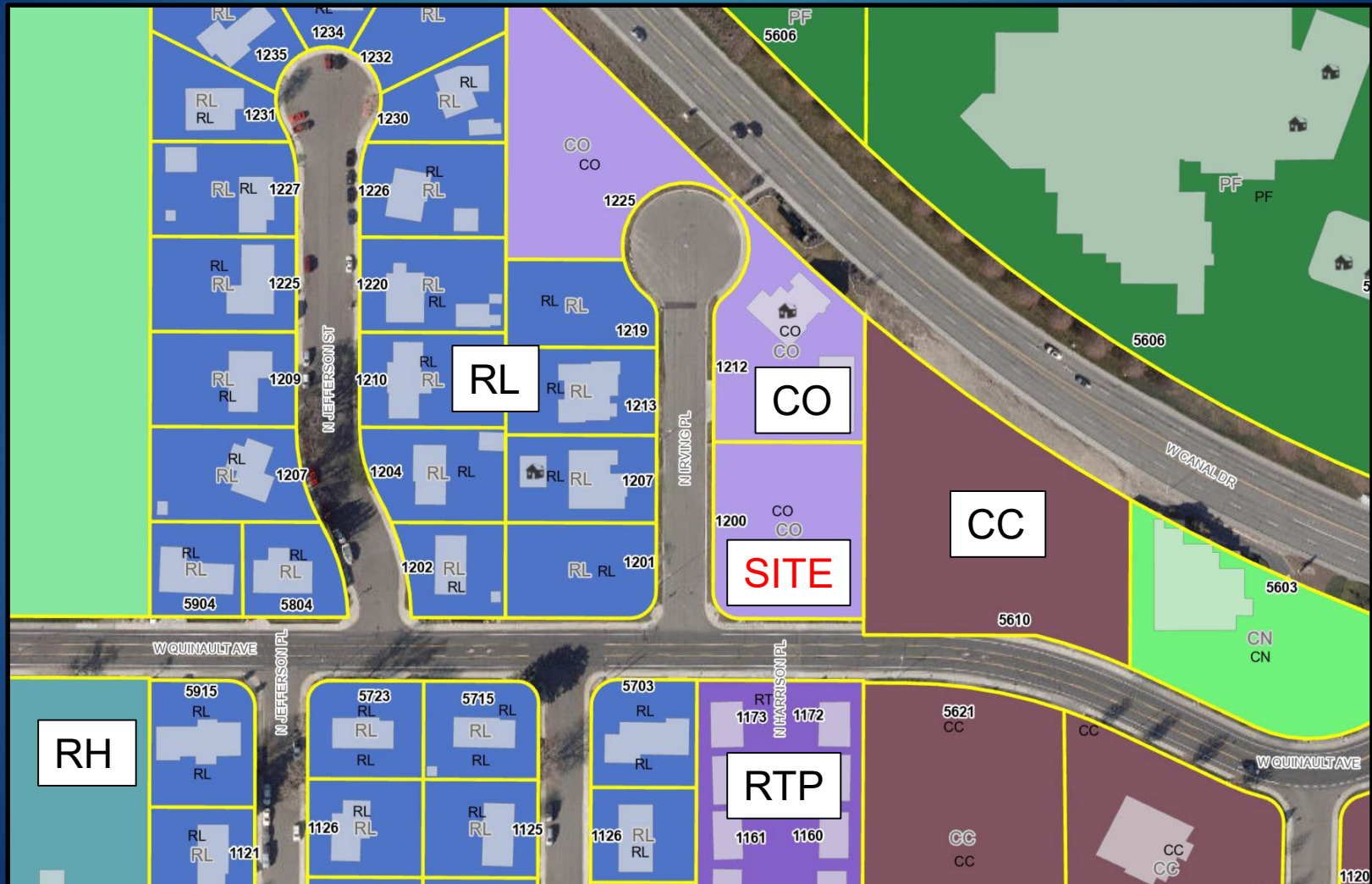
Vicinity Map



Land Use Map



Zoning Map



Property History

The lot was created by Short Plat 3078 in 2007 with a Commercial, Office (CO) zoning and Commercial (C) land use.

A Comprehensive Plan Amendment was approved on October 4, 2024 by Ordinance 24-6062 to change the land use from Commercial (C) to Low Density Residential (LDR).

The owners would like to rezone the lot to allow for future development.

Permitted Uses

The purpose of the CO district is to provide ideal locations for professional and business offices, medical offices and clinics, with other uses, such as research facilities and laboratories.

The purpose of the RL district is to establish an area for low density single-family residential buildings, to stabilize and protect the residential districts, and to promote and encourage a suitable environment for family life in either a semi-rural or urban setting.

Change of Zone Findings

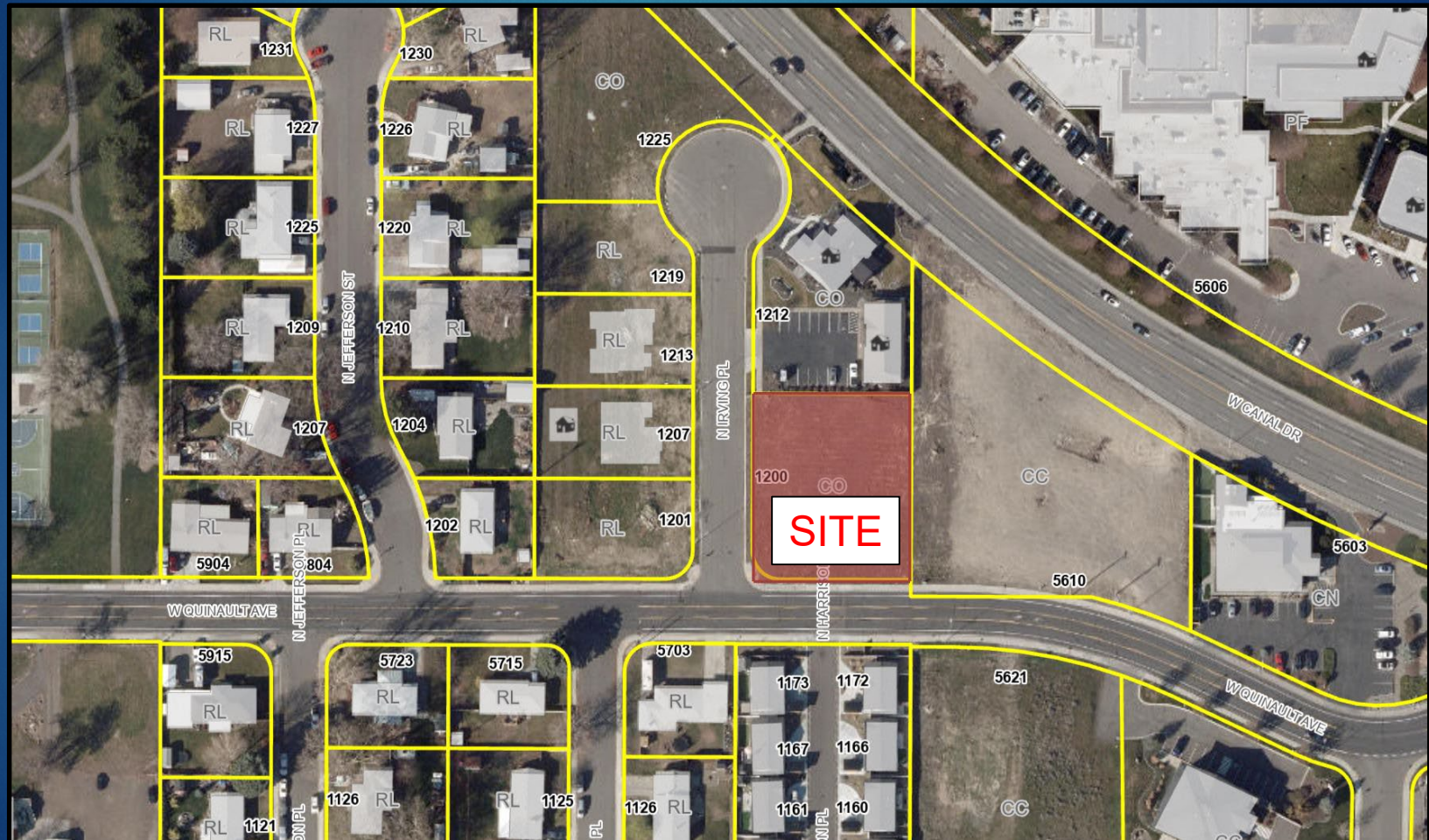
KMC 18.51.070(2)

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

Recommendation

The Planning Commission recommends City Council concur with the Findings and Conclusions contained within staff report COZ-2025-0002 and approve the Change of Zone.

Vicinity Map





COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE No: COZ-2025-0002

Staff Report Date: May 12, 2025

Hearing Date & Location: May 19, 2025

Report Prepared By: Alisha Piper
Planner

Report Reviewed By: Steve Donovan, AICP
Planning Manager

Summary Recommendation: The City of Kennewick Planning Staff RECOMMENDS APPROVAL of Change of Zone 2025-0002.

Summary of Proposal: A Change of Zone of one 0.55 acre parcel from Commercial, Office (CO) to Residential, Low Density (RL).

Proposal Location: 1200 N. Irving Place

Legal Descriptions: Section 33 Township 9 Range 29 Quarter NW; short plat #3078, lot 5, recorded 2/25/2008, under auditor's file no. 2008-004837. Recorded in volume 1 of short plats, page 3078, records of Benton County, Washington.

Property Owners: SLAC, LLC.
1212 N. Irving Pl.
Kennewick, WA 99336

Applicant: Adam Diaz
725 S. Yelm Pl.
Kennewick, WA 99336

Regulatory Controls:

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

COZ Key Application Processing Dates:

Application Submittal	March 26, 2025
Determination of Completeness Issued	March 26, 2025
Notice of Application Posted	March 27, 2025
SEPA Threshold Determination Issued	April 14, 2025
Date of Mailed Notice of Public Hearing	May 1, 2025
Property Posting Sign for Public Hearing	May 1, 2025
Date of Published Notice of Public Hearing	May 4, 2025

Exhibits:

1. Staff Report
2. Supplemental Questions
3. Vicinity/Site Map
4. Comprehensive Plan/Land Use Map
5. Zoning Map
6. Notice of Mailing
7. SEPA DNS
8. Kennewick Irrigation District Comments
9. Benton Public Utility District Comments
10. Bonneville Power Administration Comments

Zoning adjacent to the site:

North: Commercial, Office (CO)

East: Commercial, Community (CC)

South: Residential, Low Density (RL) & Residential, Trailer Park (RTP)

West: Residential, Low Density (RL)

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

Goal 1: Provide for attractive, walkable, and well-designed residential neighborhoods, with differing densities and compatible with neighboring areas.

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

Goal 3: Promote a variety of residential densities with a minimum density target of 3 units per acre as averaged throughout the urban area.

Policy 1 Establish and implement maximum densities in the City's residential zoning categories.

Policy 2 Residential Low Density – Place lands constrained by sensitive areas, those intended to provide transition to the rural area, or those appropriate for larger lot housing within the Residential Low Density land use designation to allow for a range of lifestyles.

Housing Goals and Policies:

Goal 3: Promote affordable housing for all economic segment of the community.

Policy 3 Promote homeownership opportunities for households of all incomes.

Kennewick Municipal Code Findings:

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

KMC 18.51.070(2): Findings:

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

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

Public Comments:

The public did not submit comments on the proposal.

Agency Comments:

Staff received comments from Department of Archeological and Historic Preservation requesting an Inadvertent Discovery Plan along with further consultation with the DAHP and affected Tribes upon any further development of the site.

Staff Analysis of Proposal & Discussion:

The proposed Change of Zone (COZ-2025-0002) is a request to change the zoning district of one 0.55 acre lot. Pursuant to Table 1 of the Comprehensive Plan, the RL Zoning District is an implementing zoning district of the Low Density Residential Land Use Designation. RCW 36.70A, Growth Management Act, requires that a City's development regulations implement its comprehensive plan.

Per KMC 18.03.040 (2), the purpose of RL zoning district is as follows:

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

Future development of the entire site will be limited to only the permitted uses of the RL Zoning District. Development will be subject to meeting applicable concurrency requirements, which include utility and street improvements.

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

Findings:

1. The applicant is Adam Diaz.
2. The property owners is SLAC, LLC.
3. The proposed Change of Zone is located at 1200 N. Irving Place. Parcel: 1-3399-201-3078-005.
4. The City's Comprehensive Plan Land Use Designation for the subject property is Low Density Residential.
5. The request is to change the zoning from Commercial, Office to Residential, Low Density.
6. The Residential, Low Density Zoning District is an implementing zone of the Low Density Residential Comprehensive Plan Land Use Map Designation.
7. The application was submitted on March 26, 2025.
8. The application was declared complete, routed for review to City Departments and outside agencies on March 26, 2025.
9. Access to the site is via N. Irving Place.
10. The Environmental Determination of Non-Significance, ED-2025-0008, was issued April 14, 2025.
11. The Property Posting sign for the public hearing was posted on site May 1, 2025.
12. Notice of the public hearing for this application was published in the Tri-City Herald on May 4, 2025. Notices were mailed to property owners within 300 feet of the site on May 1, 2025.
13. The proposed change of zone conforms to the comprehensive plan.
14. The proposed change of zone promotes the public necessity, convenience and general welfare.
15. The proposed change of zone does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City.
16. The proposed change of zone is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

Conclusions:

1. Approval will implement the Comprehensive Plan Land Use Designation of Low Density Residential.
2. Approval will not result in an increase of adverse environmental impacts.
3. Approval will implement Residential Goals 1 and 3 and Housing Goal 3 of the City of Kennewick Comprehensive Plan.
4. Approval will result in the promotion of public necessity, convenience and/or general welfare.

5. The proposed Change of Zone complies with KMC 18.51.070(2).

Recommendation:

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ-2025-0002 and recommend approval to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ-2025-0002 and recommend approval of the request to City Council.

Supplemental Questions

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

Brett Lot is building homes across the street. Changing this to RL will allow more homes to be built in our community.

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

Most of them are not empty. We need more affordable housing and this will be a consistent use of land in the area.

3. Please explain how the proposed amendment is consistent with the existing land use pattern in the area.

There are houses all around this area.

- 4.a. Are the existing uses in the area in conformance with the area's zoning classification? Yes
- 4.b. If NO, please explain the differences. If YES, please type NA. NA
- 5.a. Will the proposed amendment create an isolated district, or introduce a more intense land use to the area? No
- 5.b. Please explain:

This is too small to affect anything material.

6. Please explain how the existing zoning prohibits reasonable use of the property.

Because Brett Lot is building homes across the street, the lot has become undesirable for commercial use.

7. Please explain how residential character, in the immediate area, will or will not be adversely affected by the proposed amendment.

Nothing will be adversely affected by this proposed amendment.

8. Please explain how the proposed amendment will affect property values in the vicinity.

New homes will increase the property values. Right now it's an ugly empty lot.

- 9.a. Please explain how approval of the proposed amendment will or will not set a precedent for other similar proposals or uses.

Too small to affect material change.

- 9.b. Please explain how approval of the proposed amendment will or will not deter the use, improvement or development of adjacent property in accordance with the existing zoning.

Too small to affect material change.

10. Please explain how approval of the proposed amendment will or will not encourage more private investments which will be beneficial to the redevelopment of a deteriorated area.

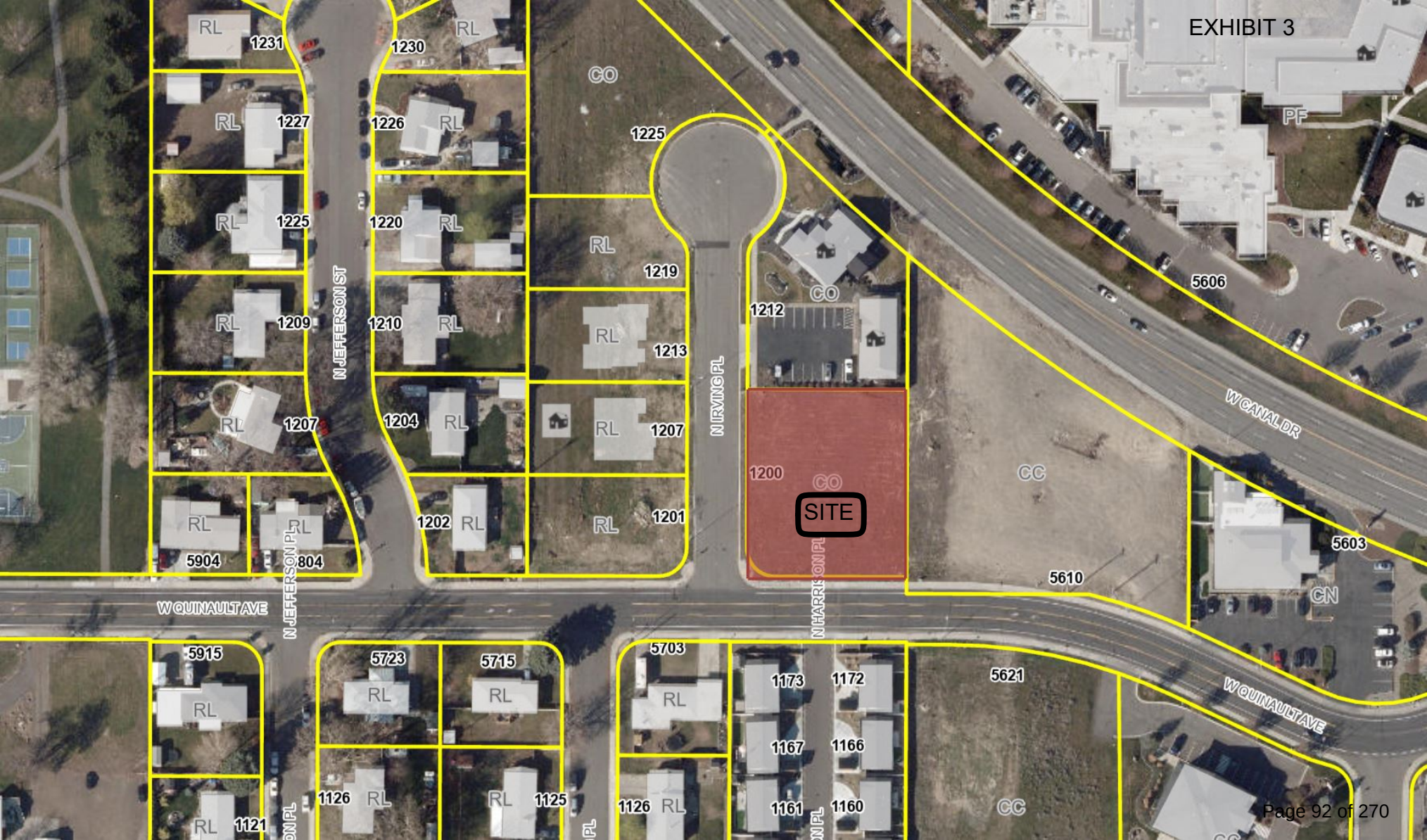
Too small to affect material change.

11. Please explain how approval of the proposed amendment will or will not combat any economic segregation and allow greater choice in the market.

Too small to affect material change.

12. Please explain how approval of the proposed amendment will or will not create conflict between potential land uses and transportation patterns.

Too small to affect material change.





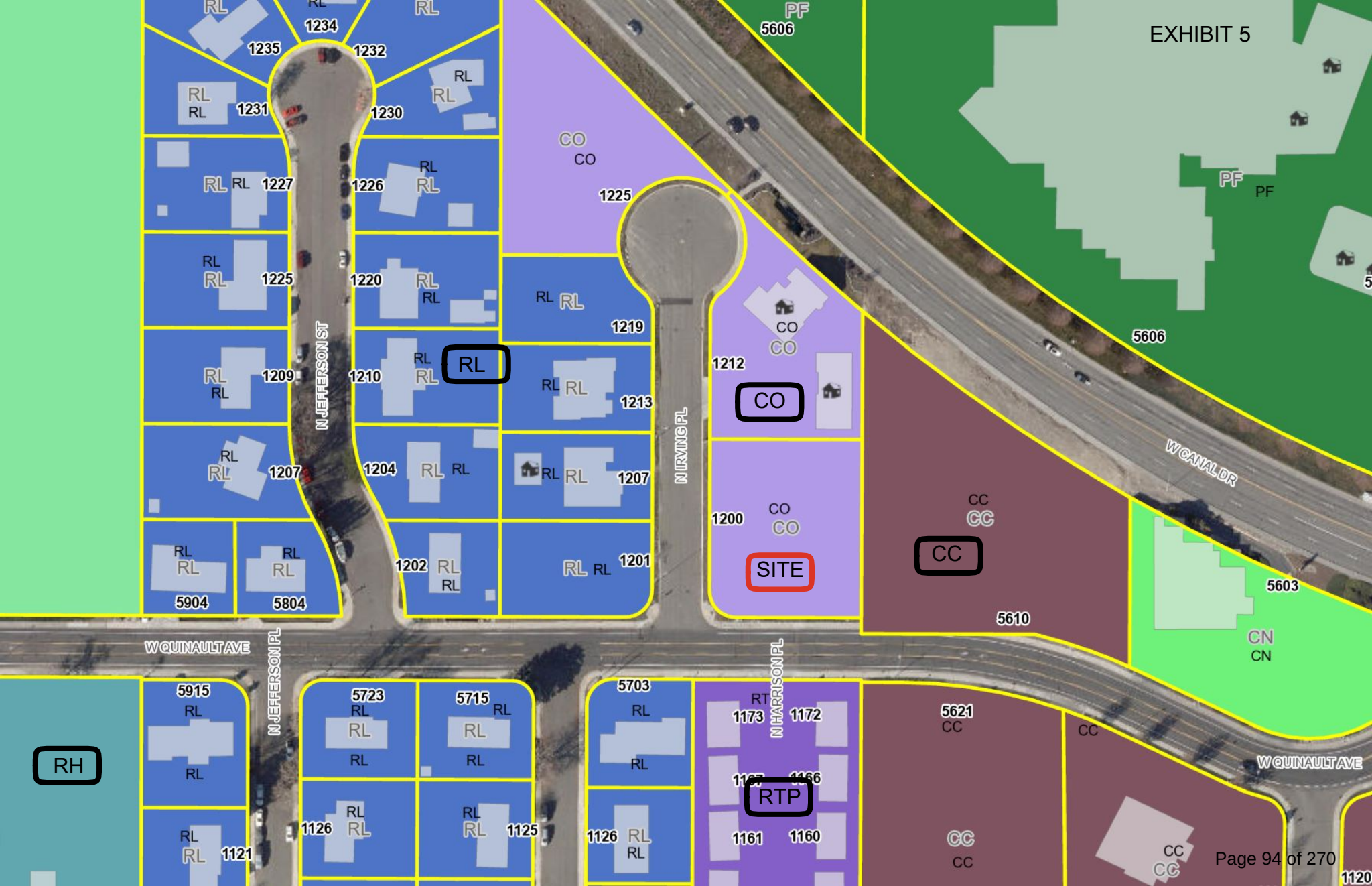


EXHIBIT 5

RL

CO

SITE

CC

RH

RTP



NOTIFICATION OF MAILING

I, Alisha Piper, on May 1, 2025

Mailed 17 copies of Notice of Public Hearing

for COZ-2025-0002 at 1200 N. Irving Pl.

to Properties within a 300' radius

as shown on the attached list.

Alisha Piper
Signature



KENNEWICK PLANNING COMMISSION**NOTICE OF PUBLIC HEARING**

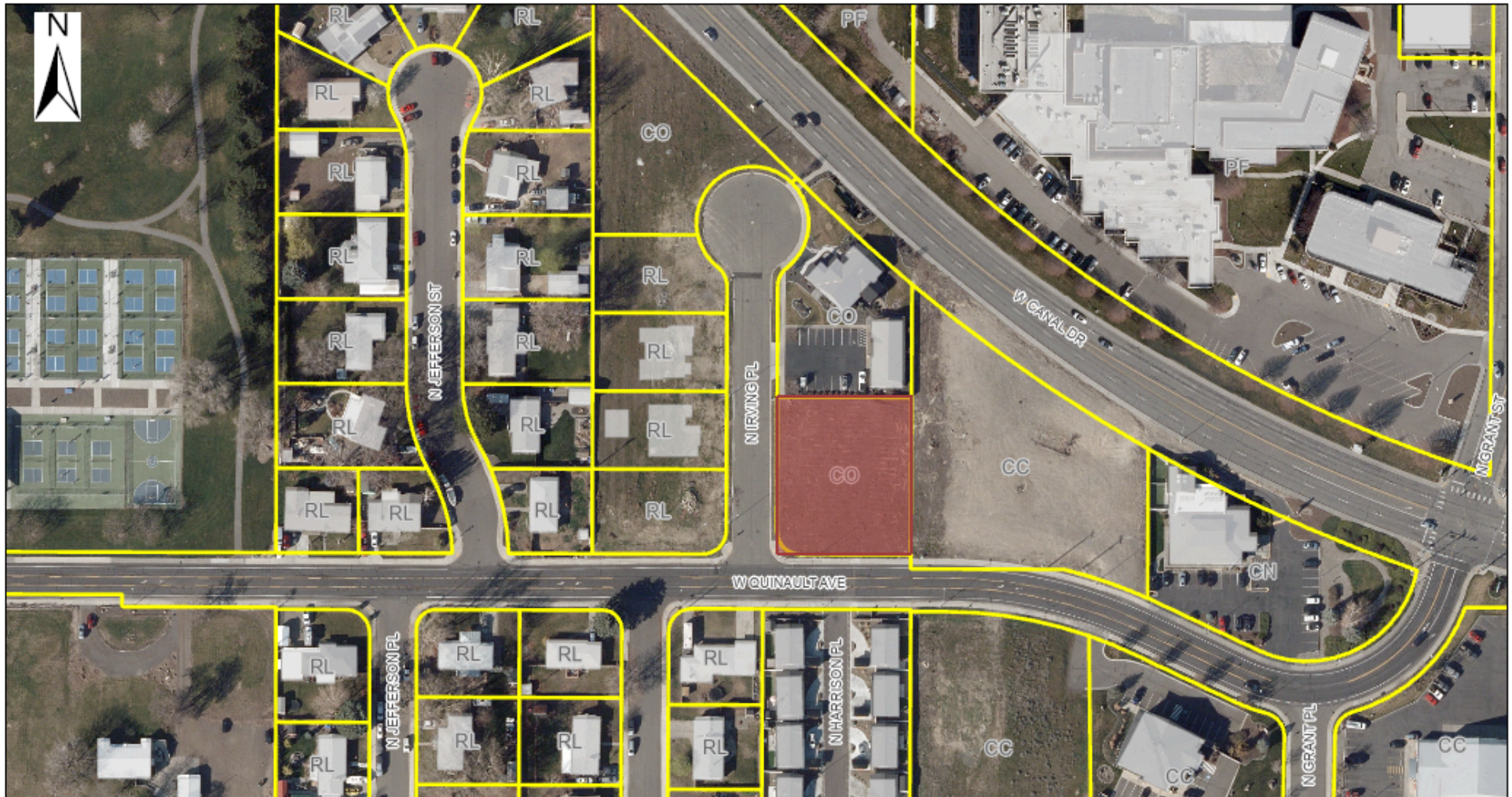
May 19, 2025 6:30 p.m.

The Kennewick Planning Commission will hold a Public Hearing on Monday, May 19, 2025, 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 Zone. Staff will be presenting their analysis and the Planning Commission will make a recommendation to the City Council on the item. The public hearing will be conducted in a hybrid setting which will allow interested parties to participate in person or virtually. To participate virtually in the hearing, use the link found at <https://www.go2kennewick.com/598/Planning-Commission>.

Permit# COZ-2025-0002 – A Change of Zone for a 0.55 acre lot located at 1200 N. Irving Place, from Commercial, Office (CO) to Residential, Low Density (RL). The site has Low Density Residential comprehensive plan land use designation. **Review the site map on the back of this notice.**

Submit written comments to Alisha Piper at alisha.piper@ci.kennewick.wa.us or mail to PO Box 6108, Kennewick, WA 99336. For questions about this project, please call Alisha Piper (509) 585-4463.

The City of Kennewick welcomes full participation in public meetings by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact Alisha Piper at (509) 585-4463 or through the Washington Relay Service Center TTY by dialing 711, at least ten days prior to the date of the meeting to make arrangements for special needs.



The City of Kennewick authorizes the user access, for non-commercial use only, to the information that has been made available by the City pursuant to any and all restrictions, limitations, and prohibitions imposed by Federal and State Public Information laws. Nothing contained herein shall be construed as conferring by implication or otherwise any license or right under any patent or trademark of the City or any third party. It is the users own responsibility to know what those restrictions, limitations, and prohibitions are and how they apply to their purpose and use of the information provided and agree to abide by the impacts imposed. The user accepts this information provided by the City with the understanding that it is not guaranteed to be accurate, correct, or complete. Conclusions drawn from this information are the responsibility of the user. Every effort has been made to ensure the accuracy, correctness, and timeliness of the materials presented.

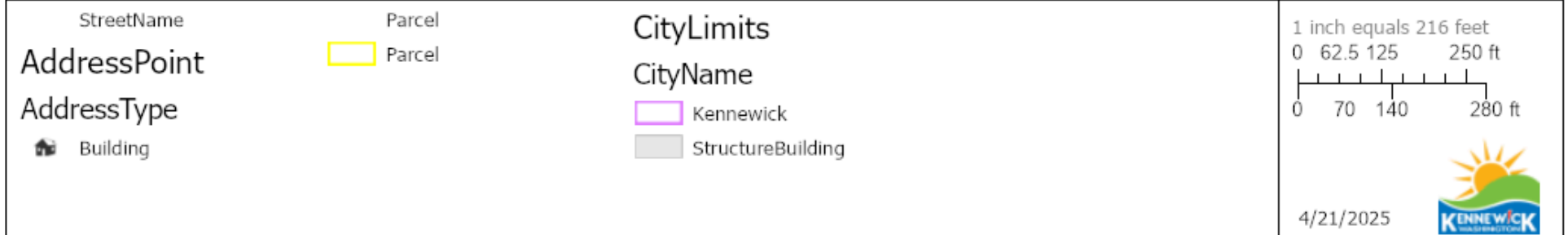


EXHIBIT 6

37 NATIVE DIRT LLC 2410 TERRACE HEIGHTS DR YAKIMA, WA 98901	37 SLAC LLC 1212 N IRVING PL KENNEWICK, WA 99336	37 LOTT'S BETTER BUILT HOMES INC 7513 W KENNEWICK AVE KENNEWICK, WA 99336
37 BENTON COUNTY KENNEWICK OFF ANNEX PO BOX 190 PROSSER, WA 99350	37 BRK LLP 5603 W CANAL DR KENNEWICK, WA 99336	37 PAUL SCHIERMAN 23125 57TH AVE SE WOODINVILLE, WA 98072
37 RAUL MAGANA 1226 N JEFFERSON ST KENNEWICK, WA 99336	37 DILLON WALKER 1220 N JEFFERSON ST KENNEWICK, WA 99336	37 KEVIN & JACQUELINE TEMPLETON 1210 N JEFFERSON ST KENNEWICK, WA 99336
37 DARREN D LAPIERRE 1204 N JEFFERSON ST KENNEWICK, WA 99336	37 CARLOS RUIZ 1202 N JEFFERSON ST KENNEWICK, WA 99336	37 BARBARA MCREYNOLDS 1126 N IRVING PL KENNEWICK, WA 99336
37 AUSTIN T RICHARD 1118 N IRVING PL KENNEWICK, WA 99336	37 MONIKA K CHRISTENSEN TRUSTEE 1214 CRAWFORD AVE WENTACHEE, WA 98801	37 LAURA & CHRISTOPHER TOOL 1125 N IRVING PL KENNEWICK, WA 99336
37 BRANDON HOOPER 5715 W QUINAULT AVE KENNEWICK, WA 99336	37 THE GROVE MHC LLC 2302 R STREET SE SUITE 145 AUBURN, WA 98002	37
37	37	37
37	37	37
37	37	37
37	37	37



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

cedinfo@ci.kennewick.wa.us

DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: ED-2025-0008

DESCRIPTION OF PROPOSAL: Re-zone a 0.55 acre lot located at 1200 N. Irving Place, from Commercial, Office (CO) to Residential, Low Density (RL).

PROPONENT: Adam Diaz.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 1200 N. Irving Place

LEAD AGENCY: City of Kennewick

DETERMINATION: The City of Kennewick has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request. Application for other required permits may require further review under SEPA procedures.

- ☒ There is no comment period for this DNS.
- ☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- ☐ This DNS is issued under 197-11-340(2); the City will not act on this proposal for fifteen days from the date below. Comments must be submitted by X:00 pm on XXXX XX, 2025. After the review period has elapsed, all comments received will be evaluated and the DNS will be retained, modified, or withdrawn as required by SEPA regulations.

RESPONSIBLE OFFICIAL: Anthony Muai, AICP

POSITION/TITLE: Community Planning Director

ADDRESS: 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336

PHONE: (509) 585-4386

- ☐ Changes, modifications and /or additions to the checklist have been made on the attached Environmental Checklist Review.

This DNS is subject to the attached conditions:

- ☒ No conditions.
- ☐ See attached condition(s).

Date: April 14, 2025

Signature: _____

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

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



2015 South Ely Street
Kennewick, WA 99337
Customer Service 509-586-9111
Business 509-586-6012
FAX 509-586-7663
www.kid.org

April 10, 2025

Alisha Piper, Planner
City of Kennewick - Community Planning
PO Box 6108
Kennewick, WA 99336

Subject: Review Comments for ED 2025-0008 and COZ-2025-0002 – 1200 N Irving Pl

Dear Ms. Piper:

The Kennewick Irrigation District has received a Change of Zone (COZ) and Environmental Determination (ED) to change zone from Commercial, Office (CO) to Residential, Low-Density (RL) at 1200 N Irving Pl.

1. This parcel is within the Kennewick Irrigation District (KID) boundaries and is considered irrigable lands; therefore, the Kennewick Irrigation District does assess them.
 - a. An irrigation service is available for this parcel, please contact Chris Sittman and 509-873-1123 or email csittman@kid.org.
2. Please note that permanent structures are not allowed within irrigation easements.
3. Please protect all existing irrigation facilities.

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

Sincerely,

Chris D. Sittman
Engineering/CAD Specialist

cc: LB\correspondence\File 33-09-29

From: [Tina Glines](#)
To: [Alisha Piper](#)
Subject: RE: [E] ED-2025-0008 & COZ-2025-0002
Date: Thursday, March 27, 2025 7:08:24 AM
Attachments: [image002.png](#)
[image005.png](#)
[image009.gif](#)
[image010.gif](#)
[image011.png](#)
[image001.png](#)

No comments.

Thank you,

Tina Glines

Distribution Design Technician
(509) 582-1241



From: Alisha Piper <Alisha.Piper@ci.kennewick.wa.us>

Sent: Thursday, March 27, 2025 6:59 AM

To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Kevin Sliger
<ksliger@bft.org>; Benton Clean Air - Deon Steichen <deon.steichen@bentoncleanair.org>; Benton
Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John
Lyle <john.lyle@bentoncleanair.org>; Benton Franklin Health Dept. - Erin Hockaday
<erint@bfhd.wa.gov>; Benton Franklin Health Dept.- Jack Howard <Jack.howard@bfhd.wa.gov>;
Angela Richman <richmana@bentonpud.org>; engservice <engservice@bentonpud.org>; Jeff
Vosahlo <vosahloj@bentonpud.org>; Chad Brooks <brooksc@bentonpud.org>; Shanna Everson
<eversons@bentonpud.org>; Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers
<dxrogers@bpa.gov>; BPA - Nicole Cummings <NMCummings@bpa.gov>; BPA- Angela Castle
<ACCastle@BPA.gov>; Cascade Gas James Thomas <james.thomas@cngc.com>; Cascade Natural
Gas <roger.johnson@cngc.com>; Casey Barney <Casey_Barney@Yakama.com>; Charter - Junior
Campos <junior.campos@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>;
Department of Fish and Wildlife <Troy.Maikis@dfw.wa.gov>; Dept of Arhaeology and Historic
Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dept of Natural Resources SEPA Center
<sepacenter@dnr.wa.gov>; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org)
<dustin.fisk@ksd.org>; Evan Edwards <EDWARDSE@bentonpud.org>; Greg Wendt
(Greg.Wendt@co.benton.wa.us) <Greg.Wendt@co.benton.wa.us>; Homero Gonzalez
<Homero.Gonzalez@ziply.com>; Jessica Lally <Jessica_Lally@Yakama.com>; Kevin Fuerst - Waste
Management <kfuerst1@wm.com>; KID Development <development@kid.org>; Michelle Cooke
<Michelle.Cooke@co.benton.wa.us>; Mike Beck - Spectrum <Mike.Beck@charter.com>; Mike Slack -
Waste Management <MSlack1@wm.com>; Mike Stevens - (mstevens@ci.richland.wa.us)
<mstevens@ci.richland.wa.us>; Noah Oliver <Noah_Oliver@Yakama.com>; Spectrum
<Ryan.Sams@charter.com>; US Army Corps of Engineers - Seattle

<paoteam@nws02.usace.army.mil>; US Army Corps of Engineers- Walla Walla <cenww-re@usace.army.mil>; WDFW (R3Planning@dfw.wa.gov) <R3Planning@dfw.wa.gov>; Williams Pipeline- Eric Smull <Eric.Smull@williams.com>; Williams Pipeline- Greg Ashley <Gregory.Ashley@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia Sachtleban <enviroreview@yakama.com>; Ziply Fiber Christy Ross <christy.ross@ziply.com>

Subject: [E] ED-2025-0008 & COZ-2025-0002

[EXTERNAL EMAIL]

The City of Kennewick wishes to inform you of an application for a Change of Zone and Environmental Determination:

Project Description: Change zone from Commercial, Office (CO) to Residential, Low-Density (RL) at 1200 N. Irving Place in Kennewick.

Please review the attached files relative to your agency's applicable regulations and submit any comments on or before **April 11 2025**. Comments may be submitted via e-mail to alisha.piper@ci.kennewick.wa.us or mailed to: Development Services Division, PO Box 6108, Kennewick, WA 99336.

Sincerely,

Alisha Piper

Community Planning/Planner

City of Kennewick

509.585.4463

alisha.piper@ci.kennewick.wa.us



From: [Castle,Angela C \(CONTR\) - TERR-PASCO](#)
To: [Alisha Piper](#)
Cc: [Kinch,James L \(BPA\) - TERR-BELL-1](#)
Subject: RE: ED-2025-0008 & COZ-2025-0002
Date: Friday, March 28, 2025 8:14:22 AM
Attachments: [image001.png](#)
[image003.gif](#)
[image004.gif](#)
[image005.png](#)
[image006.png](#)

Alisha,

Bonneville Power Administration's (BPA) has had the opportunity to review an application for the application for a Change of Zone and Environmental Determination located at 1200 N. Irving Place in Kennewick.

In researching our records, we have found that this proposal will not directly impact BPA facilities over 1.5 miles south west of the subject properties. BPA does not have any objections to the approval of this request at this time.

If you have any questions or need additional information, please feel free to contact Luke Kinch at (509) 468-3095, by email at JLKinch@bpa.gov.

Thank you for the opportunity to review this application.

Angela Castle

BONNEVILLE POWER ADMINISTRATION

DEPARTMENT OF ENERGY

(CONTR) Actalent

Realty Technician II | TERR | East
accastle@bpa.gov | 509-544-5124

From: Alisha Piper <Alisha.Piper@ci.kennewick.wa.us>

Sent: Thursday, March 27, 2025 6:59 AM

To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air - Deon Steichen <deon.steichen@bentoncleanair.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton Franklin Health Dept. - Erin Hockaday <erint@bfhd.wa.gov>; Benton Franklin Health Dept.- Jack Howard <Jack.howard@bfhd.wa.gov>; Benton PUD - Angela Richman <richmana@bentonpud.org>; Benton PUD - engineering services <engservice@bentonpud.org>; Benton PUD - Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD Chad Brooks <brooksc@bentonpud.org>; Benton PUD Shanna Everson <eversons@bentonpud.org>; Benton PUD Tina Glines <glinest@bentonpud.org>; Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>; Cummings,Nicole M (BPA) - TERR-TRI CITIES RMHQ <NMCummings@bpa.gov>; Castle,Angela C (CONTR) - TERR-PASCO <ACCastle@bpa.gov>; Cascade

Gas James Thomas <james.thomas@cngc.com>; Cascade Natural Gas <roger.johnson@cngc.com>; Casey Barney <Casey_Barney@Yakama.com>; Charter - Junior Campos <junior.campos@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; Department of Fish and Wildlife <Troy.Maikis@dfw.wa.gov>; Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dept of Natural Resources SEPA Center <sepacenter@dnr.wa.gov>; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Evan Edwards <edwardse@bentonpud.org>; Greg Wendt (Greg.Wendt@co.benton.wa.us) <Greg.Wendt@co.benton.wa.us>; Homero Gonzalez <Homero.Gonzalez@ziply.com>; Jessica Lally <Jessica_Lally@Yakama.com>; Kevin Fuerst - Waste Management <kfuerst1@wm.com>; KID Development <development@kid.org>; Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Mike Beck - Spectrum <Mike.Beck@charter.com>; Mike Slack - Waste Management <MSlack1@wm.com>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; Noah Oliver <Noah_Oliver@Yakama.com>; Spectrum <Ryan.Sams@charter.com>; US Army Corps of Engineers - Seattle <paoteam@nws02.usace.army.mil>; US Army Corps of Engineers- Walla Walla <cenww-re@usace.army.mil>; WDFW (R3Planning@dfw.wa.gov) <R3Planning@dfw.wa.gov>; Williams Pipeline- Eric Smull <Eric.Smull@williams.com>; Williams Pipeline- Greg Ashley <Gregory.Ashley@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia Sachtleban <enviroreview@yakama.com>; Ziply Fiber Christy Ross <christy.ross@ziply.com>

Subject: ED-2025-0008 & COZ-2025-0002

The City of Kennewick wishes to inform you of an application for a Change of Zone and Environmental Determination:

Project Description: Change zone from Commercial, Office (CO) to Residential, Low-Density (RL) at 1200 N. Irving Place in Kennewick.

Please review the attached files relative to your agency's applicable regulations and submit any comments on or before **April 11 2025**. Comments may be submitted via e-mail to alisha.piper@ci.kennewick.wa.us or mailed to: Development Services Division, PO Box 6108, Kennewick, WA 99336.

Sincerely,

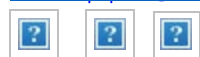
Alisha Piper

Community Planning/Planner

City of Kennewick

509.585.4463

alisha.piper@ci.kennewick.wa.us



Planning Commission Action Summary

COZ-2025-0002 (CO to RL)

The Kennewick Planning Commission conducted a hybrid in-person/virtual public hearing on May 19, 2025. All interested parties were notified to come before the Commission and be heard. After reviewing the staff report and all oral and written facts and opinions, Commissioner Gregory moved that the Planning Commission concur with the findings and conclusions contained within staff report COZ-2025-0002 and recommend to City Council approval of the proposed Change of Zone.

Findings:

1. The applicant is Adam Diaz, 725 S. Yelm Pl., Kennewick, WA 99336.
2. The property is SLAC, LLC, 1212 N. Irving Pl., Kennewick, WA 99336.
3. The proposed change of zone is located at 1200 N. Irving Place. Parcel 1-3399-201-3078-005.
4. The City's Comprehensive Plan Land Use Designation for the subject property is Low Density Residential.
5. The request is to change the zoning from Commercial, Office (CO) to Residential, Low Density (RL).
6. The Residential, Low Density zoning district is an implementing zone of the Low Density Residential Comprehensive Plan Land Use Map Designation.
7. The application was submitted on March 26, 2025.
8. The application was declared complete and routed for review to City Departments and outside agencies on March 26, 2025.
9. Access to the site is via N. Irving Place.
10. The Environmental Determination of Non-Significance, ED-2025-0008, was issued on April 14, 2025.
11. The Property Posting sign for the public hearing was posted on site May 1, 2025.
12. Notice of the public hearing for this application was published in the Tri-City Herald on May 4, 2025. Notices were also mailed to property owners within 300 feet of the site on May 1, 2025.
13. The proposed change of zone is consistent with the Comprehensive Plan.
14. The proposed change of zone promotes the public necessity, convenience and general welfare.
15. The proposed change of zone does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City.
16. The proposed change of zone is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

Conclusions:

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

The motion was seconded by Commissioner Arneson. The motion passed unanimously, with Commissioners Rahimlou, Barger, Morales, Arneson, Gregory, Perez, and Chair Hempstead all in favor.

KENNEWICK PLANNING COMMISSION
MEETING MINUTES
May 19, 2025 - DRAFT

1. CALL TO ORDER:

Chairman James Hempstead called the regular meeting of the Kennewick Planning Commission to order at 6:30 p.m. All Commissioners were present, with Commissioner Ana Rahimlou attending remotely.

ATTENDANCE:

Commissioners Present:

James Hempstead, *Chair*
Tina Gregory, *Vice Chair*
Mark Barger, *Commissioner*
Michelle Morales, *Commissioner*
Christopher Arneson, *Commissioner*
Douglas Perez, *Commissioner*
Ana Rahimlou, *Commissioner*

City Staff Present:

Steve Donovan, *AICP*
Development Services Manager
Alisha Piper, *Planner*
Melinda Didier, *Planning Administrative Asst.*

Ms. Didier announced a quorum was established.

Chair Hempstead lead the Pledge of Allegiance.

2. CONSENT AGENDA:

MOTION: Vice Chair Gregory moved to approve the consent agenda as presented.

SECOND: Commissioner Perez.

DISCUSSION: None.

VOTE: The motion passed unanimously (7-0).

3. PUBLIC HEARINGS:

Chair Hempstead made the following statement:

“Good evening and welcome to the May 19, 2025 Kennewick Planning Commission meeting.

It is important that everyone who wishes to do so has an opportunity to speak. Each person who has either signed-in (in person) or registered (via Zoom) will have one, three-minute opportunity to address the Planning Commission.

If you are attending via Zoom, please confirm your microphone has been unmuted before you begin your comments.

Please state your name and address for the record; once you begin your remarks the countdown timer will start. At the end of your time, please mute your microphone.

The order of the hearings shall be as follows:

1. Planning staff shall provide a staff report; the Commission may ask questions of staff;
2. The Applicant or Applicant’s Representative(s) Presentation;
3. Testimony in Favor of the Request;
4. Testimony Either Neutral or Against the Request;

5. Final Applicant Comments;
6. Final Staff Comments;
7. Close the public hearing and discuss the request.”

- a. **Change of Zone (COZ) 2025-0002 – proposes to change the zoning designation of 0.55 acre of land located at 1200 N Irving Place from Commercial, Office (CO) to Residential, Low Density (RL). Applicant is Adam Diaz, 725 S. Yelm Street, Kennewick, WA 99336. Property Owner is SLAC, LLC, 1212 N. Irving Place, Kennewick, WA 99336.**

Chair Hempstead opened the public hearing at 6:35 p.m. for Change of Zone (COZ) 2025-0002, a zone change from CO to RL for 0.55 acres of land located at 1200 N. Irving Place.

Applicant:
Adam Diaz

Ms. Piper described the application, presented the staff report, and recommended the Planning Commission forward a recommendation for approval of COZ-2025-0002 to City Council.

Planning Commission Questions of Staff: Commissioner Rahimlou asked about high density residential zoning.

Testimony by Applicant/Applicant’s Representative: None, not present.

Testimony in Favor of the Request: None.

Testimony Neutral/Against the Request: None.

Testimony of Those Registered on Virtual Format: None.

Staff Final Comments: None.

Public Testimony Closed at 6:40 p.m.

MOTION: Vice Chair Gregory moved that the Planning Commission concur with the findings and conclusions in staff report COZ-2025-0002 and recommend approval of the request to City Council.

SECOND: Commissioner Arneson.

DISCUSSION: None.

VOTE: The motion passed unanimously (7-0).

4. VISITORS NOT ON AGENDA: None.

5. OLD BUSINESS:

- a. **CITY COUNCIL ACTION UPDATES:**

Mr. Donovan reported that the City Council on May 20, 2025 will consider the Middle Housing zoning ordinance and the last two Development Code Amendments that were recommended for approval by the Planning Commission at their previous meetings.

6. NEW BUSINESS: None.

**7. REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFFBOARD
COMMENTS/DISCUSSION:**

Chairman Hempstead discussed facilitating leadership and community engagement, vision for the community from the Planning Commission with looking to adding a Planning Commission workshop for these topics; Ms. Didier said that she will notify Planning Director Anthony Muai of this request and that Mr. Muai is working with City Clerk Krystal Johnston's schedule for OPMA & Public Records Planning Commission training workshop.

8. ADJOURNMENT: Chair Hempstead concluded the meeting at 6:44 p.m.

Draft

Melinda Didier, CPT

Administrative Assistant, Community Planning

Council Agenda Coversheet	Item Number: 5.c. Date: 6/3/2025	Category: Ordinance
	Item Type: Ordinance Subject: Ordinance: Clarifying Residency for Kennewick Public Facilities District Board Members, Amending Section 2.16.840 of the Kennewick Municipal Code Department: Executive Services Ordinance #:	
<u>Recommendation</u> Staff recommends Council adopt the ordinance as presented. <u>Motion for Consideration</u> I move to adopt the ordinance as presented. <u>Summary</u> This ordinance addresses an unintended inconsistency regarding the residency requirements for Kennewick Public Facilities District Board members. <u>Background:</u> The KPFD was originally established under Ordinance 3966 in December 2000, which clearly states that board members are not required to be residents of Kennewick. It's important to note this ordinance was not available in digital format. The City Clerk discovered it in February 2025 within the bound ordinance book, indicating it may have been overlooked during a transition to digital records sometime after its adoption. From the outset, the intention was for board members to be non-residents, as outlined in the founding Ordinance 3966. This is further evidenced by the immediate appointment of non-resident board members in 2001 under Resolution 01-10, along with the ongoing appointments of non-residents in subsequent years. Notably, a member who has been with the KPFD since its inception in 2001 resides in Richland. In March 2005, a "housekeeping" ordinance was adopted (Ordinance 5078), which codified the KPFD in sections KMC 2.16.840, 2.16.850, and 2.16.860, yet failed to acknowledge the existence of Ordinance 3966. This latter ordinance does not address residency requirements and did not repeal Ordinance 3966. It's assumed this housekeeping ordinance was adopted because the original ordinance could not be located. According to KMC 2.16.930, all commissioners or board members must be residents or business owners in Kennewick unless otherwise specified. While Ordinance 3966 remains in effect, it has not been codified, leading to confusion when relying only upon the language in KMC 2.16.840. <u>Supporting Documents:</u> For your reference, Ordinance 3966, Resolution 01-10 (appointing the inaugural members), and Ordinance 5078 are included. <u>Conclusion:</u> The proposed ordinance reconciles the differences between the original ordinance and the codified version to eliminate any confusion regarding residency requirements. <u>Alternatives</u> The alternative is to deny adoption of the ordinance and to provide further instructions to staff regarding residency. <u>Fiscal Impact</u> None. <u>Attachments:</u>		

1. Ordinance
2. Redline
3. Ordinance 3966
4. Resolution 01-10
5. Ordinance 5078

CITY OF KENNEWICK
ORDINANCE NO. 25-_____

AN ORDINANCE RELATING TO BOARDS AND COMMISSIONS AND
AMENDING SECTION 2.16.840 OF THE KENNEWICK MUNICIPAL CODE

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

Section 1. Section 2.16.840 of the Kennewick Municipal Code be, and the same hereby is,
amended to read as follows:

2.16.840: – Public Facilities District—Establishment.

- (1) There shall be a Public Facilities District Board consisting of five members appointed by City Council as follows:
 - (a) Two at large members appointed by the City Council; and
 - (b) Three members appointed by the City Council based on recommendations from local organizations that may include, but are not limited to, the local Chamber of Commerce and local Economic Development Council as provided in RCW 35.57.010.
- (2) The members appointed under (1)(a) shall not be members of the City Council.
- (3) The Board member appointment shall be for four years, expiring March 31, or until such time as their successor is selected.
- (4) Members of the Board need not be residents of the City of Kennewick.

(Ord. 25-_____, Sec. 1, 2025; Ord. 5363 Sec. 5, 2011; Ord. 5078 Sec. 1, 2005)

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

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, and
signed in authentication of its passage this 3rd day of June 2025.

GRETL J. CRAWFORD, Mayor

Attest:

KRYSTAL JOHNSTON,
City Clerk

Approved as to Form:

LAURENCIO SANGUINO,
City Attorney

DATE OF PUBLICATION:

ORDINANCE EFFECTIVE DATE:

CITY OF KENNEWICK
ORDINANCE NO. 25-_____

AN ORDINANCE RELATING TO BOARDS AND COMMISSIONS AND
AMENDING SECTION 2.16.840 OF THE KENNEWICK MUNICIPAL CODE

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

Section 1. Section 2.16.840 of the Kennewick Municipal Code be, and the same hereby is,
amended to read as follows:

2.16.840: – Public Facilities District—Establishment.

- (1) There shall be a Public Facilities District Board consisting of five members
appointed by City Council as follows:
 - (a) Two at large members appointed by the City Council; and
 - (b) Three members appointed by the City Council based on recommendations
from local organizations that may include, but are not limited to, the local
Chamber of Commerce and local Economic Development Council as
provided in RCW 35.57.010.
- (2) The members appointed under (1)(a) shall not be members of the City Council.
- (3) The Board member appointment shall be for four years, expiring March 31, or
until such time as their successor is selected.

(4) Members of the Board need not be residents of the City of Kennewick.

(Ord. 25-_____, Sec. 1, 2025; Ord. 5363 Sec. 5, 2011; Ord. 5078 Sec. 1, 2005)

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

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, and
signed in authentication of its passage this 3rd day of June 2025.

GRETLE J. CRAWFORD, Mayor

Attest:

KRYSTAL JOHNSTON,
City Clerk

Approved as to Form:

LAURENCIO SANGUINO,
City Attorney

DATE OF PUBLICATION:

ORDINANCE EFFECTIVE DATE:

CITY OF KENNEWICK
ORDINANCE NO. 3966

AN ORDINANCE CREATING A PUBLIC FACILITIES DISTRICT
PURSUANT TO THE LAWS OF WASHINGTON, CHAPTER 165, LAWS OF
1999, CODIFIED AS CHAPTER 35.57 OF THE REVISED CODE OF
WASHINGTON

WHEREAS, the City of Kennewick (the "City") is a municipal corporation operated as a non-charter code city, organized and existing under and by virtue of the laws of the State of Washington and located in a county with a population of less than one million; and

WHEREAS, pursuant to Laws of 1999, as codified as Chapter 35.57 of the Revised Code of Washington, a public facilities district may be created in any city, which district shall be co-extensive with the boundaries of the city, and shall be created by the legislative authority of the city in which the proposed district is located; and

WHEREAS, the City Council finds that it is in the public interest to create a public facilities district co-extensive with the boundaries of the City; NOW, THEREFORE,

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

Section 1. Formation of Public Facilities District.

A. Pursuant to Chapter 165, Laws of 1999 and RCW 35.57.010, there is hereby created a public facilities district to be known as the Kennewick Public Facilities District (the "District"). The District shall be co-extensive with the boundaries of the City of Kennewick and have all powers and authority as codified in RCW 35.57.

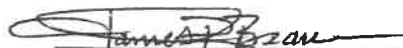
B. Members of the District's Board of Directors shall be appointed from time to time pursuant to RCW 35.57.010(3)(a). The City shall appoint members to the Board of Directors by resolution. Members of the Board need not be residents of the City of Kennewick.

Section 2. Severability. If any section, subsection, sentence, clause, phrase or word of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase or word of this Ordinance.

Section 3. Effective Date. This ordinance shall be in full force and effect five days from and after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 8th day of December, 2000, and signed in authentication of its passage this 8th day of December, 2000.

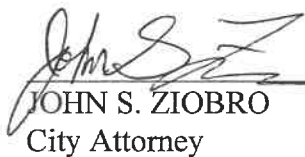
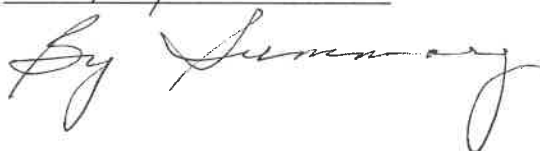
Attest:



JAMES R. BEAVER, Mayor


VALERIE J. LOFFLER, City ClerkORDINANCE NO. 3966 filed and recorded
in the office of the City Clerk of the City of
Kennewick, Washington this 8th day of
December, 2000.

Approved as to Form:


JOHN S. ZIOBRO
City Attorney
VALERIE J. LOFFLER, City ClerkDATE OF PUBLICATION 12/11/00
By Summary

CITY OF KENNEWICK
RESOLUTION NO. 01-10

A RESOLUTION OF THE CITY OF KENNEWICK APPOINTING A BOARD OF
DIRECTORS TO THE KENNEWICK PUBLIC FACILITIES DISTRICT

WHEREAS, the City of Kennewick adopted Ordinance 3966 creating a public facilities district to be known as the Kennewick Public Facilities District, pursuant to the Laws of Washington, Chapter 165, Laws of 1999, Codified as Chapter 35.57 of the Revised Code of Washington on the 8th day of December, 2000; NOW, THEREFORE,

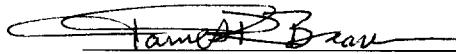
BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON AS FOLLOWS:

Section 1. That the following people be appointed to the Kennewick Public Facilities District Board of Directors:

Dean Strawn, for a four-year term;
Steve Young, for a four-year term;
Edward Allen, for a three-year term;
Calvin Dudley, for a two-year term;
Barbara Johnson, for a one-year term;

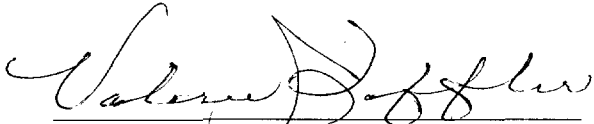
Section 2. The Kennewick Public Facilities District Board of Directors shall meet on or after March 6, 2001, in an organizational meeting to select its officers and to begin exploring the financing, acquisition, building, ownership and operation of a regional center as provided in RCW 35.57.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 6th day of March, 2001, and signed in authentication of its passage this 6th day of March, 2001.



JAMES R. BEAVER, Mayor

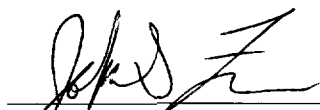
Attest:



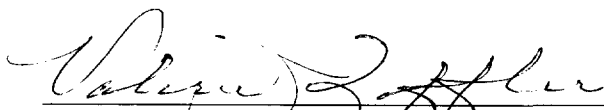
VALERIE J. LOFFLER, City Clerk

RESOLUTION NO. 01-10 filed and recorded in the office of the City Clerk of the City of Kennewick, Washington, this 7th day of March, 2001.

Approved as to Form:



JOHN S. ZIOBRO
City Attorney



VALERIE J. LOFFLER, City Clerk

CITY OF KENNEWICK
ORDINANCE NO. 5078

AN ORDINANCE RELATING TO BOARDS AND COMMISSIONS AND
ADDING NEW SECTIONS 2.16.840, 2.16.850, AND 2.16.860 TO THE
KENNEWICK MUNICIPAL CODE

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

Section 1. There is hereby added a new Section 2.16.840 to the Kennewick Municipal Code, to read as follows:

2.16.840: Public Facilities District- Establishment:

- (1) There shall be a Public Facilities District Board consisting of five members appointed by City Council as follows:
 - (a) Two at large members appointed by the City Council; and
 - (b) Three members appointed by the City Council based on recommendations from local organizations that may include, but are not limited to the local Chamber of Commerce and local Economic Development Council as provided in RCW 35.57.010.
- (2) The members appointed under (1)(a) shall not be members of the City Council.
- (3) The Board member appointment shall be for four years, expiring the third Thursday in April, or until such time as their successor is selected. (Ord. 5078 Sec. 1, 2005)

Section 2. There is hereby added a new Section 2.16.045 to the Kennewick Municipal Code, to read as follows:

2.16.850: Public Facilities District - Vacancies: A vacancy on the District Board of Directors shall be deemed to exist in case of the death, disability, resignation, removal, forfeiture, or expiration of term of membership. A vacancy shall be filled by appointment in accordance with the terms of RCW 35.57 and KMC 2.16.840. Any person selected to fill a vacancy on the Board, other than the expiration of a term, shall serve the balance of the term of the person being replaced. Anyone selected to fill an expired term shall serve the same duration as the person being replaced. It shall be the responsibility of the Executive Director of the District or the President of the Board to notify the Kennewick City Clerk when a vacancy occurs. (Ord. 5078 Sec. 2, 2005)

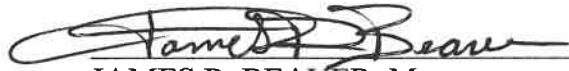
Section 3. There is hereby added a new Section 2.16.850 to the Kennewick Municipal Code, to read as follows:

2.16.860: Public Facilities District - Powers and Duties: The Board shall have and exercise the powers, duties, and responsibilities prescribed in RCW 35.57. (Ord. 5078 Sec. 3, 2005)

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

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 1st day of March, 2005, and signed in authentication of its passage this 1st day of March, 2005.

Attest:



JAMES R. BEAVER, Mayor



VALERIE J. LOFFLER, City Clerk

ORDINANCE NO. 5078 filed and recorded in the office of the City Clerk of the City of Kennewick, Washington this 2nd day of March, 2005.

Approved as to Form:



JOHN S. ZIOBRO
City Attorney



VALERIE J. LOFFLER, City Clerk

DATE OF PUBLICATION March 5, 2005

Council Agenda Coversheet 	Item Number: 5.d. Date: 6/3/2025 Item Type: Ordinance Subject: Ordinance: Affordable Housing in the Public Facility Zone, Amending KMC 18.12.010 A.1 Department: Community Planning Ordinance #:	Category: Ordinance
<u>Recommendation</u> It is recommended that City Council adopt the ordinance as presented. <u>Motion for Consideration</u> Motion to adopt the ordinance as presented. <u>Summary</u> On January 17, 2023, City Council adopted ordinance 6007 allowing affordable housing to be constructed in the Public Facility (PF) zone. Since that time, city staff has been working with the Kennewick Housing Authority (KHA) on the development of 58 affordable multi-family units on 3.64 acres of land zoned PF that once belonged to the City. One state program used to develop affordable housing is the Low-Income Housing Tax Credit (LIHTC) program which provides tax credits to those who build affordable housing. The KHA is utilizing this program to secure investors for the construction of the housing units. Under the LIHTC program the structures will be owned by a Limited Liability Partnership that includes the KHA and the investors. The investors will receive the tax credits over 15 years at which point the structures are purchased or transferred to the KHA. The current language in KMC 18.12.010 A.1 Footnote 2 requires that the KHA or other public agency own the finished product, i.e the structures; however, under the LIHTC program, that will not be the case and as such, lenders are unwilling to finance the project. After discussions between staff, the KHA and the lender, it is proposed that Footnote 2 be amended to state: <i>"Residential development is permitted in the PF zone when the finished product land will be owned and/or operated by the Kennewick Housing Authority or other public or governmental agency. Residential developments in the PF zone shall meet all requirements of this title as though it were developed in the RH zone."</i> This will allow the LIHTC program to be used to help develop affordable housing while ensuring that the ground is still owned by KHA or other public or governmental agency. <u>Alternatives</u> None recommended <u>Fiscal Impact</u>		
<u>Attachments:</u> 1. Ordinance 2. Redline		

CITY OF KENNEWICK
ORDINANCE NO. 25-_____

AN ORDINANCE RELATING TO ZONE DISTRICTS AND STANDARDS
AND AMENDING SECTION 18.12.010 A.1 OF THE KENNEWICK
MUNICIPAL CODE

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

Section 1. Section 18.12.010 A.1 of the Kennewick Municipal Code, be, and the same hereby is,
amended to read as follows:

18.12.010 A.1: Residential Use Table.

The following table lists uses allowed by zone and the applicable City review process as follows: Review Process I = Staff review, Review Process II = Conditional Use Permit, Review Process III = Temporary Homeless Encampment Permit. If a use is listed with a blank, it shall be prohibited in that zone. For certain categories of uses, additional requirements are also noted:

Residential Use Table	RMH	RS	RL	RM	RH	RTP	UMU	CN	CO	CBD	CC	CR	CAR	CG	CM	HMU	BP	IP	IL	IH	JF	PF	OS
Accessory Dwelling Units (See Title 18.12.020)	I	I	I	I	I		I			I						I							
Accessory uses and structures	I	I	I	I	I	I	I	I	I	I	I	I		I	I	I	I	I	I	I	I	I	I
Animal Keeping (See Title 18.12.040)	I	I	I	I	I	I										I							
Bed and breakfast inns (5 guest rooms or less)	I	I	I	I	I		I			II						I							
Churches or religious places of worship	II	II	II	II	II	II	II		I		I	I		I	I	II							
Day Care Centers (See Section 18.12.060)				II	I		I	I	I		I	I		I		I	I	I	I	I		I	I

Family Day Care Home (see Section 18.12.070 and footnotes)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)		(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Farm Animals (see footnote 9)		I																					
Group Living I (See footnote 5)	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I					I(2)	
Group Living II (See footnote 6)				I	I				I		I	I		I								I(2)	
Home occupation	I	I	I	I	I	I	I	I	I	I	I	I		I	I	I							
Mini-Day Care Center (Located in Family Abode - Section 18.12.060)	II	II	II	I	I	II	I	I	I	I	I	I		I	I	I	I	I	I	I	I	I	I
Mini-Day Care Center (Not located in Family Abode - See 18.12.060)				I	I		I	I	I		I	I		I	I	I	I					I	I
Mini Storage (See 18.12.130)					I						I	I		I					I	I			

Motels (See Title 18.12.140)					II					I	I	I		I	I								
Nursing homes and congregate care facilities (over 10 residents)				II	II				I		I	I		I									
Nursing homes and congregate care facilities (up to 10 residents)	II	II	II	II	II		I		I		I	I		I		I							
Recreational vehicle park, transient (up to 30-day stay) (See Title 18.12.170, 180) (see also, footnote 7)																						I	I
Residences, Middle Housing	I	I	I	I	I																		
Residences, multi-family				I	I		I	I(8)	I(8)	I(8)	I(8)	I(8)		I(8)	I(8)	I(8)						I(2)	
Residences, single-family	I	I	I	I	I	I	I	I(8)	I(8)	I(8)	I(8)	I(8)		I(8)	I(8)	I(8)						I(2)	

Rooming Houses and Boardinghouses (See Title 18.12.190)				II	II		I																
Swimming Pools (See Title 18.12.240) (see footnote 10)							I															I	I
Temporary Homeless Encampments (See Title 18.12.255)	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III
Trailers, Boats, Camper Tops, Travel Trailers, Recreational Vehicles (See Title 18.12.260)	I	I	I	I	I																		

FOOTNOTES for Table 18.12.010 A-1 Residential Use Table:

- (1) No permit required for a family day care home (up to six charges). Per 18.12.070, if alterations are made a building permit will be required. A state license and city business license is required.
- (2) Residential development is permitted in the PF zone when the land will be owned and/or operated by the Kennewick Housing Authority or other public or governmental agency. Residential developments in the PF zone shall meet all requirements of this title as though it were developed in the RH zone.
- (3) Not used.

- (4) Not used.
- (5) Residential Care Homes, state or federally approved, with six or fewer residents and any required on-site residential staff permitted by right; all larger group living uses prohibited.
- (6) Residential Care Centers are permitted outright, subject to all of the applicable provisions of this title.
- (7) Recreational vehicle storage in R districts shall refer to Title 18.12.180 and shall be subject to special provisions applicable to Master Planned subdivisions.
- (8) Subject to KMC 18.42 and KMC 18.78.
- (9) In "RS" zones, agriculture and animal husbandry are permitted including keeping of farm animals such as horses, cows, and sheep, but maintained only on lots of at least 30,000 square feet. The keeping of farm animals must not exceed one animal per half acre.
- (10) Swimming pools considered an accessory use.

(Ord. 25-_____, Sec. 1, 2025; Ord. 25-6102, Sec. 1, 2025; Ord. 6007, Sec. 1, 2023; Ord. 5748 Sec. 1, 2018; Ord. 5729 Sec. 1, 2017; Ord. 5712 Sec. 1, 2017; Ord. 5558 Sec. 2, 2014; Ord. 5528 Sec. 2, 2013; Ord. 5462 Sec. 3, 2012; Ord. 5434 Sec. 4, 2012; Ord. 5309 Sec. 8, 2010; Ord. 5262 Sec. 2, 2009; Ord. 5204 Sec. 5, 2007; Ord. 5180 Sec. 1, 2007)

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

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, and signed in authentication of its passage this 3rd day of June, 2025.

Attest:

GRETLE J. CRAWFORD, Mayor

KRYSTAL JOHNSTON,
City Clerk

Approved as to Form:

LAURENCIO SANGUINO,
City Attorney

DATE OF PUBLICATION:

ORDINANCE EFFECTIVE DATE:

CITY OF KENNEWICK
ORDINANCE NO. 25-_____

AN ORDINANCE RELATING TO ZONE DISTRICTS AND STANDARDS
AND AMENDING SECTION 18.12.010 A.1 OF THE KENNEWICK
MUNICIPAL CODE

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

Section 1. Section 18.12.010 A.1 of the Kennewick Municipal Code, be, and the same hereby is,
amended to read as follows:

18.12.010 A.1: Residential Use Table.

The following table lists uses allowed by zone and the applicable City review process as follows: Review Process I = Staff review, Review Process II = Conditional Use Permit, Review Process III = Temporary Homeless Encampment Permit. If a use is listed with a blank, it shall be prohibited in that zone. For certain categories of uses, additional requirements are also noted:

Residential Use Table	RMH	RS	RL	RM	RH	RTP	UMU	CN	CO	CBD	CC	CR	CAR	CG	CM	HMU	BP	IP	IL	IH	JF	PF	OS
Accessory Dwelling Units (See Title 18.12.020)	I	I	I	I	I		I			I						I							
Accessory uses and structures	I	I	I	I	I	I	I	I	I	I	I	I		I	I	I	I	I	I	I	I	I	I
Animal Keeping (See Title 18.12.040)	I	I	I	I	I	I										I							
Bed and breakfast inns (5 guest rooms or less)	I	I	I	I	I		I			II						I							
Churches or religious places of worship	II	II	II	II	II	II	II		I		I	I		I	I	II							
Day Care Centers (See Section 18.12.060)				II	I		I	I	I		I	I		I		I	I	I	I	I		I	I

Family Day Care Home (see Section 18.12.070 and footnotes)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)		(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Farm Animals (see footnote 9)		I																					
Group Living I (See footnote 5)	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I					I(2)	
Group Living II (See footnote 6)				I	I				I		I	I		I								I(2)	
Home occupation	I	I	I	I	I	I	I	I	I	I	I	I		I	I	I							
Mini-Day Care Center (Located in Family Abode - Section 18.12.060)	II	II	II	I	I	II	I	I	I	I	I	I		I	I	I	I	I	I	I	I	I	I
Mini-Day Care Center (Not located in Family Abode - See 18.12.060)				I	I		I	I	I		I	I		I	I	I	I					I	I
Mini Storage (See 18.12.130)					I						I	I		I					I	I			

Motels (See Title 18.12.140)					II					I	I	I		I	I								
Nursing homes and congregate care facilities (over 10 residents)				II	II				I		I	I		I									
Nursing homes and congregate care facilities (up to 10 residents)	II	II	II	II	II		I		I		I	I		I		I							
Recreational vehicle park, transient (up to 30-day stay) (See Title 18.12.170, 180) (see also, footnote 7)																					I	I	
Residences, Middle Housing	I	I	I	I	I																		
Residences, multi-family				I	I		I	I(8)	I(8)	I(8)	I(8)	I(8)		I(8)	I(8)	I(8)						I(2)	
Residences, single-family	I	I	I	I	I	I	I	I(8)	I(8)	I(8)	I(8)	I(8)		I(8)	I(8)	I(8)						I(2)	

Rooming Houses and Boardinghouses (See Title 18.12.190)				II	II		I																
Swimming Pools (See Title 18.12.240) (see footnote 10)							I															I	I
Temporary Homeless Encampments (See Title 18.12.255)	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III
Trailers, Boats, Camper Tops, Travel Trailers, Recreational Vehicles (See Title 18.12.260)	I	I	I	I	I																		

FOOTNOTES for Table 18.12.010 A-1 Residential Use Table:

- (1) No permit required for a family day care home (up to six charges). Per 18.12.070, if alterations are made a building permit will be required. A state license and city business license is required.
- (2) Residential development is permitted in the PF zone when the ~~finished product land~~ will be owned and/or operated by the Kennewick Housing Authority or other public or governmental agency. Residential developments in the PF zone shall meet all requirements of this title as though it were developed in the RH zone.
- (3) Not used.

- (4) Not used.
- (5) Residential Care Homes, state or federally approved, with six or fewer residents and any required on-site residential staff permitted by right; all larger group living uses prohibited.
- (6) Residential Care Centers are permitted outright, subject to all of the applicable provisions of this title.
- (7) Recreational vehicle storage in R districts shall refer to Title 18.12.180 and shall be subject to special provisions applicable to Master Planned subdivisions.
- (8) Subject to KMC 18.42 and KMC 18.78.
- (9) In "RS" zones, agriculture and animal husbandry are permitted including keeping of farm animals such as horses, cows, and sheep, but maintained only on lots of at least 30,000 square feet. The keeping of farm animals must not exceed one animal per half acre.
- (10) Swimming pools considered an accessory use.

(Ord. 25-_____, Sec. 1, 2025; Ord. 25-~~65102~~_____, Sec. 1, 2025; Ord. 6007, Sec. 1, 2023; Ord. 5748 Sec. 1, 2018; Ord. 5729 Sec. 1, 2017; Ord. 5712 Sec. 1, 2017; Ord. 5558 Sec. 2, 2014; Ord. 5528 Sec. 2, 2013; Ord. 5462 Sec. 3, 2012; Ord. 5434 Sec. 4, 2012; Ord. 5309 Sec. 8, 2010; Ord. 5262 Sec. 2, 2009; Ord. 5204 Sec. 5, 2007; Ord. 5180 Sec. 1, 2007)

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

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, and signed in authentication of its passage this 3rd day of June, 2025.

Attest:

GRETLE J. CRAWFORD, Mayor

KRYSTAL JOHNSTON,
City Clerk

Approved as to Form:

LAURENCIO SANGUINO,
City Attorney

DATE OF PUBLICATION:

ORDINANCE EFFECTIVE DATE:

Council Agenda Coversheet 	Item Number: 6.a. Date: 6/3/2025 Item Type: Public Hearing Subject: Resolution: Adoption of the 2026-2031 Six-Year Transportation Improvement Plan Department: Public Works Resolution #:	Category: Public Mtg / Hrg Resolution
<u>Recommendation</u> Staff recommends that the City Council hold a public hearing and adopt the annual update of the Six-Year Transportation Improvement Plan for 2026-2031. <u>Motion for Consideration</u> Motion to adopt the resolution as presented. <u>Summary</u> RCW 35.77.010 requires each city to adopt an annual revised Six-Year Transportation Improvement Plan (TIP) before July 1st of each year, by first holding a public hearing to allow citizen input for the updated plan. As the title indicates, the plan proposes a list of transportation-related projects to be completed in the following six-year period. In order to receive consideration for state or federal highway grants, projects must be listed in the Six-Year TIP. For this update, projects and cost estimates have been reviewed and updated as needed. Five new projects were added to this year's list, while four were removed. See Exhibit A (contained within the resolution) and the map for specific project descriptions and locations. <u>Alternatives</u> None recommended. <u>Fiscal Impact</u> None.		
<u>Attachments:</u> 1. Resolution 2. Map 3. Presentation		

CITY OF KENNEWICK
RESOLUTION NO. 25-__

A RESOLUTION ADOPTING THE SIX-YEAR TRANSPORTATION
IMPROVEMENT PROGRAM AS REQUIRED BY RCW 35.77.010

IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK,
WASHINGTON, AS FOLLOWS:

Section 1. The City Council, subsequent to a public hearing on June 3, 2025, approved the Six-Year Transportation Improvement Program of the City of Kennewick for the ensuing year. Said Six-Year Transportation Improvement Program is attached hereto as Exhibit “A”, incorporated herein by this reference, and is hereby adopted by the City Council for the City of Kennewick.

Section 2. That annually hereafter the program shall be reviewed to determine current needs and to revise and extend the program for an additional one year subject to public hearings thereon.

Section 3. That a copy of the adopting resolution shall be filed with the Department of Transportation not more than thirty days after its adoption, but no later than July 31st of each year.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this
3rd day of June, 2025, and signed in authentication of its passage this 3rd day of June, 2025.

Attest:

Gretl Crawford, Mayor

KRYSTAL JOHNSTON, City Clerk

Approved as to Form:

LAURENCIO SANGUINO, City Attorney

CITY OF KENNEWICK											
SIX-YEAR TRANSPORTATION IMPROVEMENT PLAN (TIP) - 2026 TO 2031											
TSP ID	Map ID**	ROADWAY CAPITAL PROJECTS		Description	Cost Type	Year Costs in \$ Thousands					
		Location				2026	2027	2028	2029	2030	Total
	1	1st Avenue Road Diet		Road diet from Washington to Fruitland, reducing lanes to one lane east-bound and one lane west-bound with center two-way left turn lanes. Includes signal upgrades at Dayton, Auburn and Benton.	PE			70			
					RW						2,676
					CN					2,606	
T-6	2	10th Avenue/Morain Street Intersection		Construct traffic signal	PE				90		
					RW						940
					CN					850	
T-7	3	27th Avenue/Southridge Intersection		Construct northbound right turn slip lane at roundabout	PE		42				
					RW		63				525
					CN			420			
R-6	4	45th Avenue Widening Ely-Olympia		Reconstruct 2/3 lane road with curb, gutter, sidewalks, storm drainage, illumination, replace AC water lines.	PE					189	
					RW					74	2,342
					CN						2,079
T-5	5	Canal Drive/Edison Street Intersection		Construct second eastbound left turn lane (widen both east and west legs). Reconstruct accesses, sidewalk, frontage improvements, signal modification.	PE				145		
					RW				158		1,497
					CN					1,194	
T-3	6	Center Parkway/Deschutes Avenue Intersection		Construct traffic control device (Roundabout/signal).	PE					95	
					RW					42	1,082
					CN						945
T-15	7	Clearwater Avenue/Kellogg Street Intersection		Construct second southbound left turn lane. Signal modifications.	PE			98			
					RW			112			1,260
					CN				1,050		
N-3	8	Colorado Street Construction Ridgeline-Bob Olson Parkway		Developer-driven project to construct new 3-lane collector road with curb, gutter, sidewalk, storm drainage and illumination	PE					173	
					RW					457	2,536
					CN						1,906
R-9	9	Columbia Center Boulevard Widening Quinault to Grandridge Blvd. (Phase 1)		Construct new 3rd northbound and southbound through lanes, curb, gutter, sidewalk, storm drainage, illumination and signal modifications at Okanogan Intersection.	PE						
					RW						3,830
					CN		3,830				
	10	Columbia Center Boulevard Widening Grandridge Blvd. to Deschutes (Phase 2)		Construct new 3rd northbound and southbound through lanes, curb, gutter, sidewalk, storm drainage, illumination and signal modifications at Grandridge Blvd. Intersection.	PE						
					RW						6,500
					CN					6,500	
S-1	11	Downtown Kennewick - Railway Grade Separation Study		Study will analyze railway at-grade crossings within the downtown corridor and will develop a prioritized plan to implement. This may be accomplished by raising or lowering rail or roadway profiles.	PE	498					
					RW						498
					CN						
T-4	12	Kellogg Street/Metaline Avenue Intersection		Construct traffic signal	PE			90			
					RW			21			1,011
					CN				900		
N-2	13	Montana Street Extension W. 10th Ave.-Ridgeline		Developer-driven project to construct new 3-lane collector road with curb, gutter, sidewalk, storm drainage and illumination	PE					700	
					RW						8,170
					CN					7,470	
N-1	14	Ridgeline Drive Extension Phase 3 Center Parkway - Colorado		Developer driven project to construct new 3-lane collector road with curb, gutter, sidewalk, storm drainage and illumination	PE					294	
					RW					231	3,765
					CN					3,240	
R-1	15	Ridgeline Drive Reconstruction Sherman-Southridge		Project will construct 3-lane road with curb, gutter, sidewalks, illumination, intersection control.	PE				84		
					RW				53		1,059
					CN					922	
R-2	16	Sherman Street Reconstruction Ridgeline-Bob Olson		Construct 3-lane road with curb, gutter, sidewalks, illumination, intersection control.	PE					79	
					RW						945
					CN					866	
	17	Systemic Safety Street Light Project		Conversion of Collector and Arterial street lights to LED	PE				50		
					RW						1,063
					CN					1,013	

CITY OF KENNEWICK											
SIX-YEAR TRANSPORTATION IMPROVEMENT PLAN (TIP) - 2026 TO 2031											
TSP ID	Map ID**	ROADWAY CAPITAL PROJECTS		Year Costs in \$ Thousands							
		Location	Description	Cost Type	2026	2027	2028	2029	2030	2031	Total
T-9	18	Washington Street/Columbia Drive Intersection	Construct eastbound right turn lane	PE			53				610
				RW							
				CN				557			
X-6	19	US395/10th Avenue Intersection	Construct southbound dual left turn lanes	PE				105			1,113
				RW							
				CN					1,008		
X-11	20	US395/Clearwater Avenue Intersection	Construct dual eastbound left turn lanes, dual northbound left turn lanes, eastbound and westbound right turn lanes.	PE						263	263
				RW							
				CN							
N-4	21	Zintel Way/Ridgeline Drive/Bofer Canyon	Developer-driven project to construct remaining Zintel Way to 3-lane urban street. Right-of-way by developer donation.	PE					105		1,470
				RW					210		
				CN						1,155	
P-1	22	Pavement Preservation (Capital) Citywide	Pavement infrastructure preservation capital projects, for arterials, collectors and local residential streets	PE							18,000
				RW							
				CN	3,000	3,000	3,000	3,000	3,000	3,000	
	23	Southridge & Ridgeline Intersection Roundabout	Expand Roundabout to a two-lane roundabout	PE				105			1,208
				RW				53			
				CN						1,050	
R-10	24	Kennewick Avenue, Union to Morain	Widening to three lanes	PE		210					2,520
				RW		210					
				CN			2100				
	25	Metaline & Edison Traffic Signal	Construct traffic signal (school south of RR)	PE					90		1,061
				RW					21		
				CN						950	
	26	East Kennewick Freight Zone Infrastructure Improvements	Proposed project consists of new street pavement, storm facilities, lighting, curb & gutter, sidewalk and safety improvements at railroad crossings and intersections, including adequate signalization at all RR Xings.	PE				140			2,612
				RW					200		
				CN						2,272	
	27	Sherman & Bob Olson Intersection Improvement	Construct new traffic signal.	PE							900
				RW							
				CN	900						
	28	Bob Olson & W. 15th Ave. Intersection Improvement	Construct new traffic signal.	PE							900
				RW							
				CN	900						
	29	S. Clodfelter Road & Ridgeline Drive Intersection Improvement	Construct new four-way traffic signal.	PE	200						1,700
				RW							
				CN		1500					
	30	WashingtonWest 6th CID Canal Bridge Replacement (#800)	Replace bridge system along with improving roadway approaches	PE	200						1,540
				RW							
				CN		1340					
	31	Columbia Park Bridge Replacement (#1700)	Replace bridge system along with improving roadway approaches	PE	200						1,266
				RW							
				CN		1,066					
	32	Metaline & Edison Traffic Signal	Construct traffic signal (North of RR)	PE					90		1,061
				RW					21		
				CN						950	
	33	Clearwater/Columbia Center Blvd. Intersection Improvement Project	Reconsturct intersection to allow for non-split phasing.	PE			150				3,750
				RW				100			
				CN					3,500		
		Subtotal Roadway Capital Projects			5,898	11,261	6,114	6,590	23,664	26,146	79,673

CITY OF KENNEWICK
SIX-YEAR TRANSPORTATION IMPROVEMENT PLAN (TIP) - 2026 TO 2031

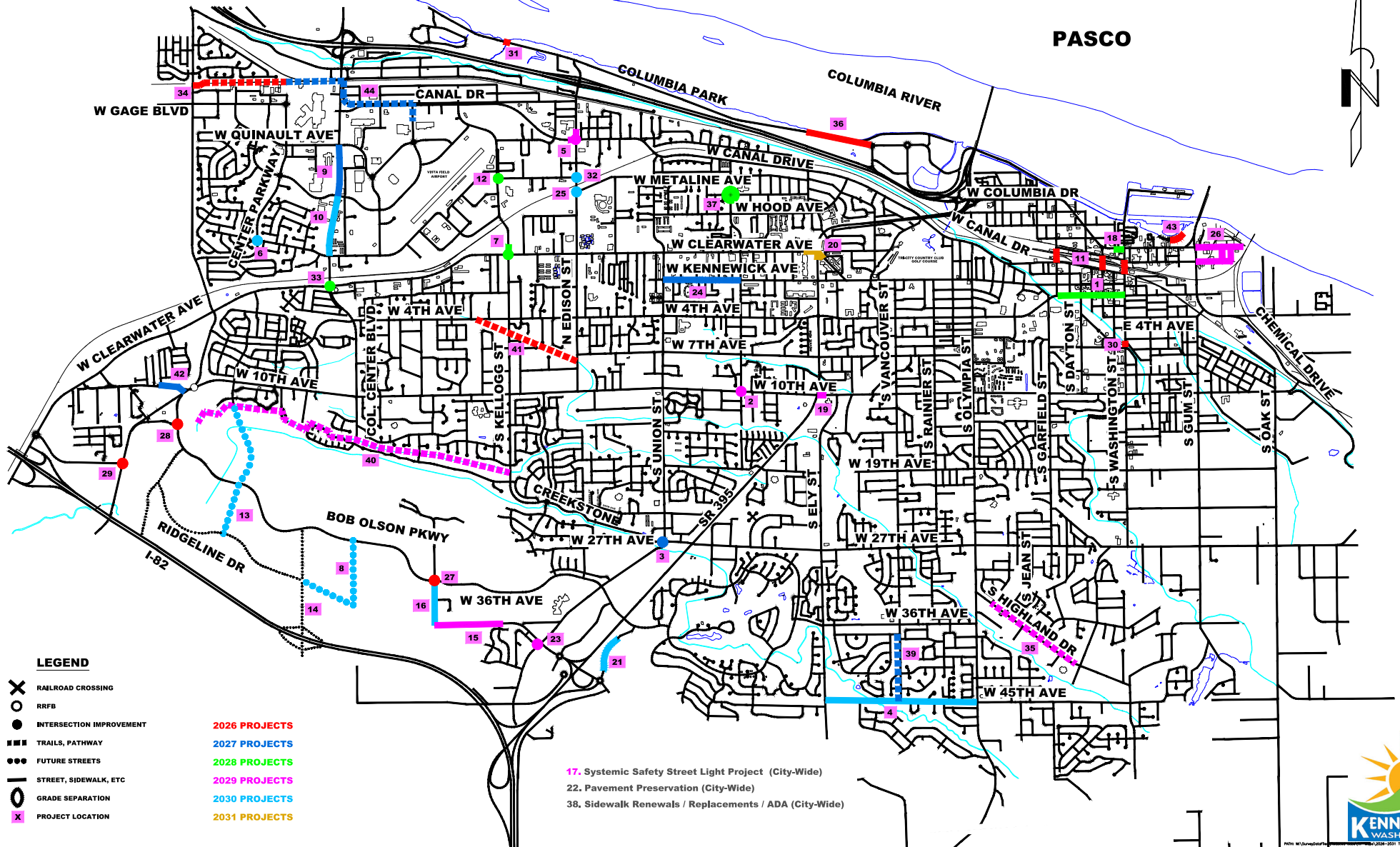
TSP ID	Map ID	NON-MOTORIZED CAPITAL PROJECTS		Year Costs in \$ Thousands							Total
		Location	Description	Cost Type	2026	2027	2028	2029	2030	2031	
	34	Keene Trail (Steptoe to Center Parkway)	Construct pathway along abandoned rail line. Project will also include purchasing ROW in addition to installing a pedestrian signal across Steptoe and improved lighting.	PE	40						2,593
				RW	2,000						
				CN		553					
B-5	35	Cascade Elementary School Sidewalk Highland Drive Walkway	Construct approximately 3,700 linear feet of shoulder, RFB and pedestrian facilities, on the south side of the street from Lyle Street to Cascade Street. Project includes a crossing of Highland Drive with a pedestrian activated RRFB.	PE				40			880
				RW					400		
				CN						440	
B-1	36	East Columbia Park Bicycle Improvements - Phase 2 SR240 entrance to 1900' west (South side)	Construct pavement widening for dedicated bicycle lanes, including permanent pavement markings and signage from roundabout to the golf course club house	PE	30						340
				RW							
				CN		310					
B-2	37	Hawthorne Elementary School Crossing Improvements John Day-400' north	Construct a new crossing at the intersection of Neel & John Day, construct a median refuge at the existing crossing at mid-block, extend the school zone on Neel Street to encompass both crosswalks, install RRFB at both crossings.	PE			17				183
				RW							
				CN				166			
P-4	38	Sidewalk Renewals/Replacements/ADA Citywide	Repair/replace/construct sidewalk in areas of tripping hazards, damaged sidewalk, missing sidewalk, substandard or missing ADA ramps	PE							750
				RW							
				CN	125	125	125	125	125	125	
R-11	39	Vancouver St. Pedestrian Pathway - 37th Ave. to 45th Ave.	Approx. 2,300 LF of paved pathway constructed on the west side of Vancouver to serve as a Safe Route to School.	PE		100					1,084
				RW							
				CN			984				
	40	KID ROW Kellogg & 27th to Highland Feeder	Approx. 11,200 LF of 10 foot wide trail on KID ROW. Old channel is slated to be enclosed .	PE				110			1,270
				RW							
				CN					1,160		
	41	KID ROW Kellogg to Edison	Approx. 2,600 LF of 10 foot wide trail on KID ROW. Old channel has been piped. Presumes use of CDBG Funds.	PE	30						380
				RW							
				CN		350					
	42	10th Ave. Sidewalk from Yolo to Bob Olson	Approx. 800 LF of sidewalk.	PE		11					111
				RW							
				CN			100				
	43	Duffy's Pond Trail	Construct hard surface pathway along the south side of Duffy's Pond, providing a missing link to the trail system both east and west of this site.	PE	50						300
				RW							
				CN			250				
	44	Island View to Vista Field Active Transportation Network	This project is the continuation of the Keene Trail from Center Parkway to Vista Park. The system will include a seperated pathway from Center Parkway to Columbia Center Blvd., a bridge over Columbia Center Blvd, and continue on adjacent to Colorado and Umatilla Ave. as a seperated pathway from the bridge to Kellogg. At Kellogg, the trail would travel southward to the Vista Park.	PE		994					8,403
				RW			683				
				CN							
								6,726			
		Subtotal Non-Motorized Capital Projects			2,275	2,443	2,159	7,167	1,685	565	16,294
		TOTAL CAPITAL PROJECT COSTS			8,173	13,704	8,273	13,757	25,349	26,711	95,967

Added Projects for 2026-2031 TIP

2025-2030 TIP PROJECTS REMOVED		
Map ID	Location	Reason for Removal
	Traffic Signal @ Arrowhead and Steptoe	Project constructed
	Traffic Signal System Upgrades/Retiming Citywide	Covered under different budget
	Quinault/Columbia Center Blvd	Project constructed
	Conway St. School Zone Improvements (Westgate Elementary	Project constructed

CITY OF KENNEWICK TRANSPORTATION IMPROVEMENT PLAN 2026 - 2031

PASCO



Six-Year Transportation Improvement Plan Public Hearing 2026-2031

Kennewick City Council Presentation

June 3, 2025

Heath Mellotte, P.E.

Design Services Manager

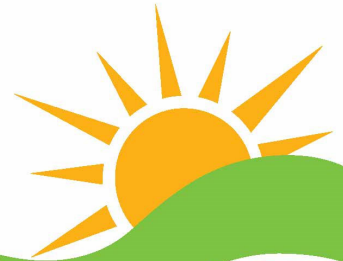


State Requirement

RCW 35.77.010 requires each city to adopt an annual revised six-year Transportation Improvement Plan (TIP) before July 1st

The TIP must address motorized transportation needs, as well as non-motorized needs (pedestrians, bicyclists, transit)

Our TIP is based on our 20-year Transportation System Plan adopted June 5, 2018



Projects

Projects in the TIP include:

- Intersections
- Road reconstruction and widening
- New road extensions
- New sidewalks, bike lanes, pedestrian crosswalks/signals
- Annual pavement preservation, sidewalk repairs, and traffic signal upgrades/retiming
- Safety Projects Such as RRFBs and City-wide LED street light upgrades



Format



Six Year Transportation Improvement Program From 2020 to 2025

Agency: Kennewick

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
14		Canal Drive & Edison Street Intersection Improvements Canal Drive Intersection Canal Dr. to and Edison Street Construct second eastbound left turn lane (Widen both east and west legs). Reconstruct accesses, sidewalk, frontage improvements, signal modification.	kenn50	06/18/19	06/18/19		19-11	21	C G P S T W	0.240	DCE	Yes

Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2023		0		0	138,000	138,000
P	RW	2023		0		0	150,000	150,000
P	CN	2024		0		0	1,137,000	1,137,000
Totals				0		0	1,425,000	1,425,000

Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	138,000	0
RW	0	0	0	150,000	0
CN	0	0	0	0	1,137,000
Totals	0	0	0	288,000	1,137,000

- All projects include brief descriptions of work, project limits, and whether it's either planned (P) or funded (F).
- Projects are shown with all phases (preliminary engineering (PE), right of way (RW), and construction (CN)) with approximate expenditure schedules.

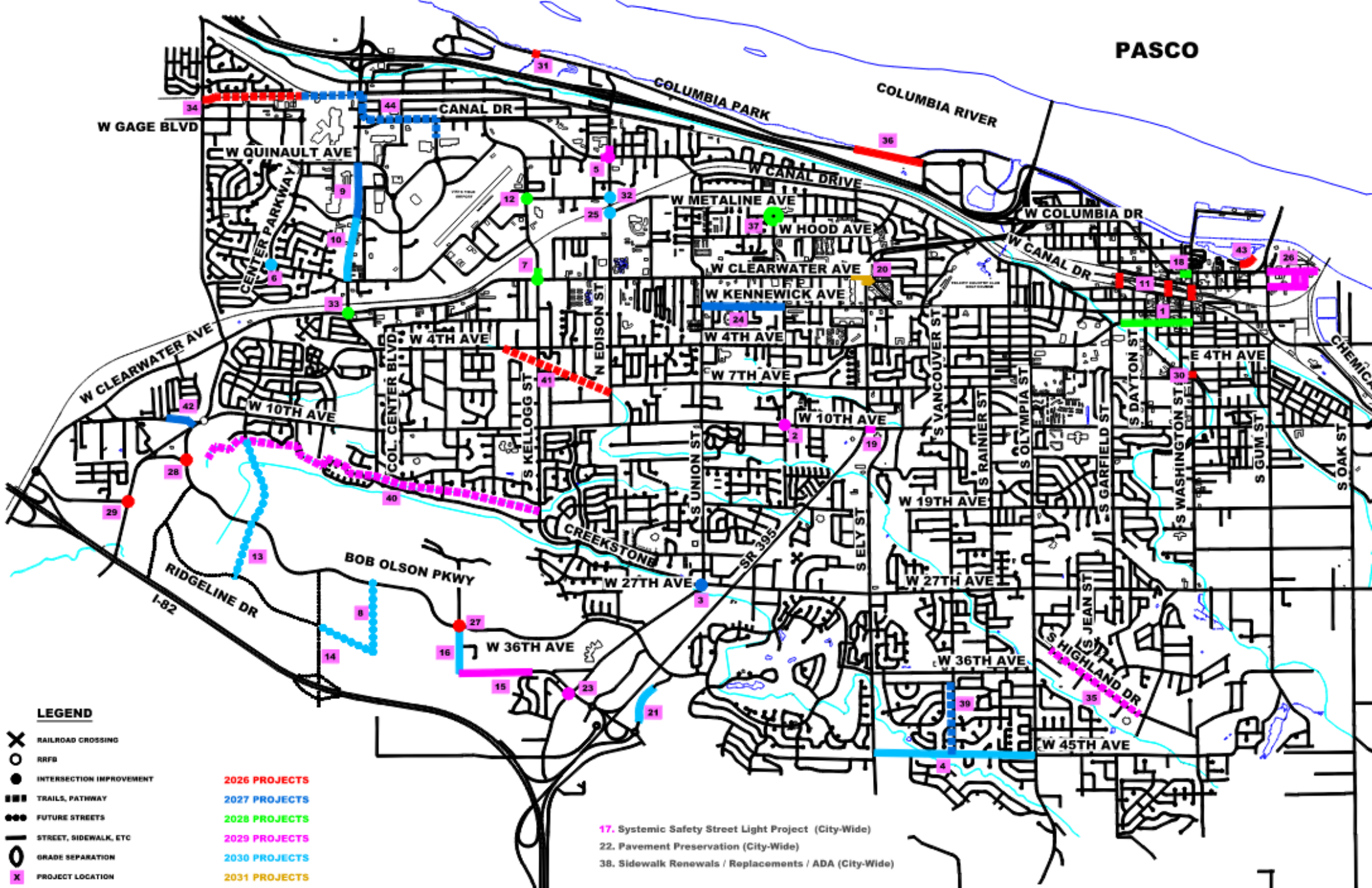


CITY OF KENNEWICK

TRANSPORTATION IMPROVEMENT PLAN

2026 - 2031

PASCO



CITY OF KENNEWICK											
SIX-YEAR TRANSPORTATION IMPROVEMENT PLAN (TIP) - 2026 TO 2031											
TSP ID	Map ID**	ROADWAY CAPITAL PROJECTS		Year Costs in \$ Thousands							
		Location	Description	Cost Type	2026	2027	2028	2029	2030	2031	Total
	1	1st Avenue Road Diet	Road diet from Washington to Fruitland, reducing lanes to one lane east-bound and one lane west-bound with center two-way left turn lanes. Includes signal upgrades at Dayton, Auburn and Benton.	PE			70				2,676
				RW							
				CN					2,606		
T-6	2	10th Avenue/Morain Street Intersection	Construct traffic signal	PE				90			940
				RW							
				CN					850		
T-7	3	27th Avenue/Southridge Intersection	Construct northbound right turn slip lane at roundabout	PE		42					525
				RW		63					
				CN			420				
R-6	4	45th Avenue Widening Ely-Olympia	Reconstruct 2/3 lane road with curb, gutter, sidewalks, storm drainage, illumination, replace AC water lines.	PE					189		2,342
				RW					74		
				CN						2,079	
T-5	5	Canal Drive/Edison Street Intersection	Construct second eastbound left turn lane (widen both east and west legs). Reconstruct accesses, sidewalk, frontage improvements, signal modification.	PE				145			1,497
				RW				158			
				CN					1,194		
T-3	6	Center Parkway/Deschutes Avenue Intersection	Construct traffic control device (Roundabout/signal).	PE					95		1,082
				RW					42		
				CN						945	
T-15	7	Clearwater Avenue/Kellogg Street Intersection	Construct second southbound left turn lane. Signal modifications.	PE			98				1,260
				RW			112				
				CN				1,050			
N-3	8	Colorado Street Construction Ridgeline-Bob Olson Parkway	Developer-driven project to construct new 3-lane collector road with curb, gutter, sidewalk, storm drainage and illumination	PE					173		2,536
				RW					457		
				CN						1,906	
R-9	9	Columbia Center Boulevard Widening Quinault to Grandridge Blvd. (Phase 1)	Construct new 3rd northbound and southbound through lanes, curb, gutter, sidewalk, storm drainage, illumination and signal modifications at Okanogan Intersection.	PE							3,830
				RW							
				CN		3,830					
	10	Columbia Center Boulevard Widening Grandridge Blvd. to Deschutes (Phase 2)	Construct new 3rd northbound and southbound through lanes, curb, gutter, sidewalk, storm drainage, illumination and signal modifications at Grandridge Blvd. Intersection.	PE							6,500
				RW							
				CN					6,500		





KENNEWICK
WASHINGTON

Page 148 of 270

CITY OF KENNEWICK											
SIX-YEAR TRANSPORTATION IMPROVEMENT PLAN (TIP) - 2026 TO 2031											
TSP ID	Map ID**	ROADWAY CAPITAL PROJECTS		Cost Type	Year Costs in \$ Thousands						
		Location	Description		2026	2027	2028	2029	2030	2031	Total
T-9	18	Washington Street/Columbia Drive Intersection	Construct eastbound right turn lane	PE			53				610
				RW							
				CN				557			
X-6	19	US395/10th Avenue Intersection	Construct southbound dual left turn lanes	PE				105			1,113
				RW							
				CN					1,008		
X-11	20	US395/Clearwater Avenue Intersection	Construct dual eastbound left turn lanes, dual northbound left turn lanes, eastbound and westbound right turn lanes.	PE						263	263
				RW							
				CN							
N-4	21	Zintel Way/Ridgeline Drive/Bofer Canyon	Developer-driven project to construct remaining Zintel Way to 3-lane urban street. Right-of-way by developer donation.	PE					105		1,470
				RW					210		
				CN						1,155	
P-1	22	Pavement Preservation (Capital) Citywide	Pavement infrastructure preservation capital projects, for arterials, collectors and local residential streets	PE							18,000
				RW							
				CN	3,000	3,000	3,000	3,000	3,000	3,000	
	23	Southridge & Ridgeline Intersection Roundabout	Expand Roundabout to a two-lane roundabout	PE				105			1,208
				RW				53			
				CN						1,050	
R-10	24	Kennewick Avenue, Union to Morain	Widening to three lanes	PE		210					2,520
				RW		210					
				CN			2100				
	25	Metaline & Edison Traffic Signal	Construct traffic signal (school south of RR)	PE					90		1,061
				RW					21		
				CN						950	
	26	East Kennewick Freight Zone Infrastructure Improvements	Proposed project consists of new street pavement, storm facilities, lighting, curb & gutter, sidewalk and safety improvements at railroad crossings and intersections, including adequate signalization at all RR Xings.	PE				140			2,612
				RW					200		
				CN						2,272	



27	Sherman & Bob Olson Intersection Improvement	Construct new traffic signal.	PE									
			RW									
			CN	900								900
28	Bob Olson & W. 15th Ave. Intersection Improvement	Construct new traffic signal.	PE									
			RW									
			CN	900								900
29	S. Clodfelter Road & Ridgeline Drive Intersection Improvement	Construct new four-way traffic signal.	PE	200								
			RW									
			CN		1500							1,700
30	WashingtonWest 6th CID Canal Bridge Replacement (#800)	Replace bridge system along with improving roadway approaches	PE	200								
			RW									
			CN		1340							1,540
31	Columbia Park Bridge Replacement (#1700)	Replace bridge system along with improving roadway approaches	PE	200								
			RW									
			CN		1,066							1,266
32	Metaline & Edison Traffic Signal	Construct traffic signal (North of RR)	PE						90			
			RW						21			
			CN							950		1,061
33	Clearwater/Columbia Center Blvd. Intersection Improvement Project	Reconsturct intersection to allow for non-split phasing.	PE			150						
			RW				100					
			CN					3,500				3,750
	Subtotal Roadway Capital Projects			5,898	11,261	6,114	6,590	23,664	26,146			79,673



CITY OF KENNEWICK
SIX-YEAR TRANSPORTATION IMPROVEMENT PLAN (TIP) - 2026 TO 2031

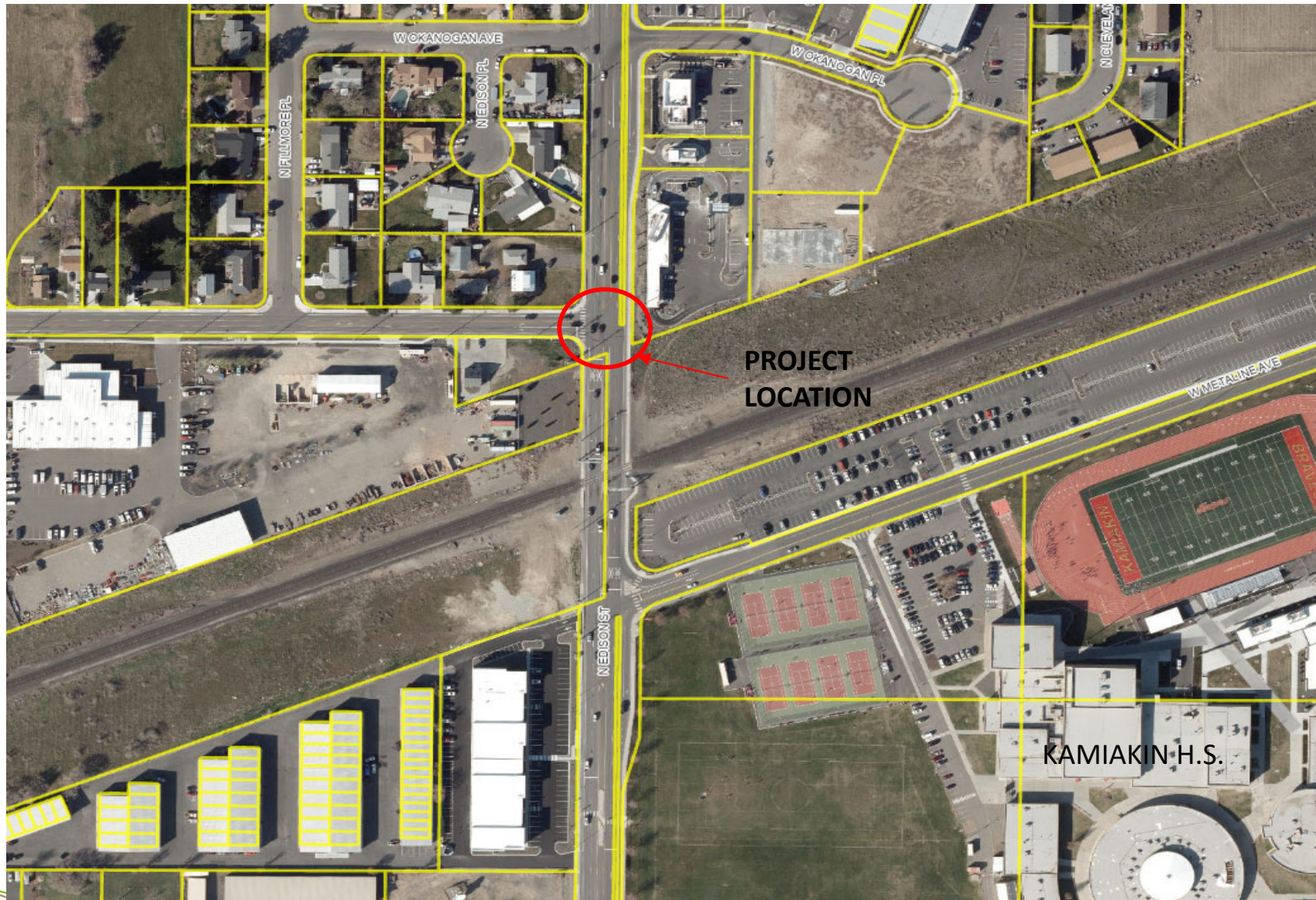
TSP ID	Map ID	NON-MOTORIZED CAPITAL PROJECTS		Year Costs in \$ Thousands							
		Location	Description	Cost Type	2026	2027	2028	2029	2030	2031	Total
	34	Keene Trail (Steptoe to Center Parkway)	Construct pathway along abandoned rail line. Project will also include purchasing ROW in addition to installing a pedestrian signal across Steptoe and improved lighting.	PE	40						2,593
				RW	2,000						
				CN		553					
B-5	35	Cascade Elementary School Sidewalk Highland Drive Walkway	Construct approximately 3,700 linear feet of shoulder, RFB and pedestrian facilities, on the south side of the street from Lyle Street to Cascade Street. Project includes a crossing of Highland Drive with a pedestrian activated RRFB.	PE				40			880
				RW					400		
				CN						440	
B-1	36	East Columbia Park Bicycle Improvements - Phase 2 SR240 entrance to 1900' west (South side)	Construct pavement widening for dedicated bicycle lanes, including permanent pavement markings and signage from roundabout to the golf course club house	PE	30						340
				RW							
				CN		310					
B-2	37	Hawthorne Elementary School Crossing Improvements John Day-400' north	Construct a new crossing at the intersection of Neel & John Day, construct a median refuge at the existing crossing at mid-block, extend the school zone on Neel Street to encompass both crosswalks, install RRFB at both crossings.	PE			17				183
				RW							
				CN				166			
P-4	38	Sidewalk Renewals/Replacements/ADA Citywide	Repair/replace/construct sidewalk in areas of tripping hazards, damaged sidewalk, missing sidewalk, substandard or missing ADA ramps	PE							750
				RW							
				CN	125	125	125	125	125	125	
R-11	39	Vancouver St. Pedestrian Pathway - 37th Ave. to 45th Ave.	Approx. 2,300 LF of paved pathway constructed on the west side of Vancouver to serve as a Safe Route to School.	PE		100					1,084
				RW							
				CN			984				
	40	KID ROW Kellogg & 27th to Highland Feeder	Approx. 11,200 LF of 10 foot wide trail on KID ROW. Old channel is slated to be enclosed .	PE				110			1,270
				RW							
				CN					1,160		



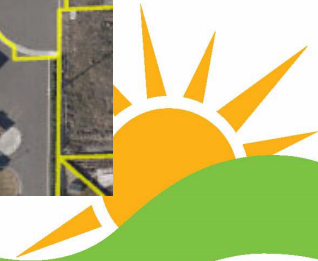
41	KID ROW Kellogg to Edison	Approx. 2,600 LF of 10 foot wide trail on KID ROW. Old channel has been piped. Presumes use of CDBG Funds.	PE	30						380
			RW							
			CN		350					
42	10th Ave. Sidewalk from Yolo to Bob Olson	Approx. 800 LF of sidewalk.	PE		11					111
			RW							
			CN			100				
43	Duffy's Pond Trail	Construct hard surface pathway along the south side of Duffy's Pond, providing a missing link to the trail system both east and west of this site.	PE	50						300
			RW							
			CN			250				
44	Island View to Vista Field Active Transportation Network	This project is the continuation of the Keene Trail from Center Parkway to Vista Park. The system will include a seperated pathway from Center Parkway to Columbia Center Blvd., a bridge over Columbia Center Blvd, and continue on adjacent to Colorado and Umatilla Ave. as a seperated pathway from the bridge to Kellogg. At Kellogg, the trail would travel southward to the Vista Park.	PE		994					8,403
			RW			683				
			CN							
	Subtotal Non-Motorized Capital Projects			2,275	2,443	2,159	7,167	1,685	565	16,294
	TOTAL CAPITAL PROJECT COSTS			8,173	13,704	8,273	13,757	25,349	26,711	95,967

Added Projects for 2026-2031 TIP

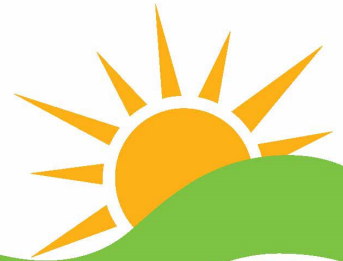
Added Project: Metaline & Edison Traffic Signal (North of RR Xing)



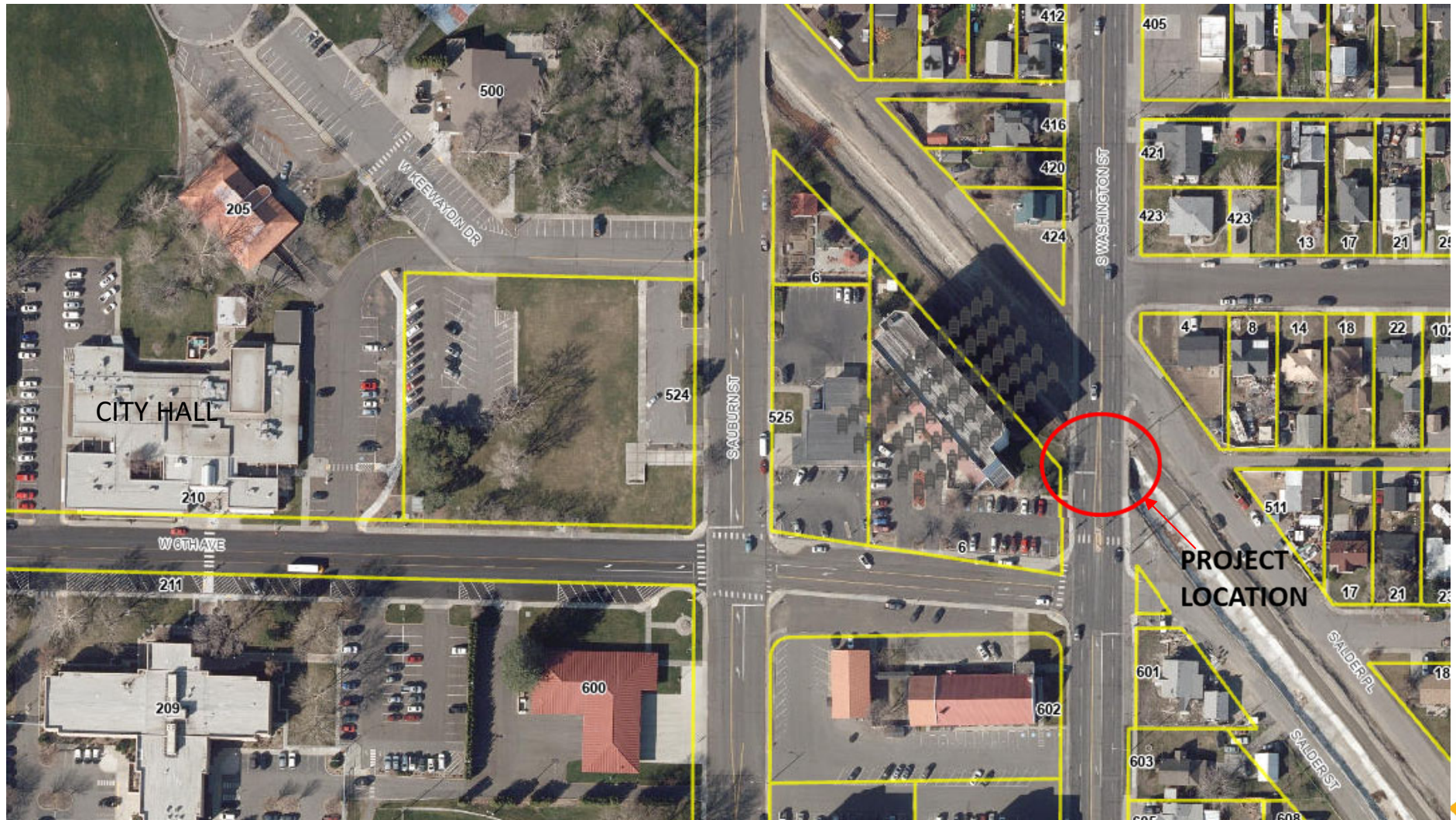
Added Project: Clearwater & CCB Intersection Improvements



Added Project: Columbia Center Boulevard Widening (Phase 2)



Added Project: Washington/West 6th Ave CID Canal Bridge Replacement



Added Project: Columbia Park Bridge Replacement

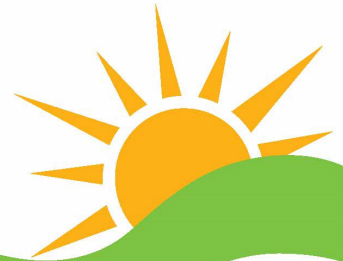


Removed Projects:

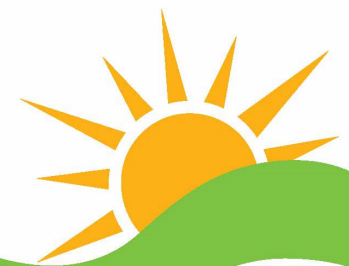
Map	2025-2030 TIP PROJECTS REMOVED	
ID	Location	Reason for Removal
	Traffic Signal @ Arrowhead and Steptoe	Project constructed
	Traffic Signal System Upgrades/Retiming Citywide	Covered under different budget
	Quinault/Columbia Center Blvd	Project constructed
	Conway St. School Zone Improvements (Westgate Elementary	Project constructed

Next Major Milestones

- Submit to BFCOG approved STIP – June
- BFCOG Area-wide public informational hearing – August
- BFCOG board approval and forwarding to WSDOT – October



Questions?



Council Agenda Coversheet	Item Number: 6.b. Date: 6/3/2025 Item Type: Resolution	Category: Public Mtg / Hrg Resolution
	Subject: Resolution: 2025-2029 Tri-Cities Assessment of Fair Housing Plan Department: Community Planning Resolution #:	
<u>Recommendation</u> Staff recommends Council adopt the resolution as presented. <u>Motion for Consideration</u> Motion to adopt the resolution as presented. <u>Summary</u> As a condition to receiving annual federal grants under the Community Development Block Grant (CDBG) and HOME Programs, the "Cities" which comprise the Tri-Cities HOME Consortium: Kennewick, Richland, and Pasco, are required to periodically undertake steps that affirmatively further fair housing. In order to demonstrate that the entitlement community is "affirmatively further fair housing," the community must conduct a Fair Housing Analysis which identifies any impediments to fair housing choice and what actions it will take to overcome the effects of any impediments identified. This report provides the cities with an assessment of the impediments to fair housing found in the area and recommends steps to overcome the impacts of the identified impediments. It is intended to be a tool for the cities in working with other agencies and organizations, including the banking and real estate industries, toward the elimination of unfair housing practices. The cities of Kennewick, Richland, and Pasco (Consortium) currently operate, individually and cooperatively, Federal programs administered by the U.S. Department of Housing and Urban Development to provide community development and housing assistance to low-and moderate-income persons. This plan allows the Consortium to focus on the key recommendations to work toward the elimination of those impediments. The Cities will work together with the broader community in a cooperative effort over time, to impact the issues which impede Fair Housing within our communities. <u>Alternatives</u> None recommended. <u>Fiscal Impact</u> None.		
<u>Attachments:</u> 1. Resolution 2. Plan		

CITY OF KENNEWICK
RESOLUTION NO. 25-_____

A RESOLUTION OF THE CITY OF KENNEWICK ADOPTING THE 2025-
2029 ASSESSMENT OF FAIR HOUSING

WHEREAS, in 1968 the U.S. Congress passed the Fair Housing Amendments of the Civil Rights Act to provide protection against discriminatory practices in Housing; and

WHEREAS, the Cities of Richland, Kennewick, and Pasco currently operate, individually and cooperatively, Federal programs administered by the U.S. Department of Housing and Urban Development to provide community development and housing assistance to low and moderate income persons; and

WHEREAS, a condition to receiving annual federal grants under the Community Development Block Grant and HOME Program, the Cities are required to periodically undertake steps that affirmatively further fair housing; and

WHEREAS, the City of Richland is the lead agency of the Tri-Cities HOME Consortium and holds the responsibility to adopt the analysis and transmit the appropriate documentation to HUD; NOW, THEREFORE,

BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, AS FOLLOWS:

Section 1. The 2025-2029 Tri-Cities HOME Consortium Assessment of Fair Housing is hereby adopted.

Section 2. The City of Kennewick supports the City of Richland submitting this plan to HUD and providing such additional information and taking such steps as are necessary to obtain approval.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, and signed in authentication of its passage this 3rd day of June 2025.

Attest:

GRETLE J. CRAWFORD, Mayor

KRYSTAL JOHNSTON,
City Clerk

Approved as to Form:

LAURENCIO SANGUINO,
City Attorney

2025-2029

Tri-Cities Assessment of Fair Housing



Table of Contents

Executive Summary	3
Purpose of Fair Housing Planning.....	3
Key Findings.....	3
Identified Impediments to Fair Housing.....	5
Proposed Actions to Overcome Impediments	5
Introduction.....	7
Overview	7
Community Participation Process.....	8
Public Participation Process	11
Progress Since Previous Fair Housing Plan	11
Fair Housing Laws	14
Overview	14
Federal Housing Laws	14
State Housing Laws.....	17
Tri-Cities Community Needs and Trends	20
Overview	20
Population Trends	20
Income Trends	28
Housing Trends	34
Education Trends	41
Access to Opportunity.....	44
Overview	44
Geographic Features	44
Geographic Trends	45
Policy Review.....	56
Overview	56
Public Policy	56
Public Housing.....	60
Private Policy	64
Evidence of Housing Discrimination	71
Overview	71
Context from Fair Housing Organizations	71
Fair Housing Action Plan	76
Introduction.....	76
Identified Impediments to Fair Housing.....	76
Recommended Actions.....	79
Appendix	83

Executive Summary

Purpose of Fair Housing Planning

The Tri-Cities HOME Consortium (“The Consortium” or “the HOME Consortium”) completes a fair housing planning process every five years. The purpose of this process is to better understand the challenges faced by specific groups of people who tend to experience greater housing challenges based on their specific characteristics and needs. Federal and state governments put legal protections in place to ensure no person faces housing discrimination based on characteristics associated with a particular group. The groups covered by these laws are called protected classes.

The protected classes in the Tri-Cities are race, religion, color, sex, national origin, familial status, disability, veteran status, marital status, and age. Every person belongs to a protected class because every person has a race, age, national origin, etc. However, certain groups within each protected class, such as people who are members of racial or ethnic minorities, seniors, or families with children, often face additional barriers to securing housing that meets their needs.

Throughout the fair housing planning process, the Tri-Cities HOME Consortium analyzed census data, state and local policies, and community feedback. The Assessment of Fair Housing (AFH) serves as the summary of these efforts. The AFH includes a description of fair housing laws, community needs and trends, access to opportunity, local policies, and fair housing complaints.

The fair housing planning process uncovered certain barriers, or impediments, to fair housing in the Tri-Cities. The AFH describes these impediments and actions the Tri-Cities HOME Consortium will take to overcome them.

Key Findings

The Tri-Cities HOME Consortium analyzed various topics, including demographics, income, housing, transportation, local policies, and fair housing complaints, through the lens of certain groups. Note that the Consortium analyzed the most recent datasets available at the time of drafting the AFH.

Community Needs and Trends

- **Demographics:** Many Tri-Cities residents belong to groups that may face additional housing challenges, such as people identifying as racial or ethnic minorities, foreign-born residents, people living with a disability, and households with children. In 2022, 14 percent of residents were over the age of 65, 32 percent identified as a race other than White, 15 percent were foreign-born, and 14 percent lived with a disability. In addition, 36 percent of households included at least one child.
- **Median Income and Poverty:** In all three cities, households with at least one member belonging to the following groups earned less on average than the city’s median income: Black, Hispanic, senior, and foreign-born residents (Table 13). Those groups also tended to experience higher rates of poverty than other protected classes (Tables 17-21).
- **Housing Cost Burden:** Elderly households were particularly vulnerable to experiencing severe housing cost burden (meaning they paid more than 50 percent of their income on

housing expenses). In 2020, 45 percent of severely cost-burdened owner households had at least one elderly member.

- **Homeownership Rates:** From 2017 to 2022, homeownership rates increased for many racial or ethnic groups. One notable exception is Black or African American households. Homeownership rates decreased by .1 percent for that group.
- **People Experiencing Homelessness:** In 2021, people with disabilities were overrepresented among people experiencing homelessness. While 14 percent of the population lived with a disability, 44 percent of people experiencing homelessness lived with a disability.
- **Education Rates:** In 2022, Asian and Hispanic residents were less likely than White residents to obtain a high school diploma, while Black and Hispanic residents were less likely than White residents to obtain a bachelor's degree. 92 percent of White residents obtained a high school diploma, compared to 79 percent of Asian residents and 64 percent of Hispanic residents. Additionally, 32 percent of White residents obtained a Bachelor's degree, compared to 28 percent of Black residents and 12 percent of Hispanic residents.

Access to Opportunity

- **Geographic Features:** Unique geographic features in the Tri-Cities, such as the Columbia River separates Kennewick and Richland from Pasco, create opportunities and barriers to economic development and transportation.
- **Daily Migration:** Over 60 percent of Tri-Cities residents do not live and work in the same city. Residents tend to travel between the three cities for work, services, and leisure.
- **Geographic Trends:** Certain census tracts within the Tri-Cities have higher concentrations of specific populations living there. Two census tracts in Pasco are identified as racially or ethnically concentrated areas of poverty (R/ECAPs), meaning they have high rates of poverty and over half the population identifies as non-White.
- **Transportation Needs:** Stakeholders noted that certain groups have difficulty accessing public transportation due to accessibility needs, language access barriers, and limited service on weekends and holidays.

Policy Review

- **Zoning:** Each city's municipal code has an inclusive definition of families, allows group homes of up to six people, and allows attached and detached accessory dwelling units (ADUs). Each zoning consideration provides unique support to housing protected classes.
- **Rental Code:** Each city follows the Washington State-Landlord-Tenant Act, which outlines the responsibilities of landlords and sets the rental housing code.
- **Assisted Housing Units:** In 2024, over half (280 out of 470) of the assisted housing units managed by Tri-Cities housing authorities were considered accessible. During the fair housing planning process, one housing authority noted that the supply of accessible housing is not sufficient to meet the needs of the population.
- **Housing Lending Outcomes:** An analysis of housing lending outcomes indicates that certain groups, including members of racial and ethnic minorities, women, and seniors,

were less likely to apply for housing financing than others. For example, 68 percent of loan applicants identified as White, while just 4 percent identified as a race other than White.

- **Loan Denial Reasons:** Debt-to-income ratio, lack of collateral, and credit history were the most common reasons non-White residents were denied for loans.

Evidence of Housing Discrimination

- **Number of Complaints:** From 2019 to 2024, 28 complaints of housing discrimination were filed with Washington State and six were filed with the U.S. Department of Housing and Urban Development (HUD).
- **Basis of Complaints:** Federally and statewide, a person's disability was the most common basis of the alleged housing discrimination.
- **Insight from Fair Housing Organizations:** During consultation sessions, fair housing organizations emphasized that fair housing training, testing, and outreach to service organizations, developers, and residents can help to promote fair housing knowledge and help prevent incidences of discrimination.

Identified Impediments to Fair Housing

The Tri-Cities identified five impediments to fair housing.

- There is a low supply of affordable housing.
- Affordable housing options often lack accessibility features for people with physical disabilities and seniors.
- Community members have limited knowledge of their fair housing rights and landlord responsibilities.
- Non-English speakers face barriers to obtaining services and information in their native language.
- Certain populations require additional services to ensure they can effectively use transportation systems to get to important places.

Proposed Actions to Overcome Impediments

The Tri-Cities identified various actions it will take over the next five years to overcome the identified impediments to fair housing.

Increasing Affordable Housing Supply

- The HOME Consortium will continue to partner with housing authorities to explore building more affordable housing.
- The HOME Consortium will utilize various outreach techniques, such as newspaper, mail, and social media, to promote the Down Payment Assistance Program.

Increasing Accessible Housing Supply

- Richland and Pasco will utilize various outreach techniques, such as newspaper, mail, and social media, to promote the cities' owner-occupied rehabilitation program. Kennewick will investigate creating a Community Development Block Grant (CDBG)-funded owner-occupied rehabilitation program.
- The HOME Consortium will investigate utilizing HOME Investment Partnerships Program (HOME) funds to rehabilitate existing homes to make them more accessible to people with disabilities.
- The HOME Consortium will explore utilizing local forums to increase knowledge of accessible building standards and community accessibility needs among housing developers.
- The HOME Consortium will promote the development of ADUs by advocating for policies and programs that support the housing type.

Promoting Knowledge of Fair Housing

- The HOME Consortium will organize and host a fair housing training for organizations working with residents.
- The HOME Consortium will explore hosting a fair housing training for landlords.
- The HOME Consortium will explore working with the Kennewick Housing Authority (KHA) and the Housing Authority of the City of Pasco and Franklin County (HACPFC) to create a fair housing educational program for residents.

Increasing Language Access

- The HOME Consortium will continue to work on translating key documents, such as program applications, into other languages.
- The HOME Consortium will continue to utilize the Language Line to communicate with non-English-speaking residents.
- The HOME Consortium will work with non-profit agencies to understand the barriers and services needed for non-English-speaking residents.

Increasing Transportation Connectivity

- The HOME Consortium will work with community partners, including the transit authority, to implement the goals outlined in their respective Bike-Pedestrian Plans.
- Each city will continue to coordinate with Ben Franklin Transit regarding the organization's free bus passes for students program.
- Each city will continue to evaluate crosswalks that need updating to meet visual and auditory accessibility standards.

Introduction

Assessments of Fair Housing (AFHs) provide valuable insight into the needs of community members. They include an assessment of available data, policies, and insights from community partners and residents. This section provides an overview of the fair housing planning process and how it can be used by communities. This section also describes the fair housing planning process completed by the Tri-Cities HOME Consortium (“The Consortium” or “the HOME Consortium”) and summarizes actions taken to address previously identified fair housing issues.

Overview

The Consortium conducts a fair housing planning process every five years and creates a corresponding report called the *Tri-Cities HOME Consortium Assessment of Fair Housing*. The purpose of this process is to better understand the challenges faced by specific groups of people who tend to experience greater housing challenges based on their specific characteristics and needs. Federal and state governments put legal protections in place to ensure that no person faces housing discrimination based on characteristics associated with a particular group. The groups covered by these laws are called protected classes. Under federal law, there are seven protected classes, which are listed below.

- Race
- Religion
- Color
- Sex
- National origin
- Familial status
- Disability

In addition to the federal protected classes, Washington State laws include the additional protected classes, which are listed below.

- Veteran status
- Marital status
- Age

Every person belongs to a protected class because every person has a race, age, national origin, etc. However, certain groups within each protected class, such as people who are members of racial or ethnic minorities, seniors, foreign-born residents, or families with children often face additional barriers to securing housing that meets their needs.

The fair housing planning process allows communities to analyze fair housing issues among certain groups, such as housing affordability and availability, homelessness, and access to jobs and services. All of these factors may limit the range of housing choices available or impede a person’s access to housing. The fair housing planning process is a useful tool for jurisdictions to collect

recent data on fair housing issues to inform programs, provide information to members of the public, and reaffirm working relations with partners.

The fair housing planning process also allows communities to examine their progress toward their goals of eliminating housing discrimination and providing current and future residents with access to equal housing opportunities. In addition, the process allows communities to explore additional actions that are being taken or could be taken to further increase housing choice and create a plan for action over the next five years.

Through the planning process, the HOME Consortium identified five barriers to fair housing. The HOME Consortium has developed action steps to be taken over the next five years to remove those barriers and promote fair housing.

Through the fair housing planning process and implementation of identified actions in the AFH, the HOME Consortium is affirmatively furthering fair housing as required by the Fair Housing Act as a recipient of federal funding through HUD.

Community Participation Process

The AFH was developed using a variety of information sources. The HOME Consortium used these sources to develop key themes regarding housing needs for certain populations. Community and stakeholder input served as an important source of information. This section describes the efforts to engage community members to inform the development of the plan.

Community and Stakeholder Engagement Process

The fair housing planning process sought to ensure members of diverse groups of people and organizations that serve them had the opportunity to comment on housing needs. The HOME Consortium asked for input from community members and service providers in the fall of 2024. Their feedback was used in the development of the HOME Consortium 2025–2029 Consolidated Plan and the AFH.

Community engagement activities took place in August and September 2024. These activities reached 47 unique stakeholder organizations and 117 community members through multiple engagement strategies. See Table 1A in the appendix for the full list of organizations consulted.

The Consortium conducted a survey for community organizations as well as a survey for community members. Both surveys were conducted online and distributed through various channels to encourage participation. The surveys asked respondents questions regarding community needs on the following topic areas:

- Affordable housing
- Housing and supportive services
- Public facilities and infrastructure
- Human services
- Fair housing

In addition, the Consortium held six in-person consultation sessions (hosted on September 5th and 6th) and two virtual consultation sessions (hosted on September 10th and 11th). The in-person consultation sessions also had options for virtual participation for those who could not attend in person. The consultation sessions were organized by specific topics and agency staff attended the sessions that were most relevant to their services and clients. The specific topics are listed below:

- Homeless Services
- Public and Human Services
- Youth Services
- Special Needs Populations
- Affordable Housing
- Economic Development
- Fair Housing
- Public Works

In each consultation session, the Consortium provided a list of questions related to fair housing to prompt organizations to discuss related issues.

Key Themes from the Community Engagement Process

Several key fair housing themes emerged through consultation sessions and surveys. Table 1 identifies each theme and how they might affect different protected classes.

Table 1—Key Themes from the Community Engagement Process

Theme	Connection with Fair Housing	Impacted Protected Classes
Housing challenges include lack of available units and increased rents making it difficult for residents to find and afford housing.	Housing issues affect all members of the population. Protected classes can be more likely to experience housing problems due to increased social and economic vulnerability.	All
Specific populations, such as veterans, migrant workers, and people with substance use disorders, have an increased need for supportive services and housing.	Veterans, foreign-born residents, and people with disabilities often have additional requirements for housing or may require supportive services to maintain their housing. These supports ensure members of those populations can obtain and maintain housing.	Veterans National Origin (foreign-born residents) People with Disabilities

Theme	Connection with Fair Housing	Impacted Protected Classes
Due to low vacancy rates, landlords are incredibly selective with rental applications.	Low vacancy rates mean there is a limited supply of available housing for residents. This affects all residents. However, members of certain populations may have greater difficulty finding a unit that suits their needs. For instance, people with physical disabilities must ensure units are both affordable and accessible to them.	All
Many available units are not accessible to people with physical disabilities and/or do not meet Section 8 inspection criteria, further limiting housing options.	Some seniors and people with disabilities have limited mobility and need specific design elements incorporated into a housing unit. A lack of units with these accommodations limits the housing choice for these populations.	Age (seniors) People with Disabilities
There is a need for greater language services, particularly Ukrainian, Burmese, and Spanish.	Foreign-born residents often have limited-English proficiency (LEP) or speak English as a second language. A lack of bilingual staff limits the resources available to those who do not speak English.	National Origin (foreign-born residents)
Lack of connectivity, particularly in rural areas of the Tri-Cities, exacerbates inequalities, particularly hindering residents from obtaining and maintaining employment.	Lack of reliable transportation options impacts members of the workforce and limits the opportunities available to protected classes.	All
There is a need to remove barriers in streets, such as through curb and ramp improvements, and add sidewalks to increase accessibility.	Seniors and people with disabilities are more likely to have mobility challenges, which makes using streets and sidewalks with barriers, such as curbs, difficult.	Age (seniors) People with Disabilities

Data Source: Community and Stakeholder Consultations and Survey (2024).

Public Participation Process

The Tri-Cities HOME Consortium encouraged feedback from the general public on the draft AFH. The Consortium followed the requirements outlined in its Citizen Participation Plan, which outlines the policies and procedures for public involvement in the development of the plan. The Consortium held a written public comment period from April 30, 2025 to June 2, 2025. The cities of Richland and Kennewick will each hold a public hearing on June 3, 2025. The city of Pasco will hold a public hearing on May 15, 2025.

Through the public participation process, the Consortium publicized and encouraged public comments in the following ways

- Published a legal ad in the Tri-City Herald.
- Published the draft document on each city website.
- Emailed the document and information regarding the public participation process to organizations who participated in consultation sessions and requested they share the information with their client lists.

The Consortium will update this section of the AFH after the public comment period describing all comments received and whether they were accepted.

Progress Since Previous Fair Housing Plan

Assessing past progress on fair housing goals lays the groundwork for understanding the current fair housing landscape in the Tri-Cities. This allows communities to understand the impact of previous actions to inform the development of future goals and actions.

In the previous AFH prepared in 2020, the HOME Consortium outlined three impediments that acted as barriers to certain populations finding and maintaining fair housing. From 2020 to 2025, the Consortium has taken multiple steps to help overcome those barriers. The table below lists the three impediments, their descriptions, and the actions taken by each City over this time period.

Table 2—Progress Since the Previous Fair Housing Plan

Impediment	Description	Actions Taken
Low Vacancy Rates	The Tri-Cities has an extremely low vacancy rate. Vacancy rates describe the number of housing units available to be bought or rented during a certain period of time. Low vacancy rates increase housing costs due to increased demand with limited supply. This increase in cost has a disproportionate impact on low-income households. In addition, low vacancy rates allow landlords to be more selective with applicants due to large pools of potential clients. This allows landlords to filter out applicants that they may deem more risky.	Richland - Began a periodic update for the Comprehensive Plan to assess land use and housing development goals. Pasco - Created an ADU Guide to enhance public knowledge of this housing type. - Started review of fee schedule for housing developments. Kennewick - Updated ADU regulations to allow multiple ADUs on a property. Consortium-Wide - Included English and Spanish applications for the Down Payment Assistance Program on city websites. - Met with the Washington Homeownership Resource Center to publicize the Down Payment Assistance Program. - Partners with realtor associations to promote the Down-Payment Assistance Program - Provided funding to Community Action Connections for Tenant-Based Rental Assistance.
Lack of Accessible Housing for People with Disabilities and Seniors	The Tri-Cities has limited affordable housing options that are accessible to people with limited mobility, such as seniors and people with disabilities. The population of people with disabilities and seniors has increased in the Tri-Cities. The growing population in need of accessible units, coupled with the low vacancy rate, severely limits the supply of accessible, affordable housing available.	Richland - Utilized CDBG funds to make accessibility modifications to owner-occupied units. Pasco - Utilized CDBG funds to make accessibility modifications to owner-occupied units. Kennewick - Maintained accessibility focus with inspections on new properties.

Impediment	Description	Actions Taken
Lack of Access to Fair Housing Information	Residents, landlords, and property owners do not readily understand fair housing laws and protections. Certain groups may have additional barriers to accessing fair housing information, such as language barriers. It is important that both property owners and residents understand fair housing regulations, including their protections under the law and the consequences of not complying.	Richland • Collaborated with the Northwest Fair Housing Alliance to distribute fair housing information through utility billing inserts. • Displayed fair housing logos prominently on internal applications, reports, city websites, social media platforms, and public advertisements. Ads are in English and Spanish. • Provided a “Fair Housing Opportunities for All” brochure to housing program applicants. • Displayed fair housing posters in English and Spanish in city halls and libraries. Pasco • Inquired with HUD about conducting fair housing training. • Displayed fair housing posters in English and Spanish in city halls and libraries. • Posted fair housing information on website. Kennewick • Displayed fair housing posters in English and Spanish in city halls and libraries. • Held bi-annual landlord/tenant forums to discuss fair housing topics amongst realtors, landlords, and tenants. • Provided venue and materials for a fair housing training for lenders and realtors. • Worked with KHA to create an educational program on fair housing to be held in the fall of 2025. • Participated in fair housing training as a staff.

Fair Housing Laws

Overview

Fair housing laws outline certain practices communities must follow to prevent and address housing discrimination. Understanding federal and state laws allows community members and service providers to ensure the housing rights of residents are being protected. This section describes the federal and state laws that pertain to fair housing.

Federal Housing Laws

All states and municipalities in the United States are subject to the Fair Housing Act, administered and enforced by HUD, and other federal housing laws such as the Housing for Older Persons Act of 1995 (HOPA) and the Fair Housing Amendments Act of 1988 (FHAA).

Fair Housing Act

In 1968, Congress passed the Civil Rights Act after years of advocacy in the United States against overt discrimination and segregation in the sale and rent of housing based on a person's race, national origin, skin color, gender, and religion. In 1988, Congress added additional protections against housing discrimination for people based on their familial status (e.g., women who are pregnant or the presence of children under 18) and disability.

The Fair Housing Act applies to almost any person or group involved with housing in the United States, including landlords, realtors, homeowners' associations, mortgage lenders, and homeowner's insurance companies. Under the Fair Housing Act, it is illegal to discriminate on the basis of race, religion, color, sex, national origin, familial status, or disability. The following are examples of actions that are violations of the Fair Housing Act when made on the basis of a protected class:

- Refusing to rent or sell housing.
- Refusing to negotiate for housing.
- Otherwise making housing unavailable.
- Setting different terms, conditions, or privileges for the sale or rental of a dwelling.
- Providing a person with different housing services or facilities.
- Falsely denying that housing is available for inspection, sale, or rental.
- Making, printing, or publishing any notice, statement, or advertisement with respect to the sale or rental of a dwelling that indicates any preference, limitation, or discrimination.
- Imposing different sales prices or rental charges for the sale or rental of a dwelling.
- Using different qualification criteria (such as different procedures, documents, or information) for rental standards, applications, income standards, application requirements, application fees, credit analyses, sale approval, or rental approval.
- Evicting a tenant or a tenant's guest.
- Harassing a person.

- Failing or delaying performance on maintenance or repairs.
- Limiting privileges, services, or facilities of a dwelling.
- Discouraging the purchase or rental of a dwelling.
- Assigning a person to a particular building, neighborhood, or section of a building or neighborhood.
- For profit, persuading or trying to persuade homeowners to sell their homes by suggesting that people of a particular protected characteristic are about to move into the neighborhood (referred to as “blockbusting”).
- Refusing to provide or discriminating in the terms or conditions of homeowner’s insurance because of the race, color, religion, sex, disability, familial status, or national origin of the owner or occupants of a dwelling.
- Denying access to or membership in any multiple listing service or real estate brokers’ organization.
- Refusing to make a mortgage loan or provide other financial assistance for a dwelling.
- Refusing to provide information regarding loans.
- Imposing different terms or conditions on a loan, such as different interest rates, points, or fees.
- Discriminating in appraising a dwelling.
- Conditioning the availability of a loan on a person’s response to harassment.
- Refusing to purchase a loan.

Under the Fair Housing Act, it is also illegal to threaten, coerce, intimidate, or interfere with anyone exercising a fair housing right or assisting others who exercise the right or retaliate against a person who has filed a fair housing complaint or assisted in a fair housing investigation.

Certain types of housing are exempt from federal fair housing laws, such as owner-occupied buildings with four or fewer units, single-family homes sold or rented by the owner without an agent, and housing operated by religious organizations or private clubs that are limited to members.

Some examples of housing practices that violate the Fair Housing Act include the following:

- The manager of an apartment complex restricts families with children to only one section of the building.
- An apartment manager will not show a unit on an upper floor to a senior or person with a disability.
- A realtor lies about a home having a pending offer when showing it to a couple who do not speak English proficiently.
- An apartment manager runs a credit check on applicants under 30 years old but not on older applicants.

Housing for Seniors

The 1995 HOPA creates an exception to Title VIII of the Fair Housing Act to allow for housing developments for seniors (referred to as “older persons” in the law). HOPA offers exceptions to discrimination based on family status for housing specifically designed for elderly individuals. To qualify for this exception, the housing must meet certain criteria and comply with all HOPA exemption requirements. The housing may be provided under a state or federal program designed to assist elderly persons or intended for and solely occupied by those at least 62 years old. Alternatively, the housing may be intended and operated for occupancy by those who are at least 55 years old, with at least 80 percent of the units having at least one occupant verified to be 55 years of age or older.

All other Fair Housing Act protections apply to housing for seniors, including the prohibition of discrimination on the basis of race, color, religion, sex, disability, or national origin.

Fair Housing Amendments Act

The FHAA, signed in 1988, amended the Fair Housing Act to include persons with disabilities as a protected class and added additional regulations for policy accommodations and building modifications.

Under the FHAA, a person with a disability includes individuals with a physical or mental impairment that substantially limits one or more major life activities; individuals who are regarded as having such an impairment; and individuals with a record of such an impairment. “Major life activities” include walking, seeing, caring for oneself, hearing, speaking, breathing, learning, and working. Disabilities may also include mental or emotional illness, difficulties associated with aging, HIV/AIDS, and recovering from alcohol or drug addiction (completing a treatment program).

If a person requires the use of a walker, a wheelchair, a personal-care attendant, or a service animal to live in and enjoy housing in a way that is equivalent to a person without a disability, they are protected from housing discrimination.

An **accommodation** is a change in any rule, policy, procedure, or service needed for a person with a disability to have equal access to and enjoyment of their home. For example, allowing a service animal despite a “no pets” policy or allowing a tenant to mail in a rent check when others must physically deliver checks to a drop box.

A **modification** is a structural change made to the existing premises occupied or to be occupied by a person with a disability to afford such persons full enjoyment of the premises. A ramp installed into the front entrance of a house where there are only stairs, changing doorknobs to levers for someone with a mobility disability, or allowing a tenant with a sight impairment to install visual doorbells are all examples of reasonable modifications.

Like other housing discrimination laws, protections for people with disabilities apply to rental and owner-occupied housing, government zoning and other land-use planning, and homeowners’ associations.

Other Federal Laws and Regulations Impacting Fair Housing

In addition to the laws described in this section, there are additional federal laws, executive orders, and regulations that impact fair housing and provide protection against discrimination. Table 2A in the appendix lists notable fair housing laws and regulations and provides a brief description of their protections.

State Housing Laws

The State of Washington has outlined additional protected classes and fair housing protections in the Washington Law Against Discrimination and the Residential Landlord-Tenant Act.

Washington Law Against Discrimination

The Washington Law Against Discrimination protects residents against discrimination in housing by underscoring the protections outlined under federal law and, in certain instances, expanding or adding protected classes. The law prohibits discrimination on the basis of the following:

- Race
- Creed
- Color
- National origin
- Citizenship or immigration status
- Families with children
- Sex
- Marital status
- Sexual orientation
- Age
- Honorably discharged veteran or military status
- The presence of any sensory, mental, or physical disability or the use of a trained guide dog or service animal by a person with a disability.

The Washington Law Against Discrimination extends protections on the basis of veteran status and marital status. In addition, the law specifically prohibits discrimination on the basis of the use of a service animal.

The Residential Landlord-Tenant Act

The Residential Landlord-Tenant Act, first passed in 1973, further outlines the rights, responsibilities, and protections of renters and landlords in Washington State. Listed below are notable amendments to the Residential Landlord-Tenant Act that have increased fair housing protections.

Source of Income Discrimination: The act prohibits landlords from refusing to lease or rent property based on the tenant's source of lawful income. In practice, this law makes it illegal for

landlords to refuse benefits or subsidies including housing assistance, public assistance, emergency rental assistance, veteran's benefits, social security, supplemental security income, or other retirement programs, and other programs administered by any federal, state, local or nonprofit entity.

Just Cause Eviction: Just cause eviction defines the notice requirements and specific reasons a landlord may choose to end a lease. Under the act, landlords must provide 60-day written notice to tenants if the landlord intends to not renew a lease or increase the rent. During the lease period, landlords may evict a tenant for the following reasons:

- Non-payment of rent.
- Breach of lease terms or tenant obligations.
- Waste, nuisance, or unlawful activity.
- The landlord or immediate family needs the unit as a principal residence.
- The landlord elects to sell or substantially remodel the property.
- The landlord has a legitimate economic or business reason to end the tenancy.
- The tenant fails to sign a new rental agreement.
- The property has been condemned.
- The tenant provides false information on the application.
- The landlord and tenant share a common kitchen or bathroom area.
- The landlord is participating in a transitional housing program.
- The tenant harasses the landlord or another tenant.

In each case, the landlord is required to provide notice for a specific length of time.

Right to Counsel: The act requires that the state provide free legal representation for evictions to tenants receiving the following types of public assistance: temporary assistance for needy families, aged, blind, or disabled benefits, medical care services, pregnant women assistance benefits, poverty-related veterans' benefits, food stamps or food stamp benefits transferred electronically, refugee resettlement benefits, Medicaid, or supplemental security income.

Acceptable Payments: The act requires that landlords accept multiple forms of rent payments, including personal checks, cashier's checks, or money orders.

14-Day Notice: The act requires landlords to provide 14 days for a tenant to pay owed rent before the landlord may proceed with an eviction.

Interaction of Federal and State Law

Residents can report alleged instances of housing discrimination to both the HUD Office of Fair Housing and Equal Opportunity (FHEO) and the Washington State Human Rights Commission (WSHRC). WSHRC has a cooperative agreement with HUD, which allows the agency to process and investigate dual-filed housing complaints for which the commission receives findings under the Fair Housing Assistance Program. Any Washington State resident who believes to have been discriminated against in housing on the basis of a protected class can file a complaint with WSHRC

by downloading and completing a complaint form and mailing, faxing, or emailing it to the commission. As outlined by HUD, residents have one year from the last occurrence of discrimination to file a complaint.

Summary of Fair Housing Protections

Table 3 provides a summary of the protected classes in the Tri-Cities as described in both federal and state laws.

Table 3—Summary of Protected Classes in the Tri-Cities

Protected Class	Protected Under Federal Law	Protected Under State Law	Notes
Race	Yes	Yes	N/A
Color	Yes	Yes	N/A
National Origin	Yes	Yes	N/A
Religion	Yes	Yes	Washington state law expands the protection to include creed.
Sex	Yes	Yes	Washington state law expands the protection to include sexual orientation.
Familial Status	Yes	Yes	N/A
Disability	Yes	Yes	Washington state law expands the protection to include guide and service animals.
Age	Yes	Yes	N/A
Veteran Status	No	Yes	N/A
Marital Status	No	Yes	N/A
Source of Income	No	Yes	N/A

Tri-Cities Community Needs and Trends

Overview

This section provides an overview of community needs and trends within the Tri-Cities that informed the identifications of barriers to housing for certain groups as well as planned actions. This section explores the population, income, housing, and education trends of Tri-Cities residents using data from the 2018–2022 American Community Survey (ACS) and the 2016–2020 Comprehensive Household Affordability Strategy (CHAS) datasets, as well as supplementary data from various other sources. The Consortium utilized the most current data available at the time for drafting the AFH. The Consortium also utilized 5-year estimates, which provide a greater sample size and more statistically reliable data than 1-year estimates. The analysis was supplemented with newer data, such as 2024 Zillow data, when appropriate.

Population Trends

Demographic trends provide insight into the makeup of the Tri-Cities population. Understanding the characteristics of certain groups, particularly those more vulnerable to housing challenges, allows communities to be more responsive to housing needs.

Population Growth

Increases in population put pressure on existing housing supply and may require communities to provide additional resources and to ensure all residents have access to housing that fits their needs.

In 2022, the population of the Tri-Cities was 221,964 residents, an increase of 9.1 percent since 2017 (18,508 new residents). The Washington State Office of Financial Management estimates that Richland, Kennewick, and Pasco were within the top ten percent of Washington cities by population. Particularly within Eastern Washington.

Table 4 presents the growth rates of each city from 2017 to 2022 according to ACS estimates. The City of Richland recorded the greatest growth rate of 12.7 percent during this period. The previous Fair Housing Plan, which calculated growth rates from 2010 to 2017, found that Pasco had the highest growth rate of 30 percent. This indicates a change in growth patterns in the Tri-Cities.

Table 4—Population Increases (2017 to 2022)

City	Base Year Population: 2017	Most Recent Year Population: 2022	% Change
Richland	53,991	60,867	12.7%
Pasco	70,607	77,274	9.4%
Kennewick	78,858	83,823	6.3%

Data Source: 2013–2017 ACS Estimates (Base Year) and 2018-2022 ACS Estimates (Most Recent Year).

The populations of Kennewick, Pasco, and Richland will continue to increase based on each City's growth projections. Table 5 provides these population estimates and the approximate growth rate from 2022 to 2037 and 2038. In that period, each city is expected to grow its population by over 20 percent. Pasco will experience the greatest population increase of 57.6 percent. Pasco's expected growth will come primarily from people moving to Pasco from other areas rather than natural population increases.

Table 5—Population Projections in the Next 15 Years

City	Base Year Population: 2022	Population Projections	% Change
Richland	60,867	78,431 (2037)	28.8%
Pasco	77,274	121,828 (2038)	57.6%
Kennewick	83,823	112,044 (2037)	33.6%

Data Source: 2018–2022 ACS Estimates (Base Year) and Richland, Pasco, and Kennewick Comprehensive Plans (Population Projections)

Age

Elderly residents often face additional challenges to obtaining and maintaining housing. Many elderly residents live on fixed incomes, such as social security, which can make affording high rents difficult. In addition, elderly residents often experience limited mobility and may need physical modifications to units to ensure safety.

In 2022, 14 percent of Tri-Cities residents were over the age of 65. This figure is slightly lower than Washington State, where 16 percent of residents were over the age of 65. Table 6 displays the number and percentage of Tri-Cities residents in each age category.

Table 6—Ages

Total Population	# Total Individuals	% Total Population
Under 5 years	15,999	7.3%
5 to 17 years	45,606	20.7%
18 to 34 years	53,623	24.3%
35 to 64 years	75,426	34.2%
65 to 74 years	18,208	8.3%
75 years or more	11,555	5.2%
Total	220,417	100%

Data Source: 2018–2022 ACS Estimates

From 2017 to 2022, the number of elderly Tri-Cities residents increased by approximately 2 percent. As residents continue to age, it is likely the number of people over the age of 65 will continue to increase over the next few years. According to 2022 ACS estimates, 12,156 Tri-Cities residents were aged 60–64. In five years, individuals in this age category will all be 65 years and older.

Race and Ethnicity

People often experience discrimination in housing based on their race and ethnicity. 32 percent of the Tri-Cities identifies as a race other than White alone. Table 7 provides a breakdown of each city’s population by their self-identified race. Of the three cities, the population of White residents is the lowest in Pasco (54.7 percent). Pasco also had the greatest percentage of residents identifying as more than one race or some other race (38.3 percent).

Table 7—Race as a Percentage of the Population

Racial Category	Richland	Pasco	Kennewick
White	80.5%	54.7%	72.3%
Black or African American	1.6%	2.4%	2.4%
Asian	6.1%	2.1%	2.4%
Native Hawaiian and Pacific Islander	0.5%	0.2%	0.0%
Some Other Race/Two or More Races	10.9%	38.3%	22.0%

Data Source: 2018–2022 ACS Estimates

In Pasco, more residents identified as Hispanic than non-Hispanic in 2022. Table 8 presents the ethnic identities of Tri-City residents: 13.5 percent of Richland residents identified as Hispanic, while 29.3 percent of Kennewick residents identified as Hispanic.

Table 8—Ethnicity as a Percentage of the Population

Ethnic Category	Richland	Pasco	Kennewick
Hispanic	13.5%	55.6%	29.3%
Not Hispanic	86.5%	44.4%	70.7%

Data Source: 2018–2022 ACS Estimates.

From 2017 to 2022, there have been shifts in the racial and ethnic makeup of the Tri-Cities. Table 9 displays the racial and ethnic makeup of each city in 2017 and 2022. The percentage of residents identifying as White decreased in all three cities. Pasco experienced the greatest decrease in residents identifying as White (15.6 percent). In all three cities, the percentage of residents identifying as Hispanic increased from 2017 to 2022. Richland experienced the greatest increase of 2.5 percent.

Table 9—Race and Ethnicity (2017 and 2022)

	2017			2022		
Racial or Ethnic Group	Richland	Pasco	Kennewick	Richland	Pasco	Kennewick
White	83.5%	70.3%	76.3%	80.5%	54.7%	72.3%
Black or African American	1.6%	2.4%	2.2%	1.6%	2.4%	2.4%
Asian	5.0%	2.5%	2.1%	6.1%	2.1%	2.4%
Native Hawaiian and Other Pacific Islander	0.1%	0.2%	0.1%	0.5%	0.2%	0.0%
Hispanic or Latino (of any race)	11.0%	55.1%	26.9%	13.5%	55.6%	29.3%

Data Source: 2013–2017 ACS Estimates (Base Year) and 2018–2022 ACS Estimates (Most Recent Year).

Ancestry and National Origin

People born outside of the United States may have a limited understanding of how to navigate the housing system due to lack of familiarity with housing laws and protections and language barriers.

In 2022, 15 percent of Tri-Cities residents (34,021 people) were foreign-born. Pasco had the highest percentage of foreign-born residents at 22 percent of the total population. Fourteen percent of Kennewick residents and 9 percent of Richland residents were foreign-born. Table 10 depicts the continent of origin for foreign-born residents. In both Pasco and Kennewick, the most common birthplace of foreign-born residents was Latin America. In Richland, the most common birthplace was Asia.

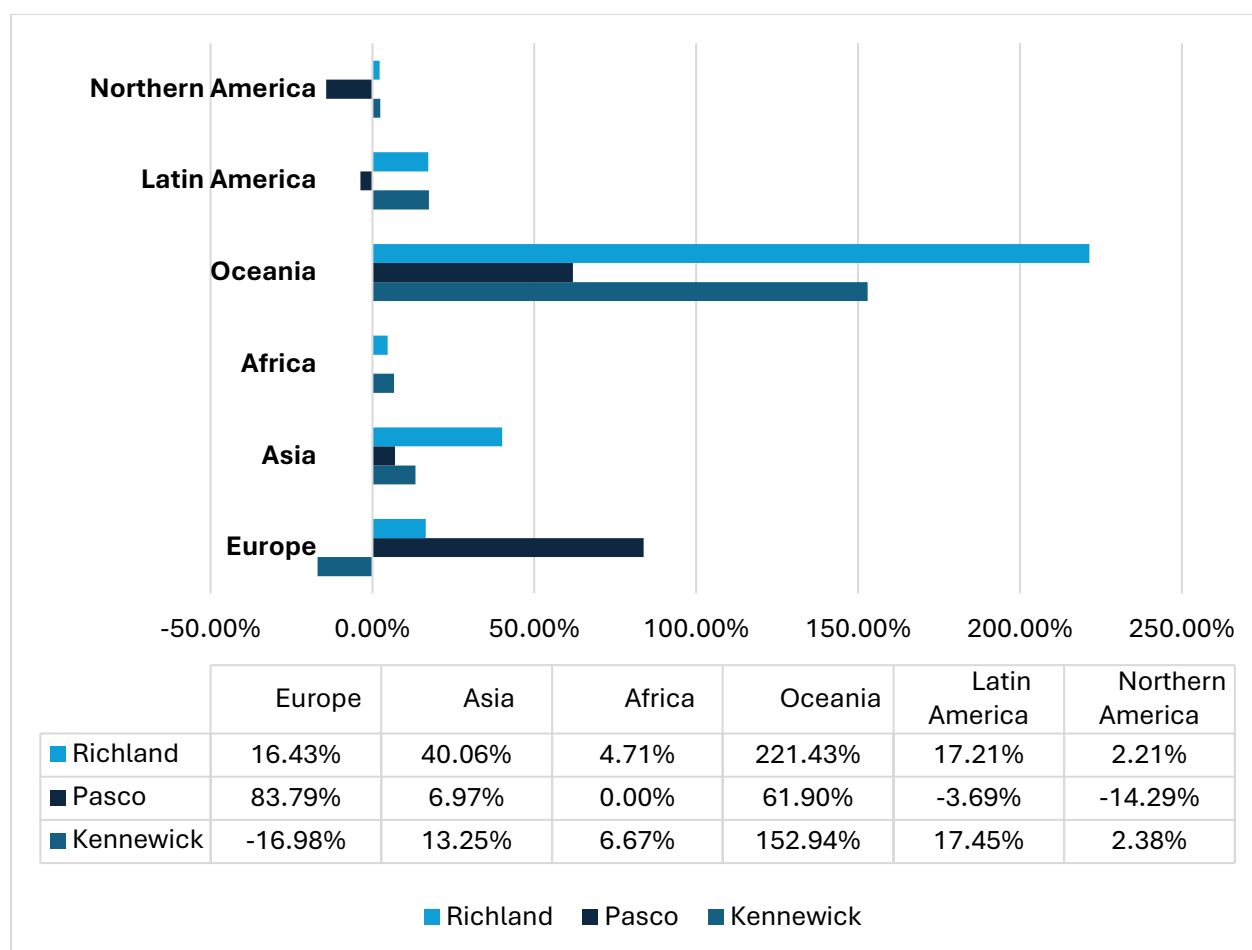
Table 10—Foreign-Born Residents by Continent of Origin

Continent	Richland	Pasco	Kennewick
Europe	21.1%	7.9%	9.8%
Asia	49.6%	6.0%	18.1%
Africa	5.4%	1.5%	3.2%
Oceania	0.8%	0.2%	0.4%
Latin America	17.9%	83.7%	66.0%
Northern America	5.1%	0.8%	2.6%

Data Source: 2018–2022 ACS Estimates

From 2017 to 2022, the percentage of foreign-born residents remained relatively consistent at 15 percent of the population. Figure 1 depicts the percent change in continent of origin from 2017 to 2022. In Richland and Kennewick, foreign-born residents from Oceania experienced the greatest increase in population. However, it is important to note the small sample size, which may overrepresent the data. In Pasco, foreign-born residents from Europe experienced the greatest increase.

Figure 1—Percent Change in Continents of Origin (2017–2022)



Data Source: 2013–2017 ACS Estimates (Base Year) and 2018–2022 ACS Estimates (Most Recent Year).

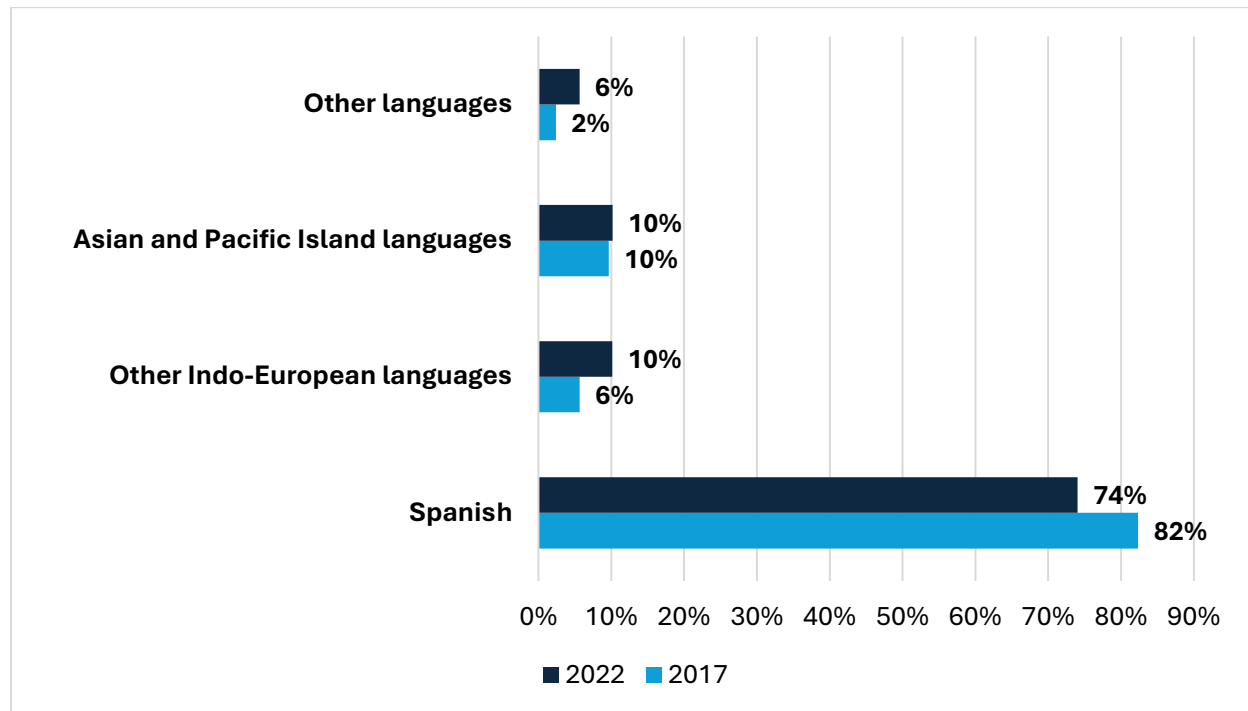
Limited-English Proficiency

Both foreign-born and native residents may have Limited English Proficiency (LEP). For the purposes of data collection, the U.S. Census Bureau considers a person to have LEP if they read, write, speak, and understand English “less than very well.” In practice, people with LEP lack fluency in the English language. Similarly to foreign-born residents, LEP residents have additional barriers to understanding rental contracts, fair housing protections, and laws.

In 2022, approximately 5 percent (3,955 people) of Tri-Cities households were LEP. Seventy-four percent of those households spoke Spanish as their primary language.

From 2017 to 2022, the number of LEP households decreased in the Tri-Cities by a little more than one percent. However, the diversity of languages spoken increased. Figure 2 depicts the primary language spoken by LEP households in 2017 and 2022. In that time, LEP households speaking Spanish decreased approximately eight percent, while the percentage of LEP households speaking other languages increased.

Figure 2—Languages Spoken Other than English (2017 and 2022)



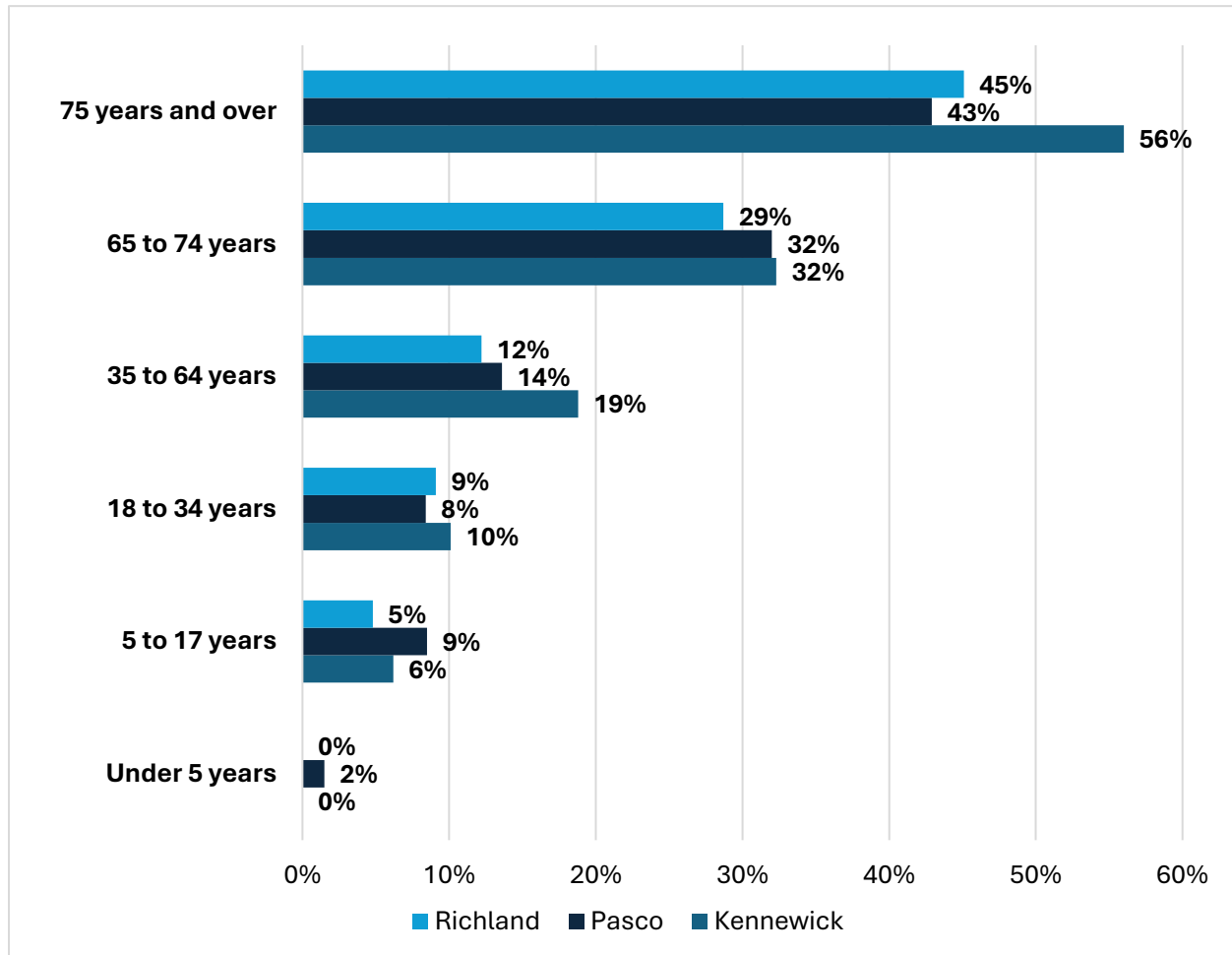
Data Source: 2013–2017 ACS Estimates (Base Year) and 2018–2022 ACS Estimates (Most Recent Year).

People with Disabilities

People with disabilities may need additional support to obtain and maintain housing that suits their needs. People with physical disabilities may require modifications to units to ensure accessibility. People with cognitive disabilities may need services and support to maintain independent living.

In 2022, approximately 14 percent of Tri-Cities residents lived with a disability. The most common forms of disability were ambulatory difficulty, cognitive difficulty, and difficulty living independently. Figure 3 depicts the percentage of people living with a disability in each age category. As seen in the figure, older populations lived with disabilities at a greater rate than younger populations.

Figure 3—Disability by Age



Data Source: 2018–2022 ACS Estimates.

From 2017 to 2022, the percentage of residents living with a disability increased in both Pasco and Kennewick by approximately 2 percent, while the percentage of residents living with a disability decreased by approximately 1 percent in Richland. Table 11 depicts the disability rates in each city in 2017 and 2022.

Table 11—Disability as a Percentage of the Population

City	2017	2022
Richland	14.3%	13.2%
Pasco	10.1%	12.2%
Kennewick	14.1%	16.4%

Data Source: 2013–2017 ACS Estimates (2017) and 2018–2022 ACS Estimates (2022).

Household Type

Different household types, such as roommates, presence of children, or presence of a senior, have unique housing needs, such as number of rooms, access to schools, and accessibility options.

Most households (rentals and owner-occupied) in the Tri-Cities did not include children. Table 12 depicts the percentage of household types by whether there are children present in the home. The most common household type was married couples without children, representing 29 percent of households in 2022. Married couples were also the most likely to have children, representing 20 percent of total households.

Nearly a quarter of all households consisted of a female household with no spouse present. In Kennewick and Richland, approximately 15 percent of the population lived alone, compared to just 8 percent in Pasco. Table 11 depicts the percentage of family types in each city.

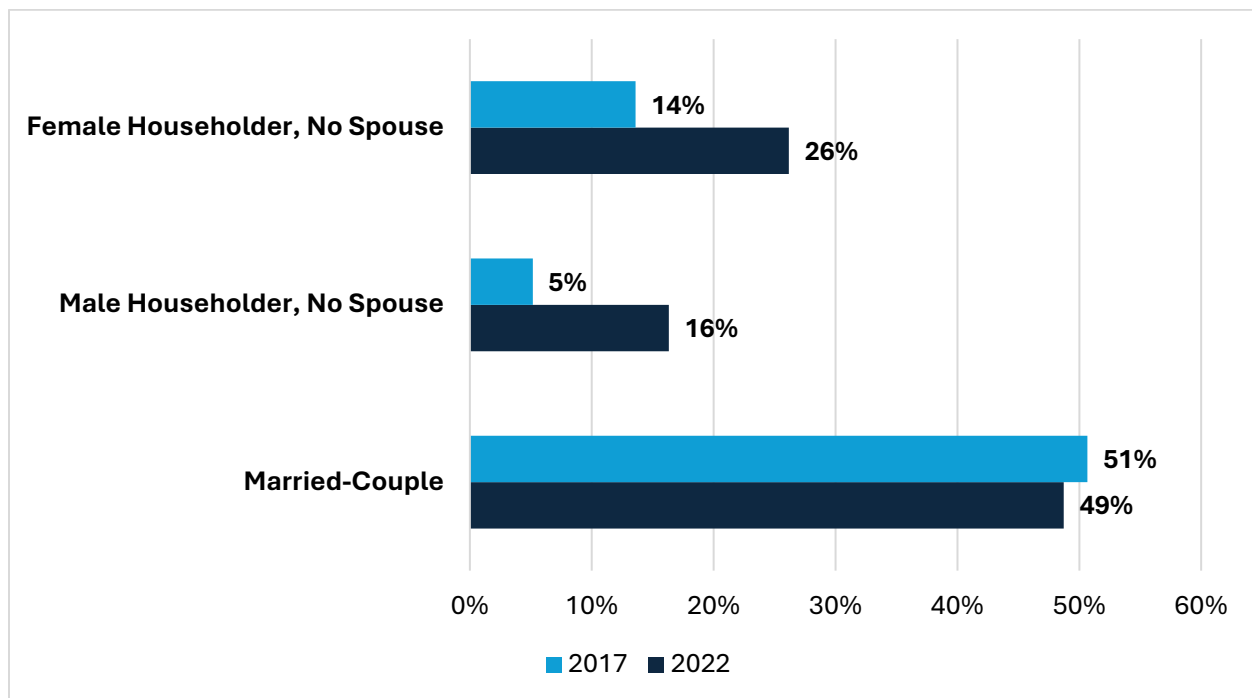
Table 12—Household Type as a Percentage of the Population

Household Type	With Children	Without Children	Total
Married Couple	20%	29%	49%
Cohabiting Couple	5%	4%	9%
Single Male Household	2%	15%	16%
Single Female Household	7%	19%	26%
Total	33%	67%	100%

Data Source: 2018–2022 ACS Estimates.

From 2017 to 2022, there have been some shifts in the household makeup of the Tri-Cities. Figure 4 depicts the percentage of certain household types in 2017 and 2022. In 2017, married couples accounted for a slightly larger percentage of households. Since 2017, the percentage of households occupied by either a single male or a single female has increased.

Figure 4—Household Types as a Percentage of Total Households (2017 and 2022)



Data Source: 2013–2017 ACS Estimates (Base Year) and 2018–2022 ACS Estimates (Most Recent Year).

Income Trends

Income is one of several factors used to determine a household’s eligibility for a home mortgage loan or an apartment lease. Income directly affects a household’s ability to pay for not only housing but other necessities such as transportation, food, and childcare. Households with lower incomes and households in poverty often experience greater housing challenges, such as difficulty making housing payments or choosing to live in substandard units due to cost savings.

Median Income

Median income provides insight into the purchasing power of households, which directly affects their ability to obtain and maintain housing.

Median income can vary for different groups of people. Table 13 displays the household median income for various groups. All non-White racial and ethnic categories, besides Asian residents in Richland, had a median income less than the overall median income. This was also true of households with members over the age of 65, foreign-born residents, and unmarried households.

Table 13—Median Incomes of Selected Protected Classes

	Kennewick	Pasco	Richland
Total Household Median Income	\$70,429.00	\$75,316.00	\$89,283.00
Race	-	-	-
White	\$74,202.00	\$83,043.00	\$91,000.00
Black	\$45,521.00	\$58,424.00	\$82,917.00
Asian	\$75,852.00	\$71,700.00	\$95,714.00
Hispanic	\$57,804.00	\$64,372.00	\$66,776.00
Age	-	-	-
25 to 44 years	\$67,289.00	\$79,361.00	\$91,137.00
45 to 64 years	\$92,575.00	\$89,922.00	\$117,380.00
65 years and over	\$61,485.00	\$61,263.00	\$65,224.00
Family Type	-	-	-
Married	\$100,625.00	\$101,474.00	\$126,750.00
Female Householder	\$45,187.00	\$44,621.00	\$58,125.00
Male Householder	\$ 62,179.00	\$66,325.00	\$71,250.00
Foreign Born	-	-	-
Foreign-Born	\$64,463.00	\$61,305.00	N/A
Native	\$71,894.00	\$86,977.00	N/A

Data Source: 2018–2022 ACS Estimates.

Since 2017, the median income has increased for most populations. Table 14 depicts the percent change in household median income from 2017 to 2022. This chart depicts which median incomes grew more or less rapidly than the overall median income. The table indicates that certain groups, such as Hispanic, seniors, foreign-born residents, and people with a disability had median incomes that grew at a greater rate than the overall median income.

Table 14—Change in Median Income (2017–2022)

	Kennewick	Pasco	Richland
Total Household Median Income	29%	26%	26%
Race	-	-	-
White	29%	29%	27%
Black	45%		-12%
Asian	19%	15%	0%
Hispanic	41%	44%	45%
Age	-	-	-
25 to 44 years	26%	23%	30%
45 to 64 years	22%	41%	12%
65 years and over	47%	50%	23%
Family Type	-	-	-
Married	27%	34%	20%
Female Householder	67%	42%	51%
Male Householder	12%	49%	10%
Foreign-Born	-	-	-
Foreign-Born	54%	39%	N/A
Native	24%	27%	N/A

Data Source: 2013–2017 ACS Estimates (Base Year) and 2018–2022 ACS Estimates (Most Recent Year).

Low Income Residents

As described in the previous section, households with different characteristics often have lower median incomes than the city average (Table 12). This section provided information about household incomes combined with other household characteristics, including household size and household type. Area median income (AMI) is used to determine if a household is considered low- or moderate-income. Households earning less than 50 percent AMI are considered low-income, and households earning less than 30 percent AMI are considered extremely low-income. Understanding the number and characteristics of low- and moderate-income households helps communities identify housing needs.

Table 15 presents the 2024 low- and moderate-income limits for the Kennewick-Richland metropolitan statistical area (MSA), which covers Kennewick, Richland, and Pasco. For example, a four-person household is considered low- to moderate-income if they earned less than \$79,900 annually (highlighted in yellow in the table).

Table 15—Kennewick-Richland, WA MSA HUD Income Limits (2024)

Income Category	1 Person in Household	2 People in Household	3 People in Household	4 People in Household	5 People in Household	6 People in Household
Extremely Low-Income (0–30% AMI)	\$21,000	\$24,000	\$27,000	\$29,950	\$32,350	\$34,750
Low-Income (30–50% AMI)	\$35,000	\$40,000	\$45,000	\$49,950	\$53,950	\$57,950
Moderate-Income (50–80% AMI)	\$55,950	\$63,950	\$71,950	\$79,900	\$86,300	\$92,700

Data Source: 2024 HUD Income Limits Documentation.

In the Tri-Cities, certain household types are more likely to be low- and moderate-income. Table 16 presents the number of low- and moderate-income households in the Tri-Cities by family type. Overall, 39 percent of households in the Tri-Cities were considered low- to moderate-income in 2020. In each income category, small families (2–4 people) comprised the greatest share of low- to moderate-income households. Additionally, households with at least one senior present also comprised a significant portion of low- to moderate-income households. 33 percent of extremely low-income households, 40 percent of low-income households, and 29 percent of moderate-income households included at least one senior.

Table 16—Income Category by Family Type

Household Type	Extremely Low-Income	Low-Income	Moderate-Income
Total Households	7,945	8,215	13,285
Small-Family Households	2,395	2,515	5,530
Large-Family Households	655	1,005	1,695
Household contains at least one person aged 62 to 74 years of age	1,639	1,655	2,560
Household contains at least one person aged 75 or older	1,014	1,630	1,345
Household contains one or more children aged 6 years or younger	1,479	1,735	3,205

Data Source: 2016–2020 CHAS Estimates.

Poverty

Many low- and extremely low-income households live in poverty. Households in poverty lack sufficient resources to meet their basic needs. Certain groups experience poverty at higher rates than the community as a whole.

In 2022, the overall poverty rate in the Tri-Cities was 12 percent. Richland had the lowest poverty rate (7.5 percent), while the poverty rates in Kennewick and Pasco were 13.7 and 13.1 percent, respectively. Since 2017, poverty rates across all three cities have decreased.

Table 17 outlines the instances of people in poverty by race and ethnicity in the Tri-Cities. As seen in the table, poverty rates among Black or African American households, American Indian and Alaska Native, multiracial, and Hispanic households were higher than the overall poverty rate in 2022.

Table 17—Poverty Rates by Race and Ethnicity

Race and Ethnicity	People in Poverty	Poverty Rate	% Difference to Overall Poverty Rate
White alone	13,491	9%	-3%
Black or African American alone	1,001	21%	9%
American Indian and Alaska Native alone	690	26%	14%
Asian alone	580	8%	-4%
Native Hawaiian and Other Pacific Islander alone	10	2%	-10%
Some other race alone	6,068	22%	11%
Two or more races	4,002	15%	3%
Hispanic or Latino origin (of any race)	14,156	19%	7%
White alone, not Hispanic or Latino	9,034	7%	-5%

Data Source: 2018–2022 ACS Estimates.

Table 18 depicts the poverty rate for people with disabilities and people without disabilities in each city. In each city, the poverty rate for people with disabilities was higher than the overall poverty rate for people without disabilities. In Richland and Pasco, the poverty rate for people with a disability was more than double the poverty rate for people without a disability.

Table 18—Poverty Rates for People with Disability

City	Poverty Rate (with a Disability)	Poverty Rate (without a Disability)
Richland	11%	5%
Kennewick	18%	10%
Pasco	21%	10%

Data Source: 2018–2022 ACS Estimates.

Table 19 presents the poverty rate for different types of family situations in the Tri-Cities. Married couples had the lowest poverty rate of 5 percent, while female households had the highest poverty rate, which was double the poverty rate of the Tri-Cities as a whole.

Table 19—Poverty Rates by Familial Status

Familial Status	Poverty Rate
Married	5%
Female Household	25%
Male Household	12%

Data Source: 2018–2022 ACS Estimates.

Table 20 presents the poverty rate for foreign-born residents in Pasco and Kennewick (data was not available for Richland). In both cities, the poverty rate for foreign-born residents was higher than it was for native residents.

Table 20—Poverty Rates by National Origin

City	Poverty Rate of Native-Born Residents	Poverty Rate of Foreign-Born Residents
Kennewick	12.9%	19.2%
Pasco	12.6%	15.0%

Data Source: 2018–2022 ACS Estimates.

Table 21 presents the poverty rate of two age brackets. In Pasco, seniors had the greatest poverty rate and the greatest disparity in poverty rate when compared to the 18–64 income category.

Table 21—Poverty Rates by Age

City	Poverty Rate of Residents Aged 18–64	Poverty Rate of Residents Aged 65+
Kennewick	11.9%	11.7%
Pasco	11.5%	13.4%
Richland	6%	6.3%

Data Source: 2018–2022 ACS Estimates.

Housing Trends

An affordable, adequate, and accessible housing stock ensures that community members can find units that fit their needs. Understanding the housing trends currently experienced in the Tri-Cities helps the community make informed decisions about projects and programs.

Housing Problems

The number and type of housing problems provide information regarding housing costs and the rehabilitation needs of housing units. Certain groups may be at a greater risk of housing problems due to limited financial resources, unfair housing practices, and other considerations. While the housing problems discussed in this section does not represent all housing issues, the data highlights specific areas of need within the community.

The CHAS provides data on housing problems. During the fair housing planning process, the most recent CHAS estimates were derived from 2020 ACS data. CHAS defines a housing problem as a household experiencing at least one of the following four conditions:

- The housing unit lacks complete kitchen facilities.
- The housing unit lacks complete plumbing facilities.
- The household is crowded (more than one person per room).
- The household is cost-burdened (the household spends between 30 percent and 50 percent of its income on housing costs).

CHAS also provides information on severe housing problems. HUD defines a severe housing problem as a household experiencing at least one of the following four conditions:

- The housing unit lacks complete kitchen facilities.
- The housing unit lacks complete plumbing facilities.
- The household is severely crowded (more than 1.5 people per room).
- The household is severely cost-burdened (the household spends more than 50 percent of its income on housing costs).

Housing cost burden and severe housing cost burden were the most common housing problems in the Tri-Cities in 2020. Tables 22 and 23 outline the housing problems experienced by renter and

owner households. Listed below are the percentages of Tri-Cities households who experienced both housing cost burden and severe housing cost burden.

- Kennewick: 16 percent housing cost burden and 10 percent severe housing cost burden.
- Pasco: 13 percent housing cost burden and 10 percent severe housing cost burden.
- Richland: 12 percent housing cost burden and 7 percent severe housing cost burden.

Table 22—Housing Problems (Renters)

Housing Problem	0–30% AMI	>30–50% AMI	>50–80% AMI	>80–100% AMI	Total
Substandard Housing	155	270	85	70	640
Severely Overcrowded	90	145	210	25	525
Overcrowded	200	290	390	175	1,145
Severe Housing Cost Burden	3,125	985	195	10	4,355
Housing Cost Burden	655	2,600	1,970	245	5,660
Zero/Negative Income (and none of the above problems)	335	0	0	0	335

Data Source: 2016–2020 CHAS Estimates.

Table 23—Housing Problems (Owners)

Housing Problem	0–30% AMI	>30–50% AMI	>50–80% AMI	>80–100% AMI	Total
Substandard Housing	15	0	0	10	115
Severely Overcrowded	10	90	20	0	255
Overcrowded	40	84	290	60	825
Severe Housing Cost Burden	1,520	665	410	30	2,725
Housing Cost Burden	385	905	2,220	780	4,785

Housing Problem	0–30% AMI	>30–50% AMI	>50–80% AMI	>80–100% AMI	Total
Zero/Negative Income (and none of the above problems)	180	0	0	0	180

Data Source: 2016–2020 CHAS Estimates.

CHAS data indicates certain populations (such as elderly households) and household types were more affected by housing problems. As defined by HUD, the four housing problems are insufficient plumbing, insufficient kitchen facilities, overcrowding, and/or a housing cost burden. Analyzing occurrences of housing problems across different populations is useful because it demonstrates the interaction between cost burden, overcrowding, and substandard housing conditions. As shown in Table 22 and Table 23, housing cost burden is the most significant housing problem experienced by both renter- and owner-occupied households. Additional observations from this analysis are described below.

- Renter households experienced housing issues at a higher rate than owner-occupied households: 50 percent of rental households experienced a housing problem compared to just 18 percent of owner-occupied households. Compared to 2011–2015 CHAS estimates, these trends have largely stayed the same. In 2015, 46 percent of renters and 17 percent of owners experienced one of the two forms of housing cost burden. In 2022, those figures were 40 percent and 15 percent, respectively.
- Extremely low-income households were more likely to experience housing problems than low- and moderate-income households: 84 percent of extremely low-income households, 73 percent of low-income households, and 44 percent of moderate-income households experienced a housing problem. This trend was also observed in 2015 CHAS estimates, in which 88 percent of extremely low-income households, 73 percent of low-income households, and 48 percent of moderate-income households experienced a housing problem.
- Households in Kennewick and Pasco experienced housing problems at a higher rate than households in Richland, as 30 percent of households in Kennewick and 31 percent of households in Pasco experienced a housing problem, compared to 22 percent in Richland.
- Elderly households and small families (2–4 people) comprised the greatest share of severely cost-burdened households, and 45 percent of severely cost-burdened owner households had at least one elderly member.
- Single family households were the most likely to experience overcrowding compared to non-family and multi-family households.

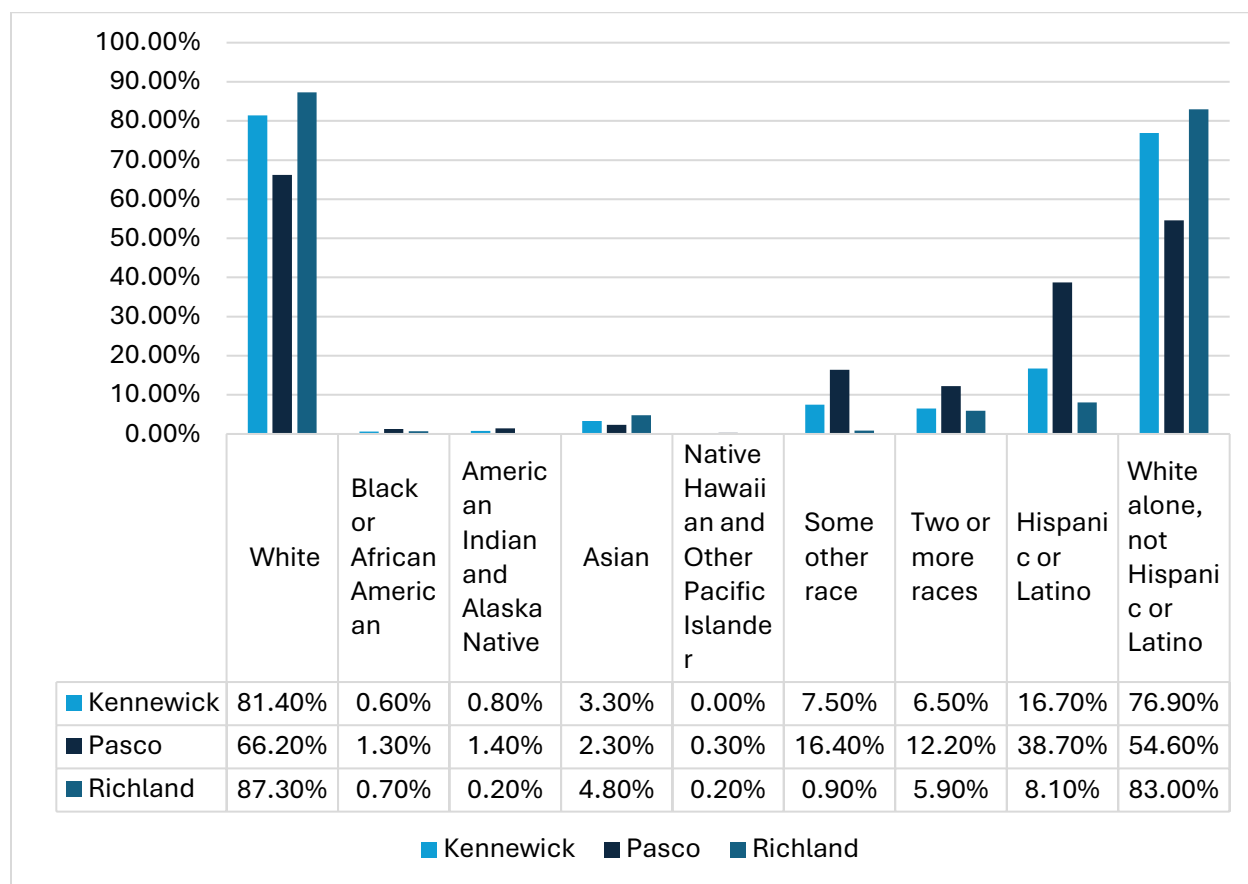
Since 2020, rents continue to increase in the Tri-Cities. From 2022 to 2024, median rents increased 20 percent in Kennewick, 15 percent in Richland, and 17 percent in Pasco (Zillow). Unaffordable rents exacerbate housing problems including overcrowding and housing cost burden.

Homeownership

Homeownership provides meaningful opportunities for community members to integrate into a community with stable housing. Historically, certain groups have had limited homeownership opportunities due to restrictive borrowing practices and economic factors.

For example, homeownership rates vary across racial and ethnic groups. Figure 5 displays the homeownership rates for each racial and ethnic group in 2022. Across all three cities, homeownership rates were greatest among households identifying as White. Black or African American, American Indian and Alaska Native, and Native Hawaiian and Pacific Islander households had the lowest rate of homeownership. Homeownership rates among non-White households are higher in Pasco compared to the other two cities.

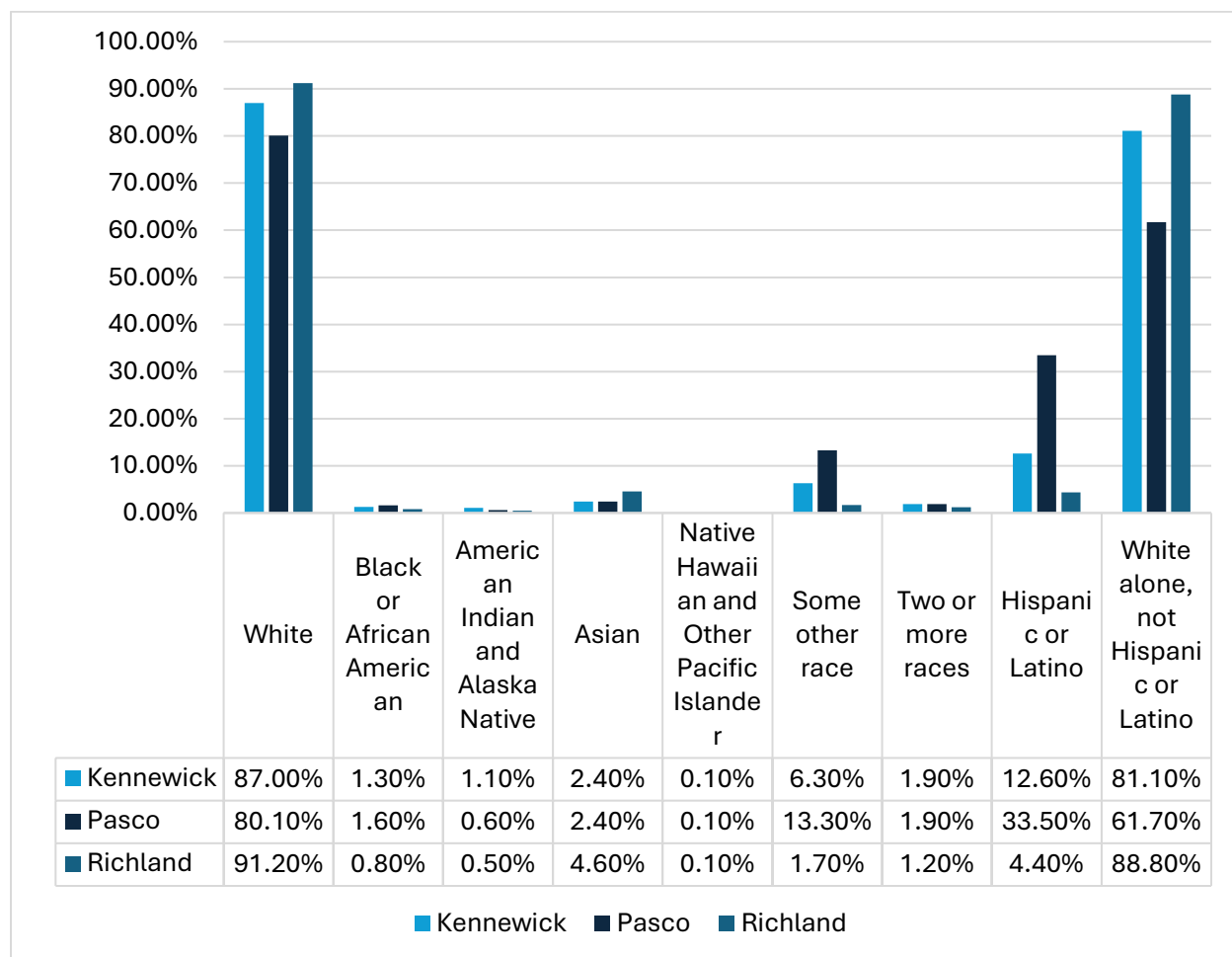
Figure 5—Homeownership Rates by Race and Ethnicity in 2022



Data Source: 2018–2022 ACS Estimates.

Since 2017, some groups have gained access to homeownership. Figure 6 provides homeownership rates by race and ethnicity in 2017. In comparing 2017 to 2022 data, homeownership rates for non-White households generally increased. One notable exception is Black or African American households, in which homeownership rates decreased across all three cities.

Figure 6—Homeownership Rates by Race and Ethnicity in 2017



Data Source: 2013–2017 ACS Estimates.

Homelessness

Homelessness results from complex situations that include income, housing, and social factors. People experiencing homelessness often face unique challenges to obtaining and maintaining housing. Some groups of people may be at a greater risk of experiencing homelessness due to vulnerabilities associated with their specific protected class. Understanding the demographics of people experiencing homelessness helps the community tailor shelter and supportive services to best support people experiencing homelessness.

Data on the demographics of people who are experiencing homelessness comes from the 2023 Tri-Cities HOME American Rescue Plan Program (HOME-ARP) Allocation Plan that included data from the Benton Franklin Continuum of Care. The data is derived from a 2021 Homeless Management Information System report, which provides demographic information on the number of individuals and households experiencing homelessness throughout the year. The report found that in 2021, 1,159 people from 779 households experienced homelessness. The tables below present data at the individual level.

Certain populations within the Tri-Cities represented a greater share of the population experiencing homelessness than other populations. Table 24 provides demographic information from the 2021 Homeless Management Information System report. Hispanic residents comprised 38 percent of the homeless population, despite representing 30 percent of the total population. Forty-four percent of people experiencing homelessness lived with a disability, while just 14 percent of the total population lived with a disability.

Table 24—Demographics of Individuals Experiencing Homelessness in Benton and Franklin Counties (2021)

Group	Homeless Population	Percentage of Homeless Population	General Population
Gender	-	-	-
Male	579	50%	50%
Female	579	50%	50%
Trans/Non-Binary/Questioning	1	Less than 1%	-
Race/Ethnicity	-	-	-
White, Non-Hispanic	606	52%	62%
Black/African American/African	75	7%	3%
American Indian, Alaskan Native, or Indigenous	11	1%	2%
Asian/Asian American	10	1%	4%
Native Hawaiian or Other Pacific Islander	7	1%	1%
Hispanic/Latino	439	38%	30%
Age	-	-	-
Under 18	405	35%	28%
18–24	125	11%	9%
25–64	591	51%	50%
65 and Older	34	3%	14%
Veteran Status	-	-	-
Veteran	24	2%	8%

Group	Homeless Population	Percentage of Homeless Population	General Population
Disability	-	-	-
Disabling Condition	509	44%	14%
Of Those with a Disabling Condition*:	-	-	-
Physical Disability	258	51%	-
Chronic Health Condition	267	52%	-
Substance Use Disorder	127	25%	-
Mental Health Disorder	300	59%	-
Developmental Disability	125	25%	-
Type of Homelessness	-	-	-
Unaccompanied Youth	106	9%	-
Chronically Homeless	155	13%	-

Data Source: Tri-Cities HOME-ARP Allocation Plan (2023).

*Note that many people have multiple disabilities. The percentages in this group will not add to 100.

In the past five years, people experiencing homelessness in the Tri-Cities were more likely to experience sheltered homelessness than unsheltered homelessness. Sheltered homelessness is defined by HUD as individuals or families living in temporary living arrangements, such as congregate shelters, transitional housing, and hotels/motels paid for by charitable organizations or government programs. Table 25 provides the number and percentage of people experiencing sheltered and unsheltered homelessness from 2018 to 2023. Of note, unsheltered homelessness grew smaller in percentage from 2018 to 2022 but increased significantly from 2022 to 2023, accounting for 40 percent of total instances of homelessness as described in the Point-in-Time count.

Table 25—Sheltered vs. Unsheltered Homelessness Counts (2018–2023)

Year	Total Population Experiencing Homelessness	Sheltered Homelessness	Sheltered Homelessness Percentage	Unsheltered Homelessness	Unsheltered Homelessness Percentage
2018	163	83	51%	80	49%
2019	222	175	79%	47	21%
2020	190	155	82%	35	18%
2021*	106	106	-	N/A	-
2022	215	199	93%	16	7%
2023	148	89	60%	59	40%

Data Source: Tri-Cities HOME-ARP Allocation Plan (2023).

*Note that the annual Point-in-Time count did not include unsheltered homelessness in 2021 due to the COVID-19 pandemic.

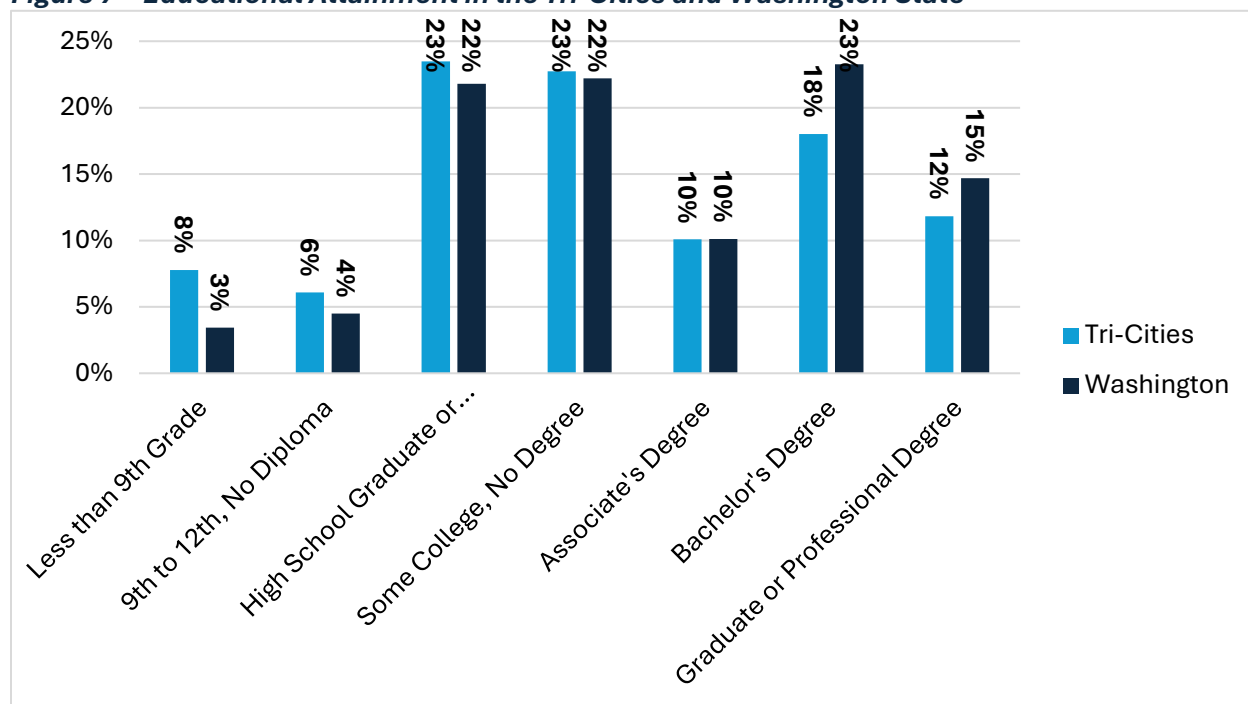
Education Trends

Access to education provides community members with opportunities to obtain higher-paying jobs and improve their quality of life. Many factors, such as poverty and geographic location, impact the quality of education people may receive. Understanding barriers to education for certain populations helps communities implement programs and practices to improve educational attainment.

Educational Attainment

Overall, Tri-Cities residents have a lower level of educational attainment than Washington residents. Figure 7 depicts the educational attainment of Tri-Cities and Washington residents over the age of 25 in 2022. Compared to Washington State as a whole, there was a lower percentage of residents with bachelor’s degrees and graduate degrees. Additionally, a greater percentage of Tri-Cities residents have less than a high school education.

Figure 7—Educational Attainment in the Tri-Cities and Washington State



Data Source: 2018–2022 ACS Data.

Educational attainment varies by racial or ethnic group. Table 26 presents the percentage of various racial or ethnic groups that attained a high school diploma or a bachelor's degree. In 2022, Asian and Hispanic residents were less likely than White residents to obtain a high school diploma, while Black and Hispanic residents were less likely than White residents to obtain a bachelor's degree.

Table 26—Educational Attainment by Race and Ethnicity

Group	High School Graduate	Bachelor's Degree
White	92%	32%
Black	93%	28%
Asian	79%	53%
Hispanic	64%	12%

Data Source: 2018–2022 ACS Estimates.

Since 2017, education attainment for minority racial and ethnic groups has increased. Table 27 presents the educational attainment of different racial and ethnic groups in 2017 and 2022. In that period, the percentage of Hispanic residents receiving high school diplomas increased by 7 percent while the number of Asian residents receiving bachelor's degrees increased by 9 percent.

Table 27—Educational Attainment by Race and Ethnicity (2017–2022)

Group	2017		2022	
	High School Graduate	Bachelor's Degree	High School Graduate	Bachelor's Degree
White	90%	29%	92%	32%
Black	87%	22%	93%	28%
Asian	82%	44%	79%	53%
Hispanic	57%	14%	64%	12%

Data Source: 2013–2017 ACS Estimates (Base Year) and 2018–2022 ACS Estimates (Most Recent Year).

Access to Opportunity

Overview

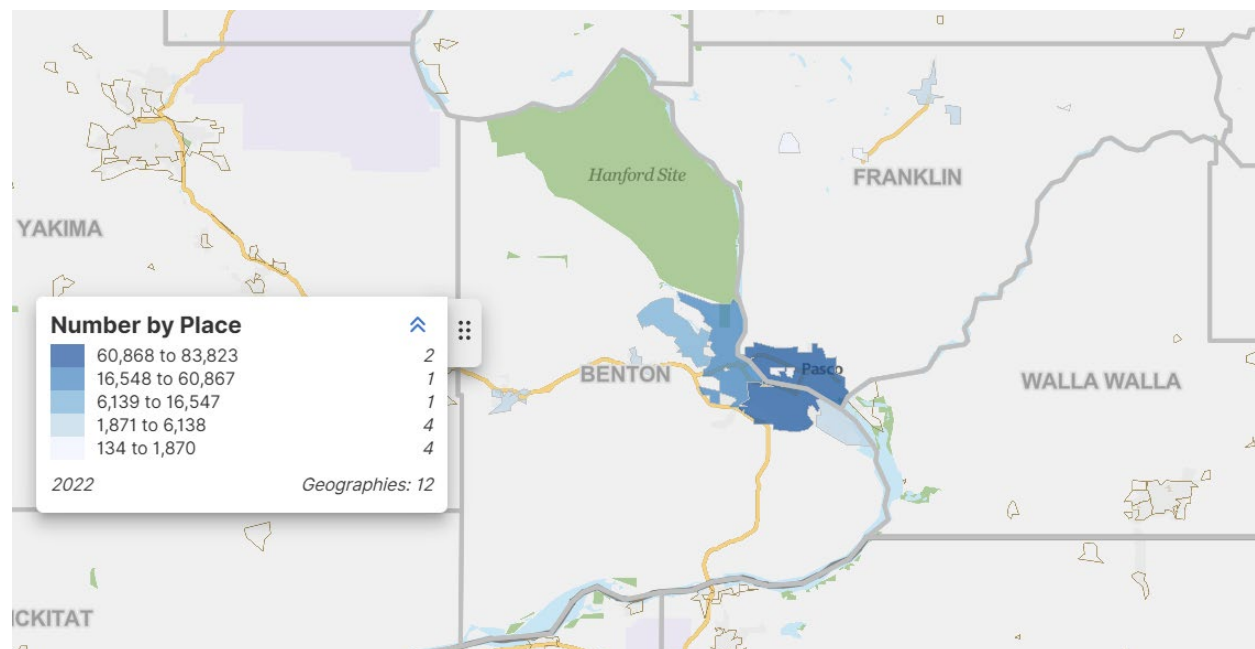
Access to opportunity refers to factors that affect community members' quality of life and ability to maintain stable housing. For instance, where a person resides, the characteristics of that neighborhood, and how close they are to public transportation all impact how residents live, work, and socialize. Understanding geographic and transportation trends, particularly in how they affect certain groups, provides valuable information to communities to help remove barriers to opportunity. This section analyzes geographic features and trends, transportation patterns, and identified needs.

Geographic Features

Geographic features, such as rivers, city and county boundaries, and land use, set the parameters for how residents live and move throughout their communities. Oftentimes, geographic features cannot be changed, but communities can work to overcome barriers these features may cause or capitalize on opportunities they may provide. The maps included in this section were created from the United States Census Bureau website. The mapping software recognizes West Pasco as a distinct entity within the Pasco city limits.

The Tri-Cities has a unique geographic position. Figure 8 depicts the populations of the Tri-Cities and surrounding areas. Figure 9 depicts the geography of the Tri-Cities. Located in Eastern Washington, the Tri-Cities is situated at the confluence of the Columbia, Yakima, and Snake Rivers. The Columbia River separates Richland and Kennewick from Pasco. As a result, Richland and Kennewick are located within Benton County, while Pasco is located within Franklin County.

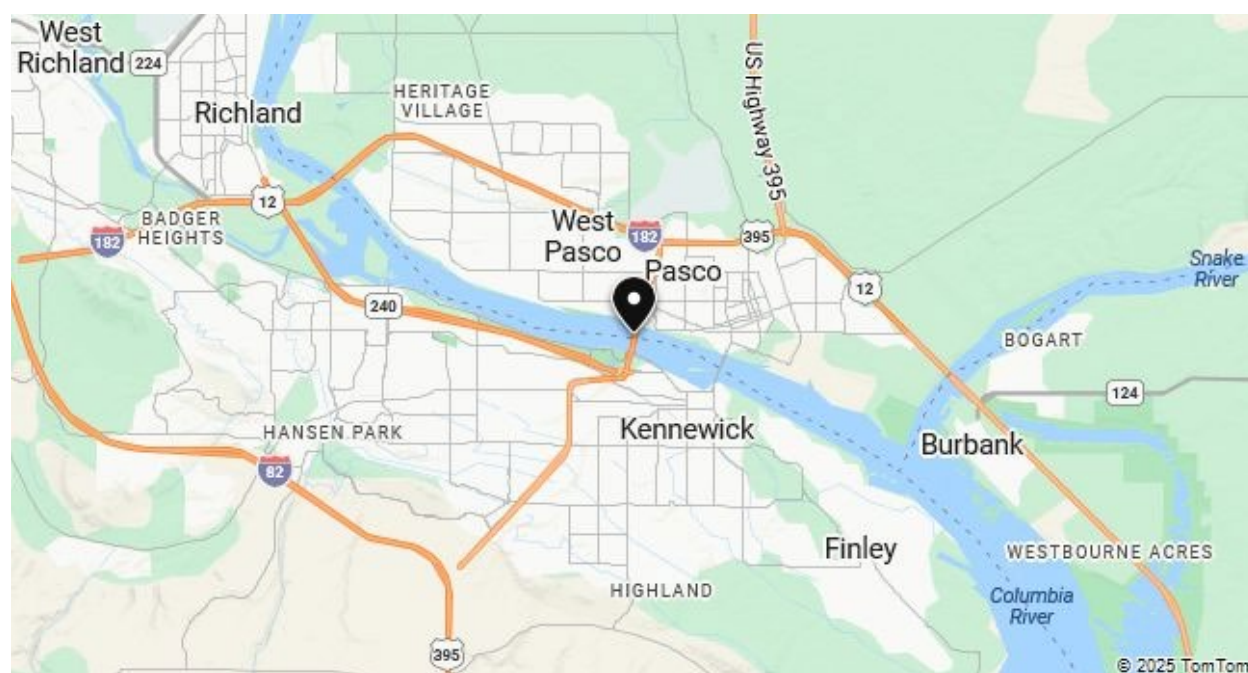
Figure 8—Map of Benton and Franklin Counties



Data Source: U.S. Census Bureau (2025).

In both counties, the population is concentrated around the Tri-Cities. Figure 9 depicts the populations of the Tri-Cities and surrounding areas. Pasco (which includes West Pasco), Richland, and Kennewick have the greatest populations in the region. The surrounding areas of West Richland, Benton City, Finley, and Prosser also have notable populations. The remaining areas within Benton and Franklin Counties are mostly farmland. Production, manufacturing, and food processing are noted industries in the region.

Figure 9—Map of Tri-Cities



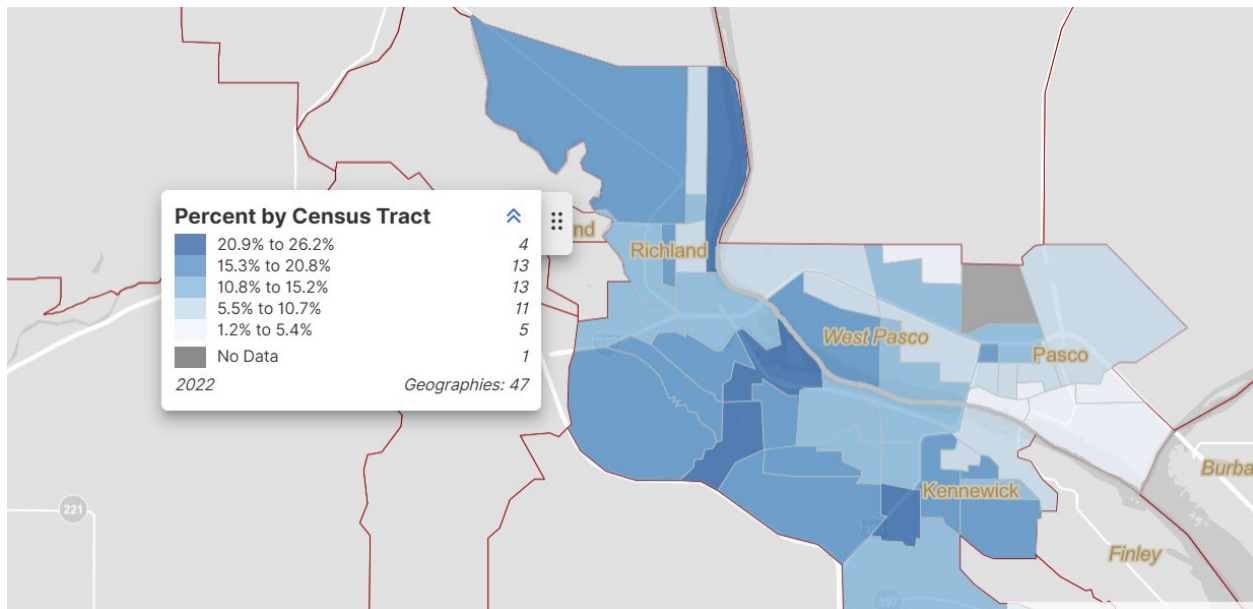
Data Source: TomTom (2025).

Geographic Trends

Geographic trends emerge thanks in part to the arrangement of geographic features and other socioeconomic factors. Maps help to illuminate some of these trends. In particular, maps help to identify areas in which concentrations of people belonging to certain populations may reside. Understanding these trends help communities distribute resources effectively.

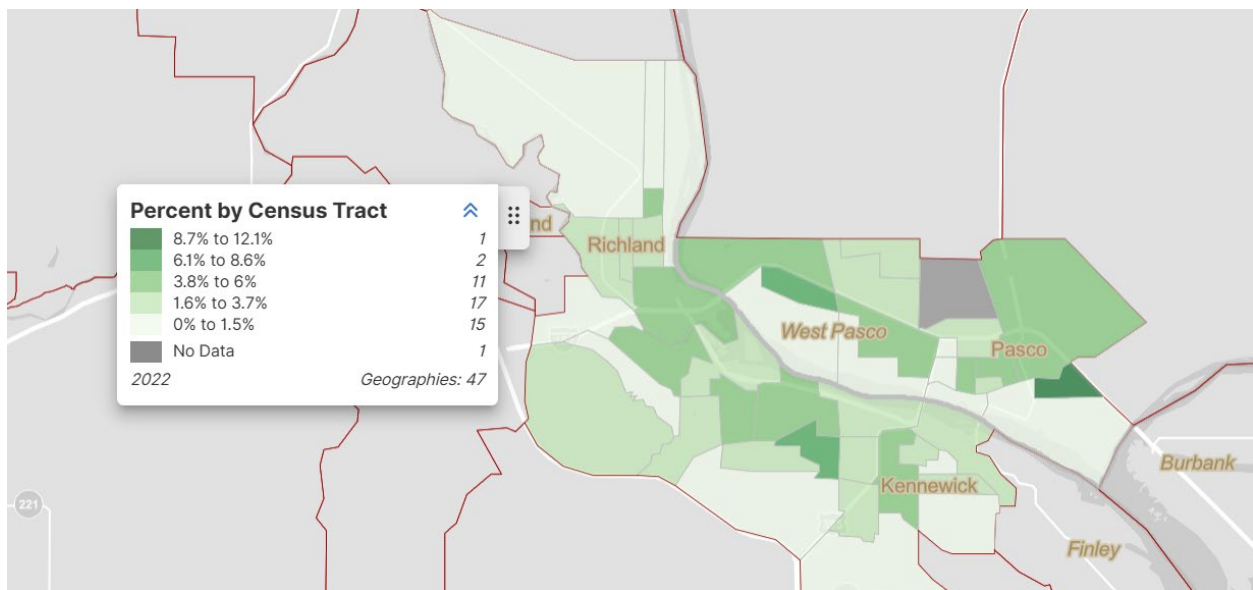
In the Tri-Cities, certain census tracts tend to have more members of certain groups living there than other census tracts. Figures 10–18 depict the percentage of residents belonging to different groups throughout the Tri-Cities in 2022. The maps are organized by census tract. Census tracts represented by darker shades indicate higher percentages of that group.

Figure 10—Residents Over the Age of 65



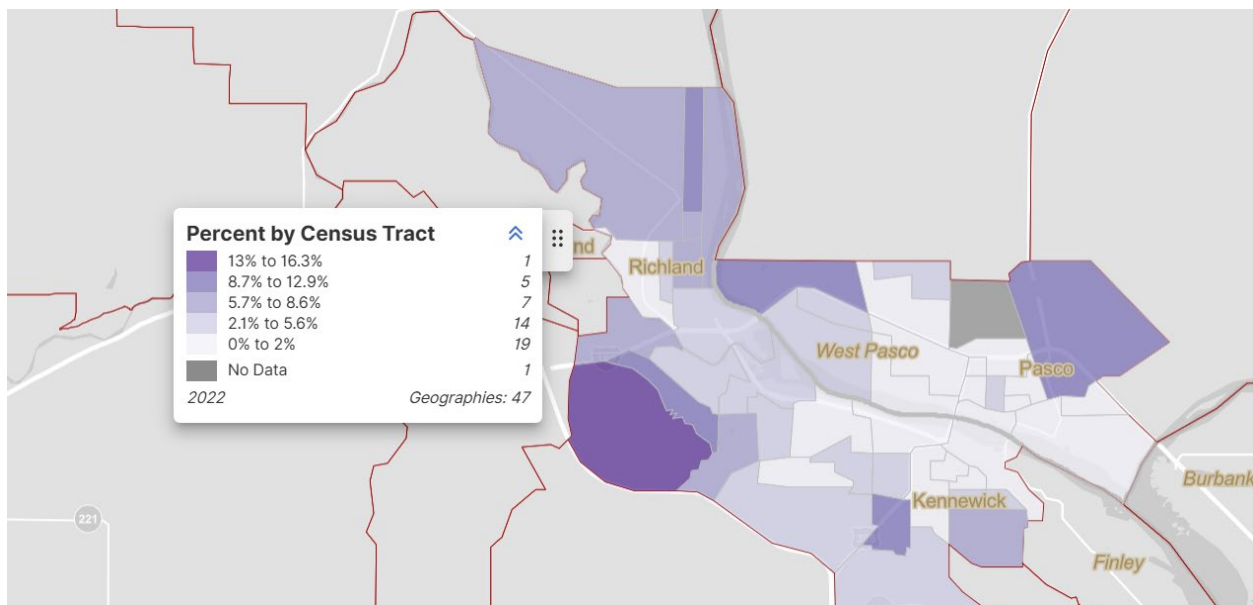
Data Source: 2018–2022 ACS Estimates.

Figure 11—Residents Identifying as Black



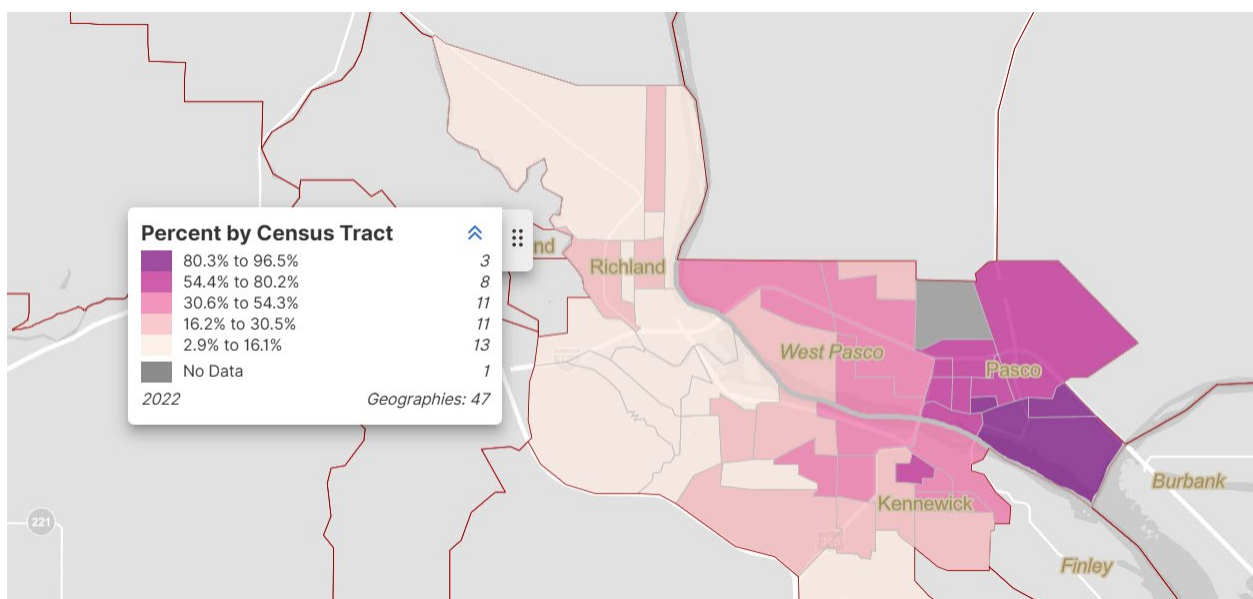
Data Source: 2018–2022 ACS Estimates.

Figure 12—Residents Identifying as Asian



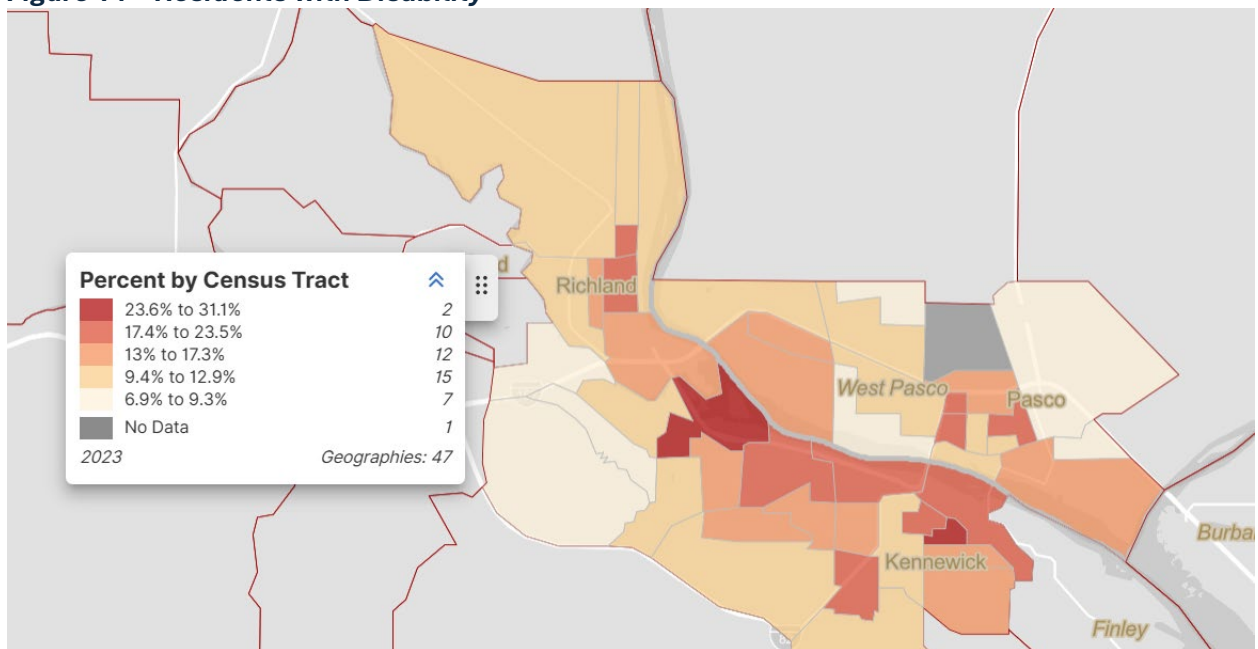
Data Source: 2018–2022 ACS Estimates.

Figure 13—Residents Identifying as Hispanic



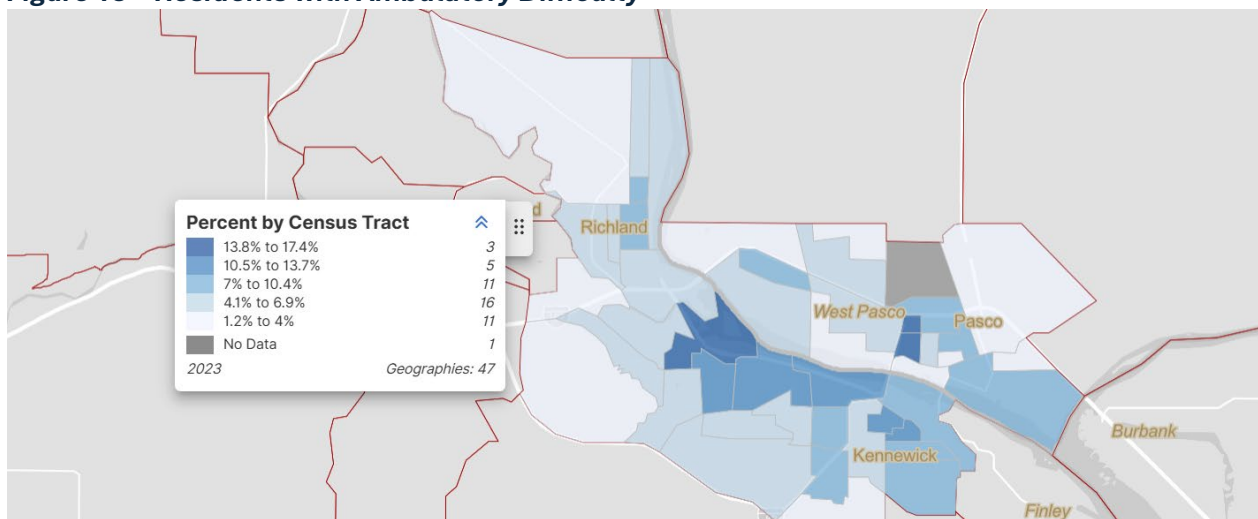
Data Source: 2018–2022 ACS Estimates.

Figure 14—Residents with Disability



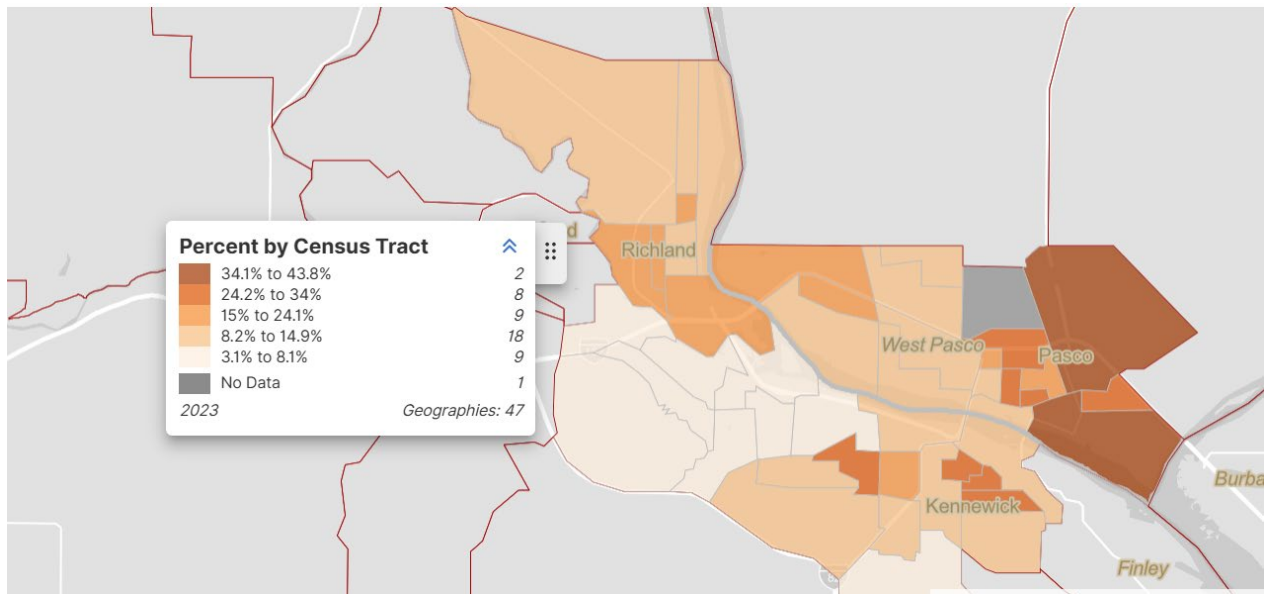
Data Source: 2018–2022 ACS Estimates.

Figure 15—Residents with Ambulatory Difficulty



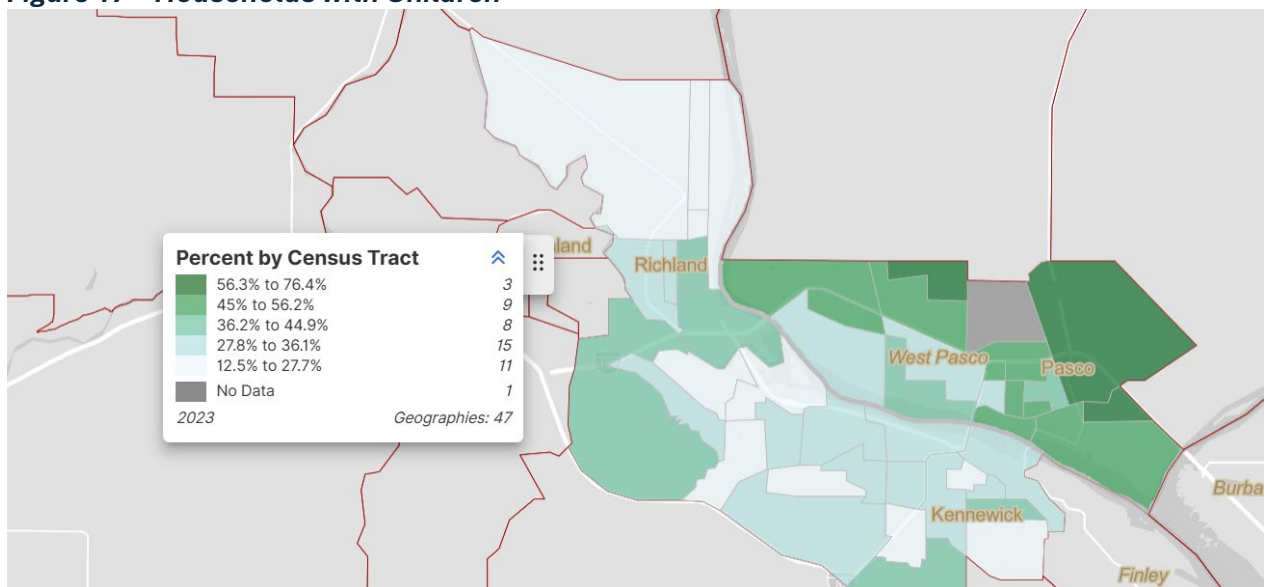
Data Source: 2018–2022 ACS Estimates.

Figure 16—Female Householder with No Spouse Present



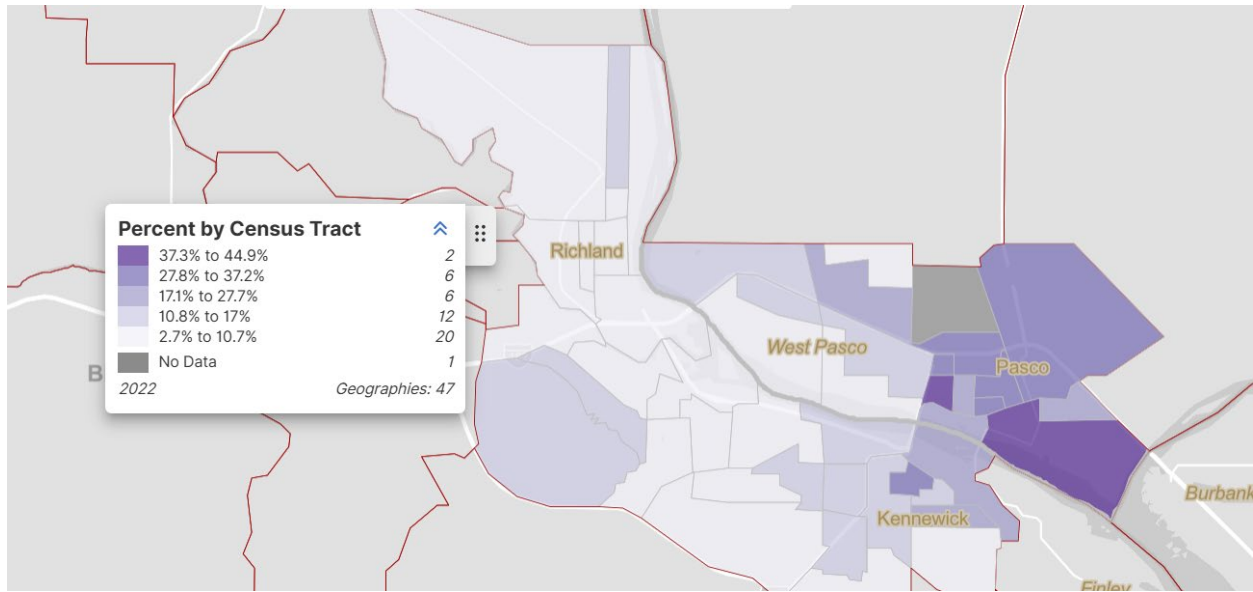
Data Source: 2018–2022 ACS Estimates.

Figure 17—Households with Children



Data Source: 2018–2022 ACS Estimates.

Figure 18—Residents Who Are Foreign-Born



Data Source: 2018–2022 ACS Estimates.

Dissimilarity Index

When racial or ethnic minorities are concentrated in one area, it can indicate residential segregation. Residential segregation refers to the level of separation between different racial or ethnic groups. Residential segregation can limit housing opportunities available to certain groups and increase the risk of housing problems.

The dissimilarity index tool allows for comparisons between different racial and ethnic groups to determine how spatially separated they are from each other. The index is rated on a scale of 0 to 100. A score of 0 indicates that two racial or ethnic groups are completely integrated, meaning no residential segregation. A score of 100 indicates total residential segregation. According to HUD, a score under 40 is considered low, between 40 and 54 is moderate, and above 60 is high segregation.

When compared to White residents, Black, Asian, and Hispanic residents had low scores on the dissimilarity index. Table 28 displays the scores and level of segregation. All three groups had similar levels of segregation, with Asian residents having a slightly higher score. Overall, this indicates that there does not appear to high levels of segregation in the Tri-Cities.

Table 28—Dissimilarity Index Scores for Racial and Ethnic Minorities

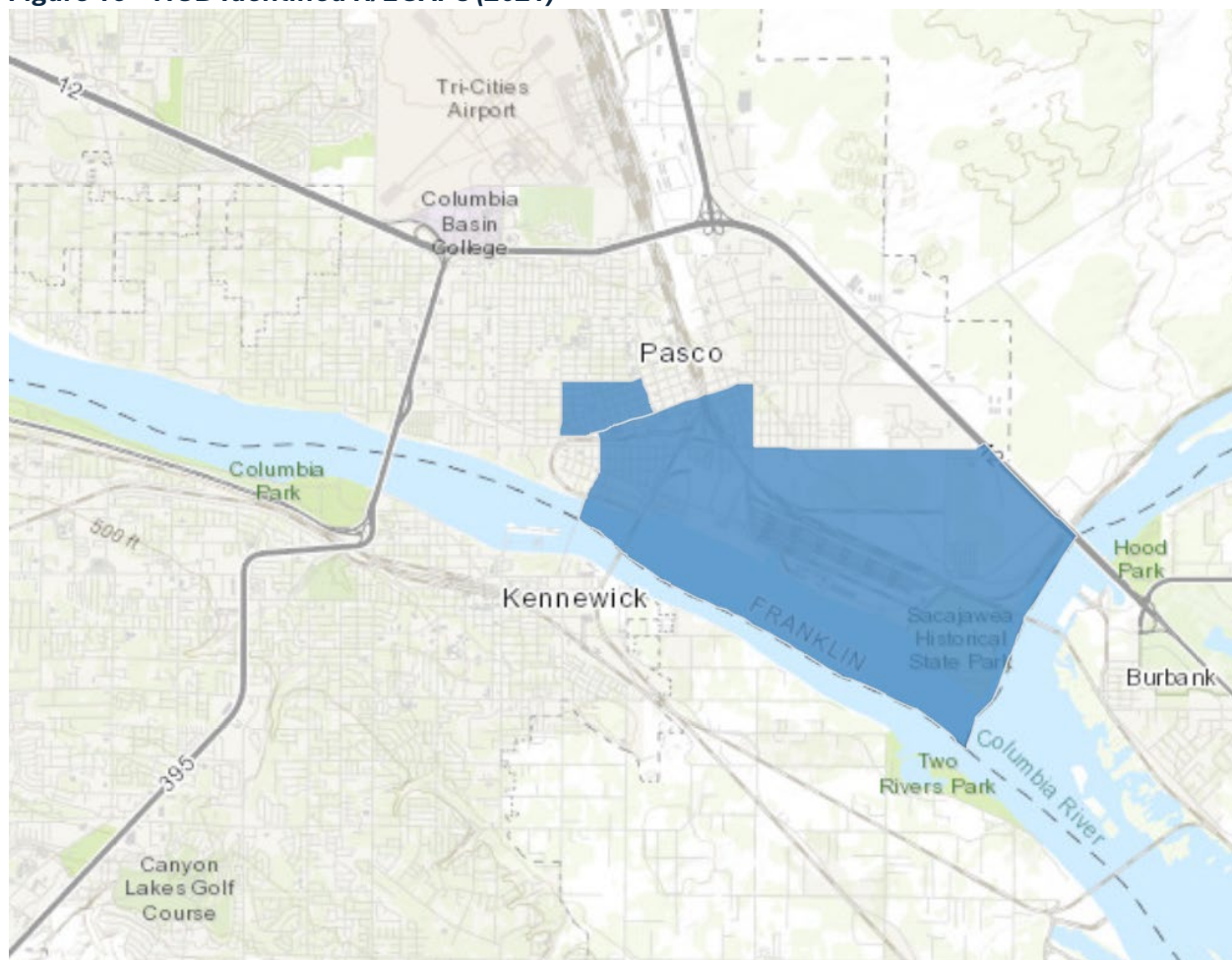
Group	Dissimilarity Index Score	Level of Segregation
Black	32.17	Low
Asian	34.62	Low
Hispanic	33.31	Low

Data Source: 2018–2022 ACS Estimates.

Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) Areas with high concentrations of poverty and racial minorities are at an increased risk of not receiving the support and services needed to access opportunity. Census tracts classified as R/ECAPs provide insight into these locations. An area is classified as a R/ECAP if the poverty rate is higher than three times that of the surrounding area and over 50 percent of the population identifies as non-White.

As of 2021, there were two R/ECAPs in the Tri-Cities (Figure 19). Both census tracts were located in Pasco. These areas tend to lag in terms of housing quality and affordability. The older housing stock in these areas, including mobile home parks, contributes to higher levels of housing-related issues.

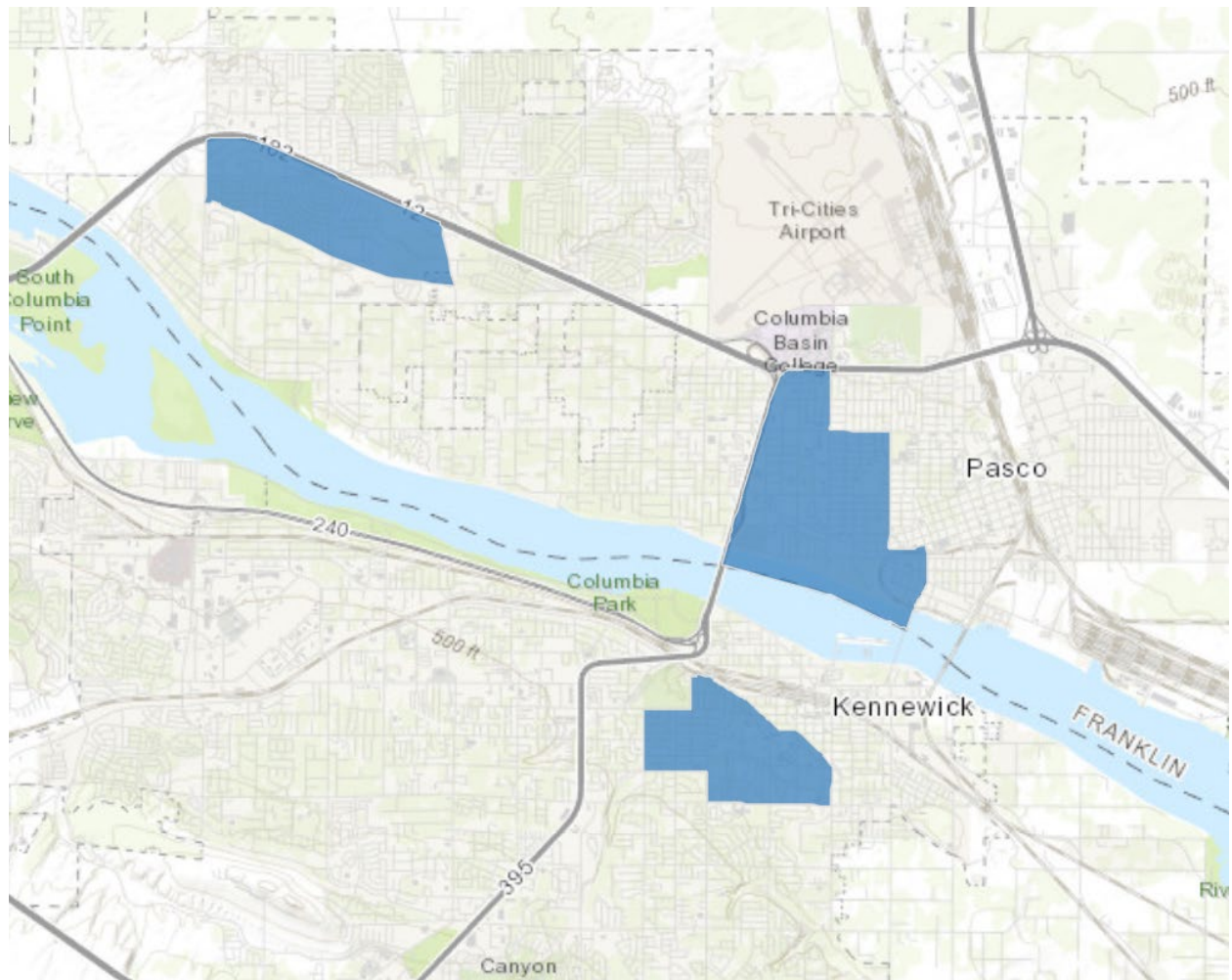
Figure 19—HUD Identified R/ECAPs (2021)



Data Source: HUD RECAP Mapping Tool (2021).

Since 2013, the location of R/ECAPs has shifted in the Tri-Cities. Figure 20 depicts the two identified R/ECAPs in 2013. There was one R/ECAP located in Kennewick and one in Pasco. Both R/ECAPs did not appear on the most recent version of the mapping tool.

Figure 20—R/ECAPs in Tri-Cities (2013)



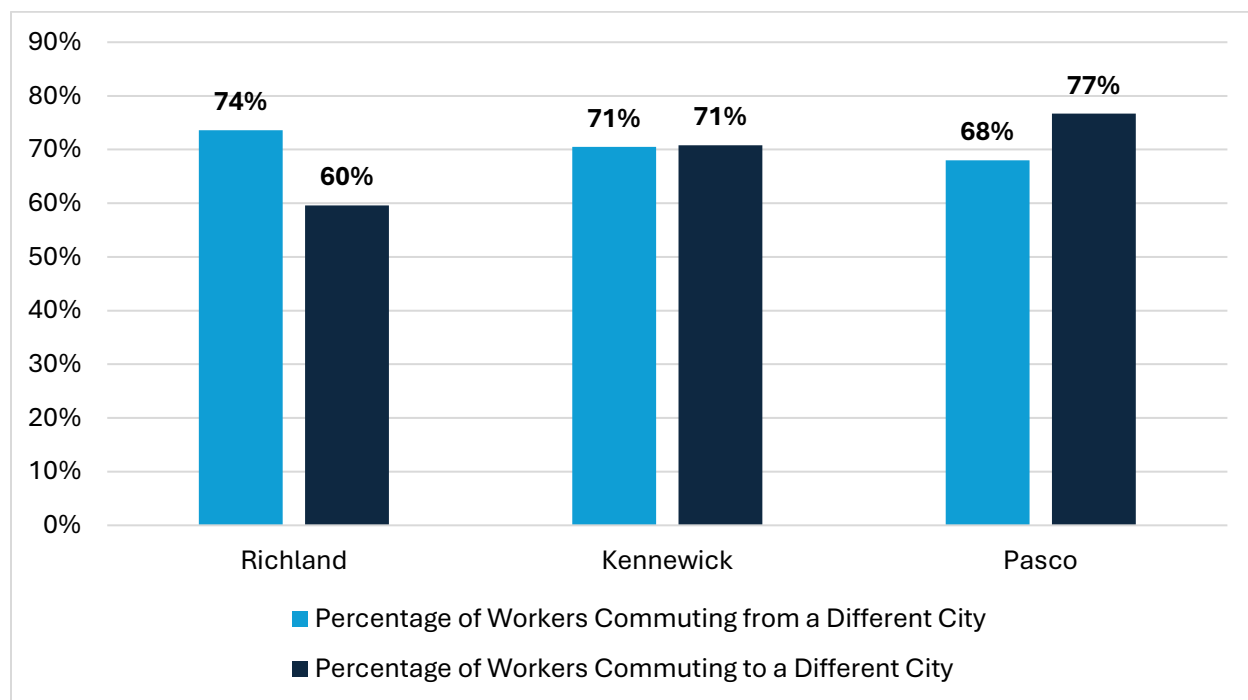
Data Source: HUD RECAP Mapping Tool (2013).

Transportation Trends

Residents move throughout the Tri-Cities daily for work, services, and leisure. Understanding the most common places residents travel to help the community make transportation and program decisions that aim to reduce barriers to mobility within the community.

Most Tri-City residents do not live and work in the same city. The Longitudinal Employer-Households Dynamics data explores the daily migration patterns of Tri-Cities residents for work. Figure 21 depicts, for each city, the percentage of workers commuting in from neighboring cities and the percentage of residents commuting to neighboring cities for work. In each city, more than 60 percent of residents lived in a different city than they worked. These trends were largely observed in 2017 data as well.

Figure 21—Percentage of Workers Commuting Into and Out of Each City (2021)



Data Source: Longitudinal Employer-households Dynamics (2021).

When commuting for work, residents tended to stay within the Tri-Cities. Table 29 depicts the three most common cities where residents of the Tri-Cities worked (besides their city of residence). For each city, the other two cities of the Tri-Cities were the most common commuting destination. Seattle was also a common commuting destination.

Table 29—Top Three Commuting Destinations for Residents of Pasco, Kennewick and Richland (2021)

Pasco Residents	Kennewick Residents	Richland Residents
1. Richland	1. Richland	1. Kennewick
2. Kennewick	2. Pasco	2. Pasco
3. Seattle	3. Seattle	3. West Richland

Data Source: Longitudinal Employer-Household Dynamics (2021).

Transportation System

The transportation system, including buses, cars, bikes, and pedestrians, plays a pivotal role in ensuring residents have access to important places. Access to quality jobs, educational opportunities, and necessary services enhances quality of life and supports residents' ability to afford and maintain stable, adequate housing. Many people rely on public transportation. Some groups, including people with disabilities and seniors, may require accessible or on-demand

services. Analyzing transportation needs through the lens of certain groups allows communities to identify barriers to access.

The three cities work together to provide and oversee transportation planning for the region. Each city participates in the Benton-Franklin Council of Governments, which serves as the regional transportation planning organization (TPO). The TPO coordinates long-range transportation planning across the Tri-Cities region. These efforts are discussed in Transition 2045, the Metropolitan Transportation Plan for the Tri-Cities. Supplementary plans, including the Regional Active Transportation Plan, the Human Services Plan, and individual cities' transportation plans provide additional information on transportation needs and projects.

The Tri-Cities transportation system consists of multiple modes. As outlined in the Metropolitan Transportation Plan, the Tri-Cities identify its most common form of transportation to be individuals driving alone. For non-drivers, there are two main forms of public transportation: bus/vanpool and passenger rail. Ben Franklin Transit (BFT) operates a fixed bus service and on-demand transit options. As of 2024, BFT offers 19 bus routes. Hours of operation vary depending on the route; however, general bus hours of operation are weekdays 6am to 10pm, Saturday 7am to 10pm, and Sunday 8am to 6:30pm.

In addition, BFT offers on-demand rideshare for a small fee. These rides must be within a predetermined Connect Zone, which can limit the transportation opportunities. Finally, BFT offers a Dial-A-Ride program for people with disabilities. Amtrak provides passenger rail service to the Tri-Cities region to and from Portland, OR. There are stations in Pasco and eastern Kennewick. Finally, the cities continue to support improved biking, walking, and equestrian trails and connectivity in the Tri-Cities region.

Transportation Needs

Many people rely on public transportation. Some groups, such as people with disabilities and seniors, may require accessible or on-demand services. Analyzing transportation needs through the lens of certain populations allows communities to identify barriers to access. Table 30 outlines transportation and connectivity needs and how they might impact different protected classes. Themes were derived from information obtained in the TPO's transportation plans and consultations conducted with stakeholders.

Table 30—Identified Transportation Needs

Identified Need	Impacted Groups	Description
Many vulnerable populations lack access to reliable transportation.	Seniors Youth People with a disability Racial or ethnic minorities Families with children Single-parent households	All protected classes are considered vulnerable populations. Increasing reliable transportation options requires communities to understand the challenges faced by each group.

Identified Need	Impacted Groups	Description
The cost of transit fares serves as a barrier to public transportation ridership.	Seniors People with a disability	Seniors and people with disabilities often live on fixed incomes. High transit fares can be a barrier to utilization.
There is a need to expand door-to-door service for people with mobility issues.	Seniors People with a disability	Seniors and people with disabilities are more likely to have mobility issues, which makes traditional transportation options, such as cars and public transportation, difficult to navigate.
Refugees in the Tri-Cities have difficulty with transportation to Yakima for immigration appointments.	Foreign-born residents	Refugees, by definition, are foreign-born residents. This means they may have additional challenges, such as language considerations, to utilizing transportation systems, particularly to places outside of the Tri-Cities area.
Need for language barrier assistance.	Foreign-born residents	Foreign-born residents are more likely to be LEP and require translation services.
There is a need for increased inclusion of all modes of transportation for residents in the Tri-Cities.	Seniors Youth People with a disability Racial or ethnic minorities Foreign-born residents	Increasing inclusion in transportation benefits all citizens, especially those who may face additional barriers to access.
Lack of transit services on weekends and holidays.	Families with children single-parent households	Single-parent households or households with children may require flexibility to be able to get to work, school, and other activities.
Transportation is a significant barrier to clients obtaining and maintaining employment.	People with a disability Racial or ethnic minorities Foreign-born residents Familial status	Lack of reliable transportation options impacts members of the workforce and limits the opportunities available to protected classes.
Emphasis on removing barriers in streets to ensure greater accessibility and walkability for pedestrians.	Seniors People with a disability	Seniors and people with disabilities are more likely to have mobility challenges, which makes using streets and sidewalks with barriers, such as curbs, difficult.

Policy Review

Overview

Public and private policies form the environment in which communities create programs and address community needs. Sometimes, policies can have adverse effects that exacerbate needs. Understanding the regulatory environment within the Tri-Cities allows the community to analyze the ways in which public and private policies impact certain populations. This section reviews zoning, assisted housing, and mortgage lending information to provide an overview of the policy landscape in the Tri-Cities.

Public Policy

Public policy decisions, including zoning, codes, and comprehensive plan goals, set the parameters for how housing is developed and maintained. Reviewing aspects of the Tri-Cities public policy allows the community to analyze whether certain ordinances or practices may inhibit housing development or create barriers to obtaining housing.

Zoning

Zoning governs the types of housing that can be constructed, the permitted density of housing developments, and various residential uses in the community. Understanding how zoning laws may impact housing for certain groups allows communities to make informed decisions about zoning and land use. This section reviews several zoning ordinances for each city that have specific implications for protected classes. All jurisdictions in the Tri-Cities enforce local zoning ordinances.

Family Definition

Typically, zoning ordinances define the term “family” as it relates to housing units. Communities can support various living situations by using an inclusive definition of family. An inclusive definition of family does not restrict the number of unrelated individuals that can live together. Defining family in this way advances non-traditional families and supports the blending of families who may be living together for economic purposes. In addition, an inclusive definition of family supports the development of group homes, which provide housing options for people with disabilities. Listed below are the definitions of family in each city’s zoning ordinance. Each city does not place a cap on the number of unrelated people and instead focuses on functioning as a single housekeeping unit.

- Richland: “Family” means one or more persons occupying a premises and living as a single, nonprofit housekeeping unit, as distinguished from a group occupying a hotel, club, boardinghouse or rooming house, or fraternity or sorority house.
- Pasco: “Family” means one or more persons, either related or unrelated, living together as a single dwelling unit.
- Kennewick: Family means one or more persons living together as a single housekeeping unit.

Group Homes

Group homes provide housing opportunities for people with disabilities. They provide services and community normalization for residents. Communities can support the group homes by defining them in their ordinances that allow up to six unrelated people with disabilities to reside in a group home without requiring a special use/conditional use permit or public hearing, not requiring additional regulatory provisions. Requiring special provisions for group homes, but not for a six-person home, is considered discriminatory under the Fair Housing Act. Listed below are the definitions of group homes in each city. All cities allow up to six unrelated people with disabilities to reside in a group home. Both Kennewick and Pasco have special distinctions to allow more than six unrelated people to live together in a group setting.

Kennewick

Kennewick defines group living as living facilities for groups of unrelated individuals that include at least one person residing on the site who is responsible for supervising, managing, monitoring, or providing care, training, or treatment of residents. Kennewick allows two types of facilities.

Type I: Any state or federally approved dwelling used as a residence for the care or rehabilitation of dependent children, the elderly, and the physically or mentally handicapped. Residential care homes shall provide care for six or fewer residents.

Type II: Any state or federally approved facility, other than a clinic, used as a residence for the care or rehabilitation of dependent children, the elderly, and the physically or mentally handicapped. Residential care centers shall provide care to seven or more residents.

Kennewick allows Type I facilities to be zoned in all residential and commercial spaces. Kennewick allows Type II facilities to be zoned in medium and high residential areas and some commercial spaces. Kennewick ordinances do not outline additional permitting requirements for either type of group home.

Richland

Richland defines “adult family home” as the regular family dwelling of a person or persons who are providing personal care, special care, or room and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services.

Richland allows adult family homes in all zoning districts subject to the general requirements of that district (no additional permitting requirements are placed on adult family homes).

Pasco

Pasco defines two types of group living.

“Group care facility” means any number of unrelated persons living together as a single housekeeping unit sponsored by a public or private service entity, whether supervision of the residents is provided on a full- or part-time basis.

“Group home” means more than six unrelated persons over the age of 16 years living together as a single housekeeping unit.

Pasco allows group care facilities to be zoned in low and medium residential development and mixed residential/commercial developments. They are not subject to conditional use provisions.

Accessory Dwelling Unit (ADU)

ADUs are additional units on a lot with a primary dwelling unit. ADUs could be cottages, carriage houses, mother-in-law units, “granny units,” and more. Units can be attached or detached from the primary dwelling unit. ADUs provide opportunities for communities to increase affordable housing supply as well as offer accessible housing options for seniors and people with disabilities. Communities can facilitate ADU development by ensuring zoning ordinances allow ADUs and give flexibility on their construction.

All three cities allow ADUs. Richland and Kennewick allow one ADU per lot, while Kennewick allows two ADUs per lot. In addition, each city allows attached and detached ADUs. To promote the development of ADUs, Pasco developed an *ADU User Guide* in 2023. The guide provides information on design, building, and renting out an ADU. Written in plain language and available in Spanish, the guide serves as an accessible tool to familiarize residents with ADUs.

Comprehensive Plan

Comprehensive plans set the policies on which current and future development will be based. They provide a guide to local public planning, including housing, which impacts fair housing choice.

Since the previous Fair Housing Plan, both Pasco and Kennewick have updated their comprehensive plans. The City of Richland is in the process of updating its comprehensive plan as of February 2025.

Listed below are the current housing goals listed in each city’s current comprehensive plan.

Richland Comprehensive Plan (2017–2037)

- Provide a range of housing densities, sizes, and types for all income and age groups of the Richland community.
- Improve affordable housing opportunities for lower-income individuals, households, and first-time homebuyers.
- Implement the current version of the Tri-Cities Consolidated Plan.
- Encourage the maintenance and preservation of existing housing stock and residential neighborhoods.
- Ensure compatibility of new residential developments with established neighborhoods and the community.
- Improve public facilities.

Pasco Comprehensive Plan (2018–2038)

- Encourage housing for all economic segments of the city’s population consistent with the local and regional market.
- Preserve and maintain the existing housing stock for present and future residents.
- Encourage housing design and construction that ensures long-term sustainability and value.

- Support efforts to provide affordable housing to meet the needs of the community.

Kennewick Comprehensive Plan (2017–2038)

- Support and develop a variety of housing types and densities to meet the diverse needs of the population.
- Encourage preservation of the existing housing stock through public and private investments.
- Promote affordable housing for all economic segments of the community.

Rental Housing Code

Rental housing codes set standards that landlords must uphold when renting a unit. These standards include the minimum required housing aspects, such as plumbing, heating, electrical systems, pest control, and accessibility. Being familiar with these codes allows community members and service providers to know the rights and responsibilities of landlords and if they are not being met. When landlords fail to uphold rental housing code standards, it creates unsafe, unsuitable, and inaccessible housing for tenants.

The Washington State Landlord-Tenant Act outlines the duties of landlords. The act sets the responsibilities for Tri-Cities landlords, as the cities do not further outline rental housing codes in their municipal codes. Listed below are the responsibilities of landlords outlined in the Washington State Landlord-Tenant Act.

- Maintain the premises to substantially comply with any applicable code, statute, ordinance, or regulation governing their maintenance or operation, which the legislative body enacting the applicable code, statute, ordinance or regulation could enforce as to the premises rented if such condition endangers or impairs the health or safety of the tenant.
- Maintain the structural components—including, but not limited to, the roofs, floors, walls, chimneys, fireplaces, foundations, and all other structural components—in reasonably good repair so as to be usable.
- Keep any shared or common areas reasonably clean, sanitary, and safe from defects increasing the hazards of fire or accident.
- Provide a reasonable program for the control of infestation by insects, rodents, and other pests at the initiation of the tenancy and, except in the case of a single-family residence, control infestation during tenancy except where such infestation is caused by the tenant.
- Except where the condition is attributable to wear resulting from ordinary use of the premises, make repairs and arrangements necessary to put and keep the premises in as good condition as it should have been by law or rental agreement, at the commencement of the tenancy.
- Provide reasonably adequate locks and furnish keys to the tenant.
- Maintain and safeguard with reasonable care any master key or duplicate keys to the dwelling unit.
- Maintain all electrical, plumbing, heating, and other facilities and appliances supplied by the landlord in reasonably good working order.
- Maintain the dwelling unit in reasonably weathertight condition.

- Except in the case of a single-family residence, provide and maintain appropriate receptacles in common areas for the removal of ashes, rubbish, and garbage incidental to the occupancy and arrange for the reasonable and regular removal of such waste.
- Provide facilities adequate to supply heat and hot and cold water as reasonably required by the tenant.
- Provide a written notice to all tenants disclosing fire safety and protection information. The landlord or his or her authorized agent must provide a written notice to the tenant that the dwelling unit is equipped with a smoke detection device.
- Provide tenants with information provided or approved by the department of health about the health hazards associated with exposure to indoor mold.

Building Code

Building codes set the requirements for any community member or organization wishing to build residential or commercial property in the Tri-Cities. Each city sets its own building code in alignment with Washington State building codes.

All three cities and Washington State adopted the International Building Code and International Residential Code published by the International Code Council with various amendments and additions. The International Building Code sets the standards for site accessibility.

Public Housing

Public housing, also called assisted housing, refers to housing units that are subsidized through federal housing programs such as Section 8. These units provide low-income residents with the opportunity to obtain affordable housing. The number of assisted units available and the demographics of people utilizing those units provides valuable insight into community needs.

Subsidized Units

Subsidized units available to certain members of the population, such as low-income residents or people with disabilities, are important resources for promoting housing opportunities for all populations.

The Tri-Cities has a variety of assisted units in its portfolio. The Washington State Housing Finance Commission provides a database of local assisted units. Table 31 lists the properties and the number of assisted units. As of October 2024, the database included 3,515 affordable housing units assisted. These units receive assistance from public funding sources to support low- and moderate-income households.

Table 31—Assisted Housing Units in the Tri-Cities

Project Name	Number of Assisted Units
Heatherstone	346
McMurray Park Phase II	223
Sandstone Apartments	98
Parkview Apartments	119
Quail Ridge Apartments	107
Silver Creek Apartments	50
Vincent Village	240
Vintage at Richland	46
Pinecrest Apartments	148
Copper Ridge Apartments	53
Kamiakin Apartments	230
Stonegate	233
Varney Court	198
The Vineyards	38
Tepeyac Haven	45
Meadow Park Apartments	44
Bishop Topel Haven	449
Desert Villa & Desert Villa East	42
Three Rivers Village	151
Copper Mountain	40
Nueva Vista	273
Columbia Park	170
Nueva Vista Phase II	138
Bishop Skystad Commons	28

Data Source: Washington State Housing Finance Commission Affordable Housing Data Portal (October 2024).

Of those units, most are affordable to households earning 60 percent of the AMI (\$48,000 for a two-person household). Only 5 percent of these units have rents affordable to households earning 30 percent AMI (\$24,000 for a two-person household).

Some of those units are targeted to specific populations. Table 32 depicts the types of households targeted in assisted units. Most assisted units (57 percent) were not targeted to a special population. Of the units targeted, large households, people living with a disability (12 percent), and elderly households (11 percent) were the most common populations to be targeted with assisted units.

Table 32—Targeting of Assisted Units in the Tri-Cities

Special Population	Number	%
Elderly Households	386	11%
People Experiencing Homelessness	67	2%
Farmworkers	121	3%
Large Households	498	14%
People Living with Disabilities	438	12%
Not Targeted	2005	57%
Total	3,515	100%

Data Source: Washington State Housing Finance Commission Affordable Housing Data Portal (October 2024).

Housing Authority Inventory

Typically, housing authorities operate most assisted units within a community. They also manage housing vouchers. Housing authorities collect information on the number of vouchers and units available as well as the demographics of people receiving assistance. Analyzing this data allows communities to better understand the types of services and programs needed.

In the Tri-Cities, the KHA and the HACPFC manage a variety of housing vouchers and assisted units.

Listed below are definitions of the types of programs included in this section.

Vouchers

The Section 8 Rental Certificate program (Certificate) provides vouchers to low-income households. Through the voucher program, the tenant pays the landlord 30 percent of the household income in rent, and the public housing authority (PHA) pays the remaining rental balance. Section 8 vouchers can be either project-based or tenant-based.

- **Project-Based Voucher:** A Section 8 voucher that must be used at a specific property.
- **Tenant-Based Voucher:** A Section 8 voucher that can be used at any private housing that meets the requirements of the Section 8 program.

PHAs also administer special purpose vouchers, which are distinct from the Section 8 Certificate program. These include:

- **Veterans Affairs Supportive Housing:** Offers rental assistance paired with case management and supportive services to eligible veterans experiencing homelessness.
- **Family Unification Program:** Provides rental assistance to eligible families with inadequate housing and eligible youth exiting foster care who are homeless or at imminent risk of homelessness.
- **Disabled:** Offers rental assistance to people with disabilities, which includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition programs.

Moderate Rehabilitation

This program provided project-based rental assistance for low-income families. The program was repealed in 1991, and no new projects have been developed since.

Public Housing

A public housing unit is a rental property owned by the federal government and managed by a PHA for low-income households.

Both housing authorities operate a variety of programs. Table 33 provides the combined number of units and vouchers available in the KHA and HACPFC. Combined, the two housing authorities manage 470 units of public housing, 280 of which are accessible units. The housing authorities also manage 1,507 Section 8 vouchers and 40 Veterans Affairs Supportive Housing vouchers.

Table 33—Total Number of Units by Program Type

Program Type	# Of Units Vouchers Available	# Of Accessible Units
Certificate	1507	N/A
Mod-Rehab	-	-
Public Housing	470	280

Data Source: KHA and HACPFC, 2024.

Together, KHA and HACPFC manage 470 units of public housing, 280 of which are considered accessible. Listed below is a description of each public housing property managed by the two housing authorities.

Kennewick Housing Authority

- Sunnyslope Homes: 124 units of one- to four-bedroom multi-family duplex units.
- Keewaydin Plaza: 66 units of one-bedroom units for elderly and disabled households.
- Lilac Homes: 16 tiny homes with one- and two-bedroom units.
- Bubble on Gum Street: Development under construction that will provide 58 one- to three-bedroom units.

Housing Authority of the City of Pasco and Franklin County

- Scattered Site Properties: 47 two- to four-bedroom units:
 - Alderwood Square.
 - Oakwood Square.
 - Sagewood Square.
 - Beechwood Square.
 - Maplewood Square.
- Highland Park Homes: 24 two- to four-bedroom units.
- Rosewood Park: 168 units across four developments with one- to two-bedroom handicap-accessible units:
 - Octave Street.
 - W. Margaret Street.
 - High-Rise.
- Sprucewood Square: 60 units across two developments with one- to six-bedroom units:
 - N. 3RD Ave.

Private Policy

Private policy refers to the way in which non-government entities interact with the housing system. This includes private landlords, leasing agencies, and banks. Despite being non-governmental, private institutions play an important role in the housing process. Analyzing the policies and patterns of private entities provides insight into barriers that may exist to serving certain groups of people.

Mortgage Lending

Mortgage lending is a large industry that has direct impacts on the housing system. Most people wishing to purchase a home must be approved for financing from a private entity, such as a bank. Analyzing the lending practices of banks in the Tri-Cities illuminates trends in borrowing practices and can help identify gaps in the lending system for certain populations.

An analysis of mortgage lending in the Tri-Cities primarily relies on lending data made publicly available through the Home Mortgage Disclosure Act (HMDA) Regulation C. HMDA, enacted in 1975, requires that financial institutions, including banks, savings associations, credit unions, and other lenders, annually disclose mortgage data to the public and regulators to show lending patterns. This data serves various purposes, including determining whether lenders are meeting community housing needs, supporting public officials in investments to encourage development, and identifying potential patterns of discriminatory lending that are illegal under the Fair Housing Act.

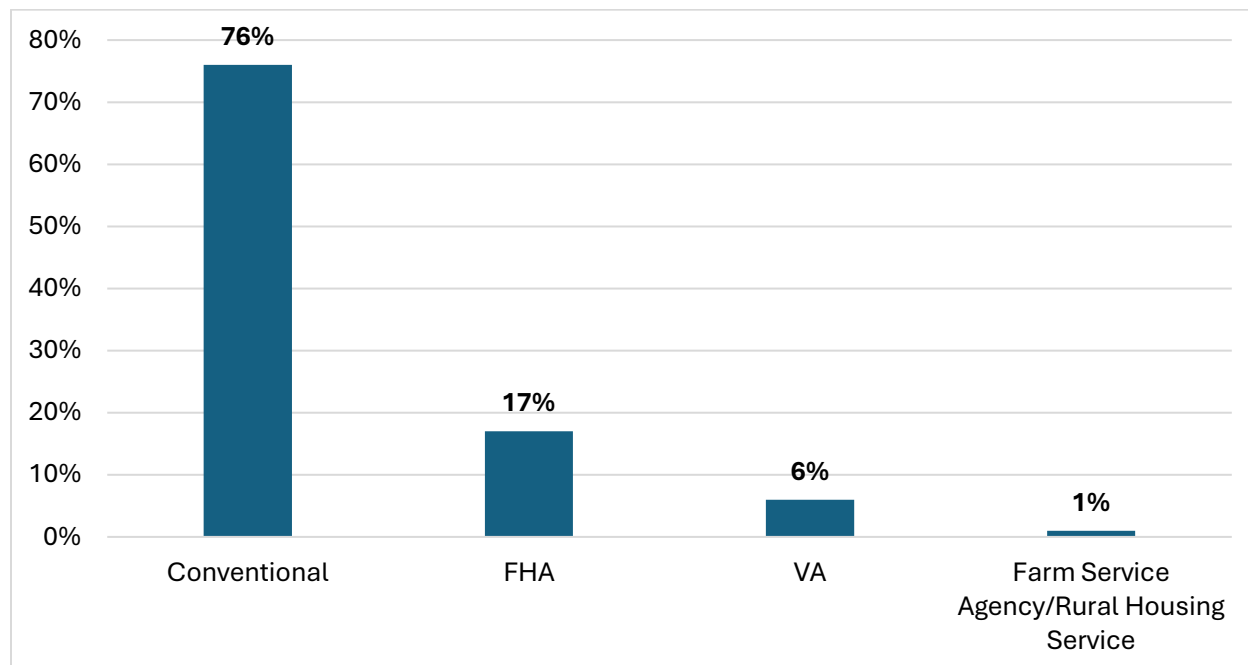
It is important to note that HMDA data alone cannot conclusively identify individual instances of discrimination in lending. Instead, the HMDA analysis aims to explore patterns of discrepancies in lending outcomes and identify areas of concern. If a pattern of discrimination is suspected based

on the data, an in-depth investigation will look at the lending institution's loan data, policies, and practices to determine if discrimination has occurred based on a protected class.

HMDA Overview

In 2023, 9,981 loan applications were reported by financial institutions in the Richland-Kennewick Metropolitan Service Area (MSA) (note: the MSA includes Pasco). Figure 22 displays the different types of loans. Most loans (76 percent) were conventional loans.

Figure 22—Types of Loans



Data Source: 2023 HMDA Estimates.

Across the MSA, 52 percent of loans were used for home purchases. Twenty percent of loans were used for refinancing and 13 percent for home improvement. 94 percent of all loan applicants used the loan for their primary residence, as opposed to a secondary residence or investment property.

HMDA also provides information on the action taken, or status of a loan application. Explanations of the actions are listed below.

- **Loan originated:** The loan application was approved and the financial institution offered credit to the applicant.
- **Loan approved but not accepted:** The loan application was approved but the applicant did not accept the offer of credit.
- **Loan denied:** The loan application was denied.
- **Loan withdrawn by applicant:** The applicant withdrew the loan application before the financial institution made a credit decision on the application.
- **Loan closed due to incompleteness:** The loan application was closed due to lack of information. The financial institution sent the applicant a written notice of incompleteness.

- **Loan purchased:** The financial institution purchased the loan after closing and did not make a credit decision prior to closing.

In 2023, most loan applications were originated (57 percent). Table 34 depicts the loan outcomes for the Richland-Kennebec MSA. 17 percent were denied and 11 percent were withdrawn.

Table 34—Actions Taken on Loans

Action Taken	Percentage
Originated	57%
Approved But Not Accepted	3%
Denied	17%
Withdrawn	11%
Incomplete	4%
Purchased	7%
Other	0%

Data Source: 2023 HMDA Estimates.

Characteristics of Loan Applicants

One method to explore whether barriers to lending opportunities exist in a community is to analyze differences in outcomes by an applicant's demographic characteristics. Table 35 depicts the race, ethnicity, gender, and age characteristics of loan applicants in the Tri-Cities. The data indicates that most applicants are White (68 percent), with less than 5 percent of applicants identifying as a race other than White. Additionally, 23 percent of applicants identified as Hispanic or Latino, and 29 percent of applicants identified as male while 18 percent identified as female. Finally, the two most common age brackets were 25–34 and 35–44, accounting for 47 percent of loan applicants.

Table 35—Characteristics of Loan Applicants

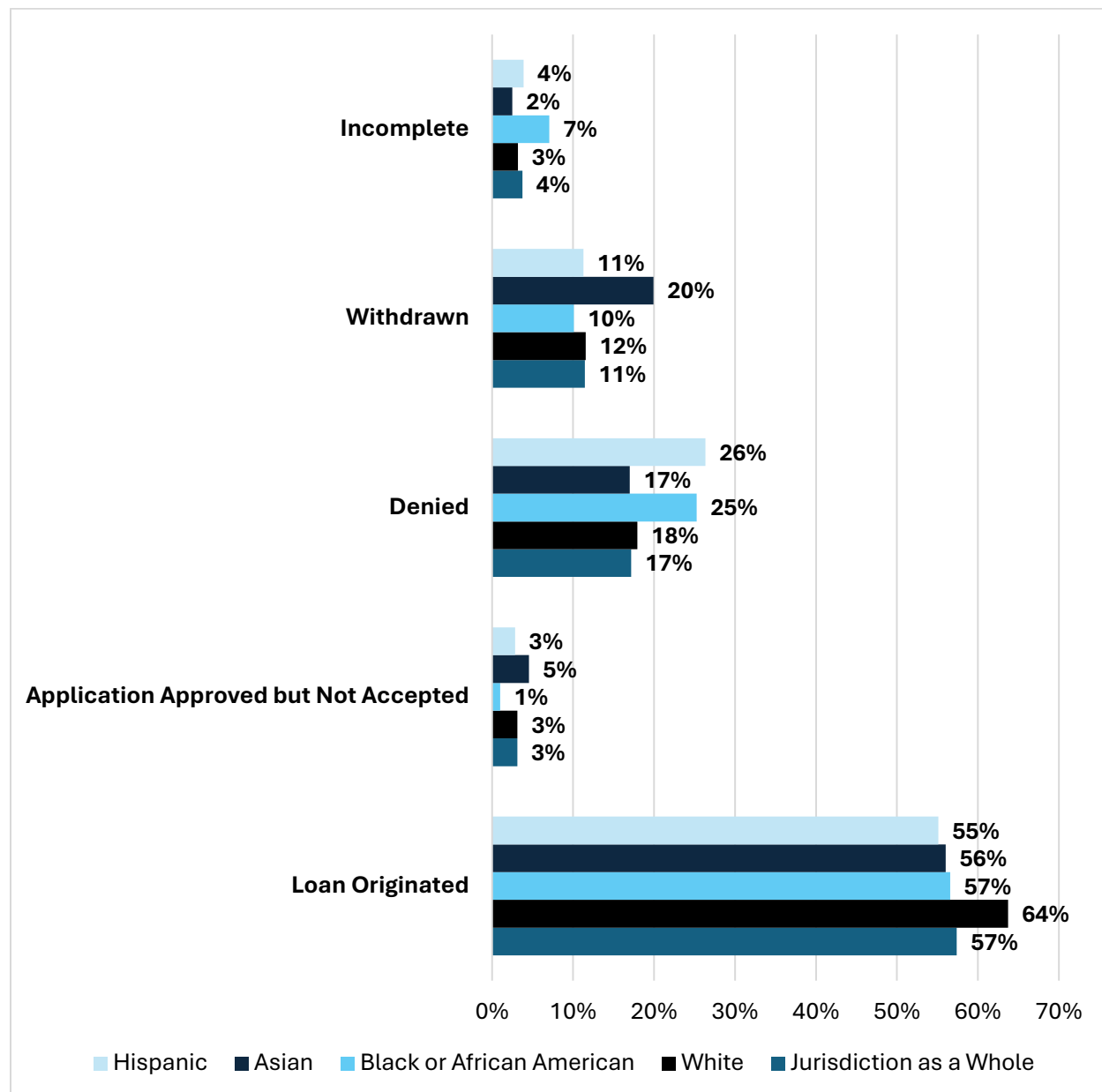
Category	Percentage
Race	-
White	68%
Asian	2%
Black or African American	1%
American Indian or Alaska Native	1%
Native Hawaiian or Other Pacific Islander	0%
Two or More Minority Races	0%
Multiple Co-Applicants with Different Races	3%

Category	Percentage
Race Not Available	25%
Ethnicity	-
Not Hispanic or Latino	53%
Hispanic or Latino	23%
Multiple Co-Applicants with Different Ethnicities	4%
Ethnicity Not Available	21%
Gender	-
Male	29%
Female	18%
Multiple Co-Applicants with Different Genders	39%
Sex Not Available	13%
Age	-
35–44	25%
25–34	22%
45–54	18%
55–64	13%
65–74	7%
<25	4%
>74	3%

Data Source: 2023 HMDA Estimates.

White applicants had the highest loan origination rate at 64 percent. Figure 23 depicts the percentage of loan applications by action taken for race and ethnicity compared to the jurisdiction as a whole. Hispanic households had the lowest origination rate of 55 percent. Asian households had the lowest denial rate at 17 percent, followed by White applicants at 18 percent. Hispanic and Black or African American households had the highest denial rates at 26 and 25 percent respectively.

Figure 23—Actions Taken by Race and Ethnicity

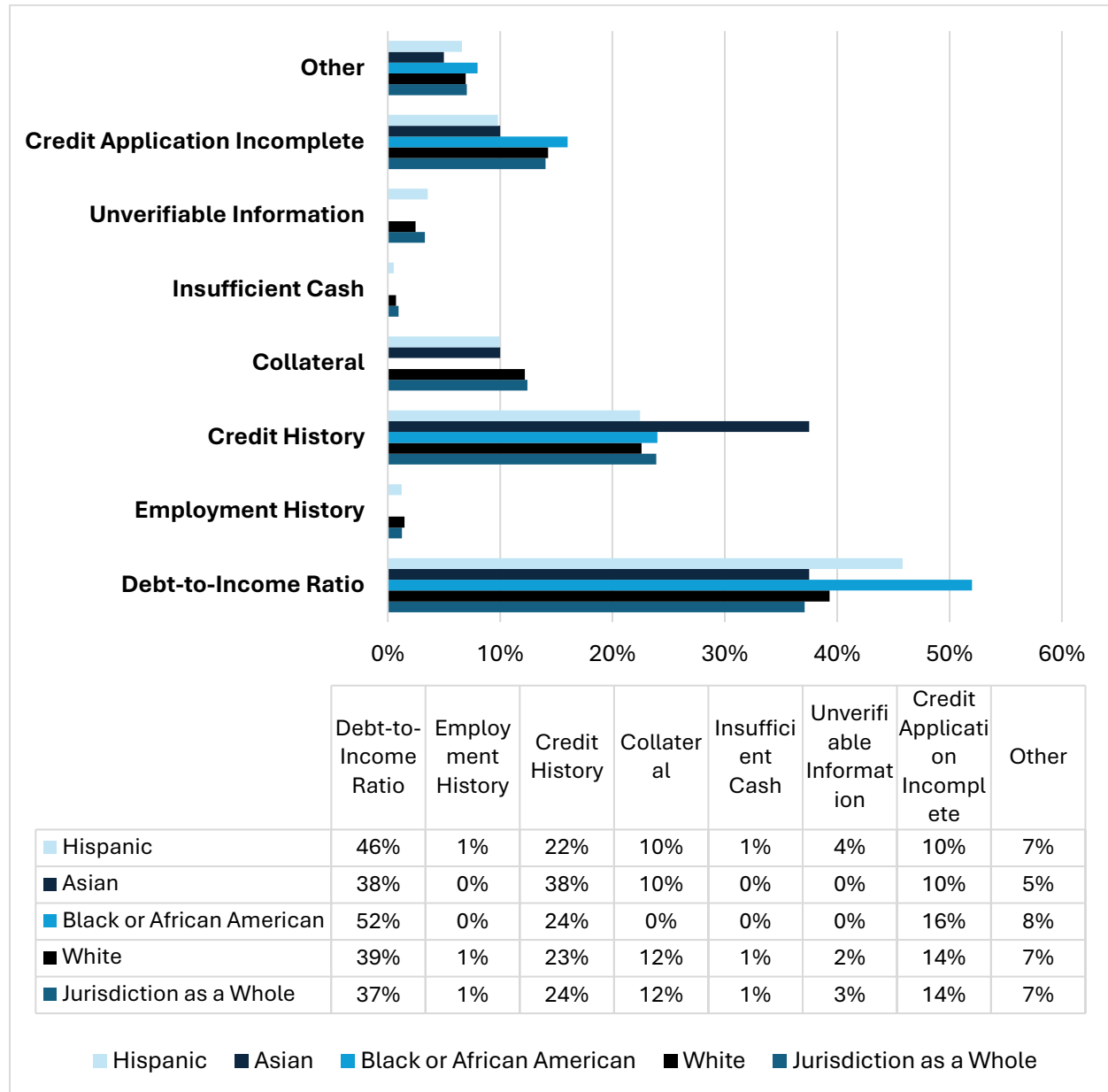


Data Source: 2023 HMDA Estimates.

Loan Denial by Race/Ethnicity

Understanding which communities have higher denial rates of loans provides insight into the needs of homebuyers. In 2023, 1,666 loan applications were denied. The most common loan denial reason was debt-to-income ratio. Figure 25 shows that there was variation in the primary reasons for denial by race and ethnicity. Asian, Black or African American, Hispanic, and White applicants were most likely to be denied because of debt-to-income ratios. Black or African American and Hispanic households experienced the greatest denials of debt-to-income ratios (52 percent and 46 percent respectively). American Indian applicants were most often denied due to credit history, and Native American or Pacific Islander households were most often denied due to collateral.

Figure 25—Denial Reasons by Race and Ethnicity



Data Source: 2023 HMDA Estimates.

Loan Outcomes by Minority Census Tract

As previously described in the Access to Opportunity section, some census tracts within the Tri-Cities have a higher percentage of minority residents living there. HMDA data provides information on the percentage of minority residents living in the census tract where the loan applicant lived. Analyzing patterns in lending outcomes by minority census tract helps communities to better understand the geographic need of homebuyers. This allows the Tri-Cities to tailor better homebuyer programs to meet the needs of all populations.

Table 36 depicts the loan status by minority share in the census tract. As depicted in the table, census tracts with the lowest minority population experienced the highest rate of loan origination (58 percent), while census tracts with the highest minority population experienced the lowest rate of loan origination (49 percent). The reverse is true for denials. High minority census tracts experienced higher rates of denials than low minority census tracts.

Table 36—Actions Taken by Minority Census Tract

Minority Population of Census Tract	Loan originated	Approved but not accepted	Denied	Withdrawn	Incomplete	Purchased	Other
0–20%	58%	3%	15%	12%	4%	7%	0%
20–40%	59%	4%	15%	12%	3%	7%	0%
40–60%	57%	3%	18%	10%	4%	7%	0%
60–80%	52%	3%	21%	12%	4%	9%	0%
80–100%	49%	1%	28%	12%	4%	5%	0%

Data Source: 2023 HMDA Estimates.

Evidence of Housing Discrimination

Overview

Certain groups may face housing discrimination when buying or renting housing units. Housing discrimination can occur at all points in the housing process, including inquiries and applications for rental housing, lease conditions, rental housing renewal, viewing homes for sale, offering to purchase a home, and getting a mortgage. Understanding the nature of housing discrimination in the Tri-Cities allows the community to better respond to resident needs. This section explores themes from consultations with fair housing organizations and reviews complaint data from two different sources. In analyzing fair housing complaints, the Consortium utilized the most recent data available from the HUD Office of Fair Housing and Equal Opportunity and the Washington State Human Rights Commission.

Context from Fair Housing Organizations

Fair housing organizations play a vital role in the community. These organizations often represent residents who believe they have been discriminated against, provide fair housing training, and conduct outreach. As a result, representatives from these organizations can provide valuable context into how residents experience housing discrimination.

During the fair housing planning process, the Tri-Cities consulted two fair housing organizations and one local code enforcement division. Listed below are key themes that emerged from those consultations regarding the fair housing needs of the community.

- Fair housing organizations in the Tri-Cities find that reasonable accommodation for people with disabilities, such as parking, assistance animals, and communication assistance, is their largest service area. This means that there is a need in the community for more accessible housing options and practices.
- Participants noted that migrant workers, immigrants, and people with limited English proficiency are often unaware of their housing rights. Code enforcement utilizes translation services to help reach these populations.
- Organizations emphasize that rising housing costs create financial and legal hardships for their clients.
- Participants recommended fair housing training, testing, and outreach to service organizations, developers, and residents to help promote fair housing knowledge.

Fair Housing Complaints

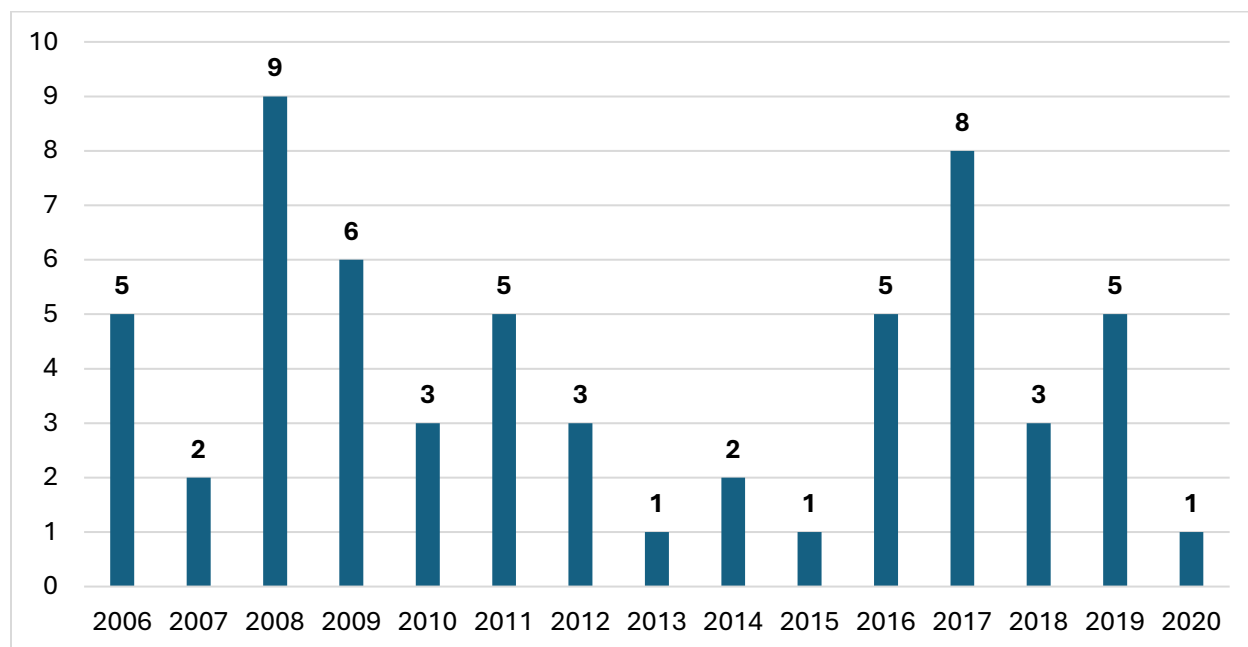
People who believe they have experienced housing discrimination have several avenues to file a complaint. Residents can file a complaint with HUD's Office of Fair Housing and Equal Opportunity Office (FHEO) for allegations of housing discrimination on the basis of a federally protected class. Residents of Washington State can also file complaints with the Washington State Human Rights Commission (WSHRC) regarding discrimination against state or federally protected classes. This section presents the most recent fair housing complaint data from both sources. Analyzing complaint data allows communities to identify trends in fair housing discrimination.

The Office of Fair Housing and Equal Opportunity

HUD provides publicly available data on housing complaints submitted to FHEO since 2006, with the most recent data being for 2020. While HUD complaint data is a useful resource for better understanding the prevalence and nature of housing discrimination in a community, it is often an undercount of instances of housing discrimination because many individuals who experience discrimination or suspect they have been discriminated against do not report it. There are various reasons an individual may not report housing discrimination such as lacking evidence to support their case; fearing retaliation for reporting the event; being unwilling to participate in an investigation; not wanting to bring attention to themselves, the suspected perpetrator, or the incident; not knowing how to file a complaint; not knowing that the discrimination they experienced is a fair housing violation; and more.

FHEO data indicate that from 2006 to 2020, there were 59 complaints filed by individuals for housing discrimination in which the alleged violation took place in either Benton or Franklin Counties (Figure 25). There does not appear to be a trend in the number of cases filed each year.

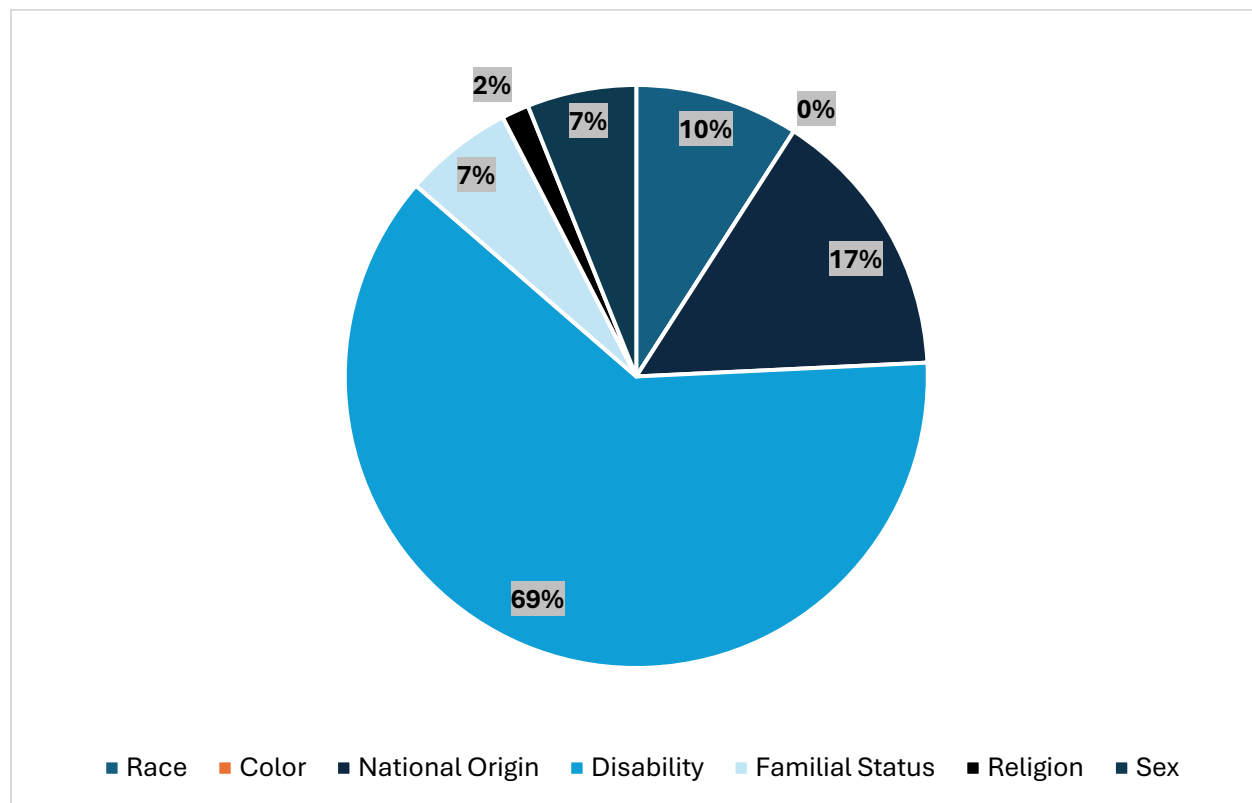
Figure 25—FHEO Filed Complaints by Year



Data Source: HUD Data Catalog (FHEO Filed Title VII Cases).

Of the 59 complaints filed during the time period, 41 (69 percent) were for discrimination on the basis of disability. Figure 26 displays the basis of complaints. Note, complaints can include multiple bases (such as race and national origin). The second most common basis for complaints was national origin, which accounted for 17 percent of complaints.

Figure 26—Housing Complaints by Protected Class



Data Source: HUD Data Catalog (FHEO Filed Title VII Cases).

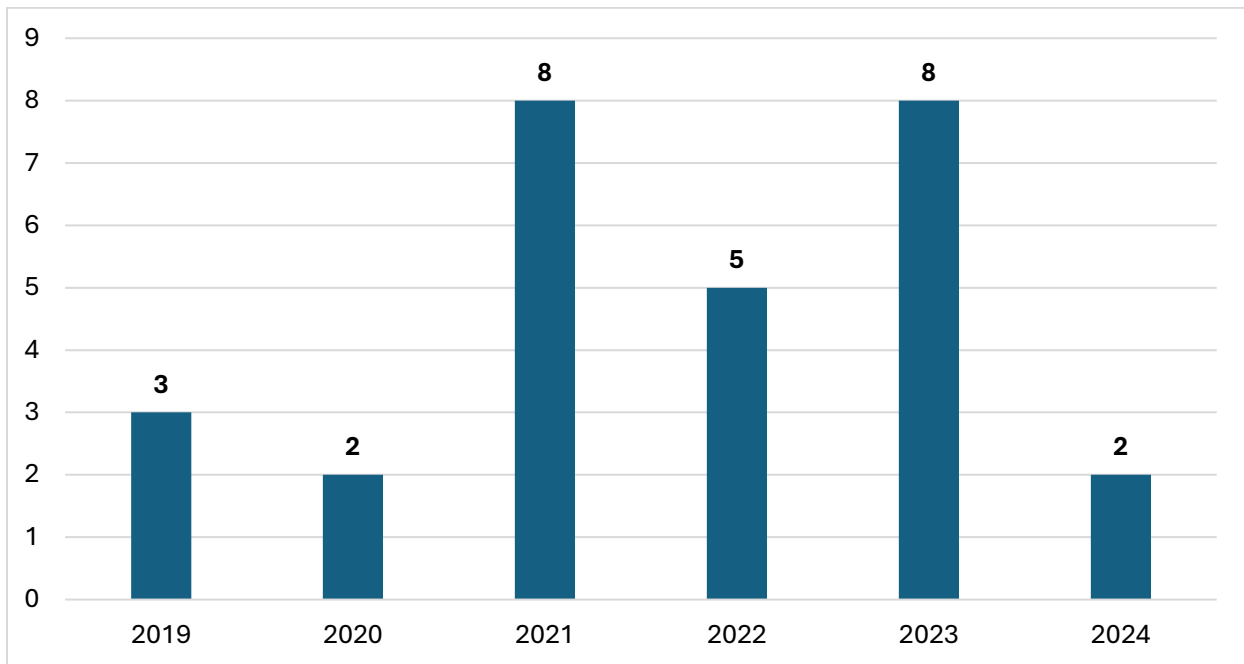
The Washington State Human Rights Commission (WSHRC)

Tri-Cities residents also have the option of reporting alleged instances of housing discrimination to the WSHRC, which works with HUD to process and investigate claims filed both with FHEO and WSHRC.

The Tri-Cities requested data from WSHRC on the number of complaints filed from 2019–2024 and the types of discrimination alleged in each case.

From 2019 to 2024, 28 fair housing complaints were filed by Tri-Cities residents with the WSHRC. Figure 27 depicts the number of cases by year. 2021 and 2023 recorded the highest number of cases, with eight.

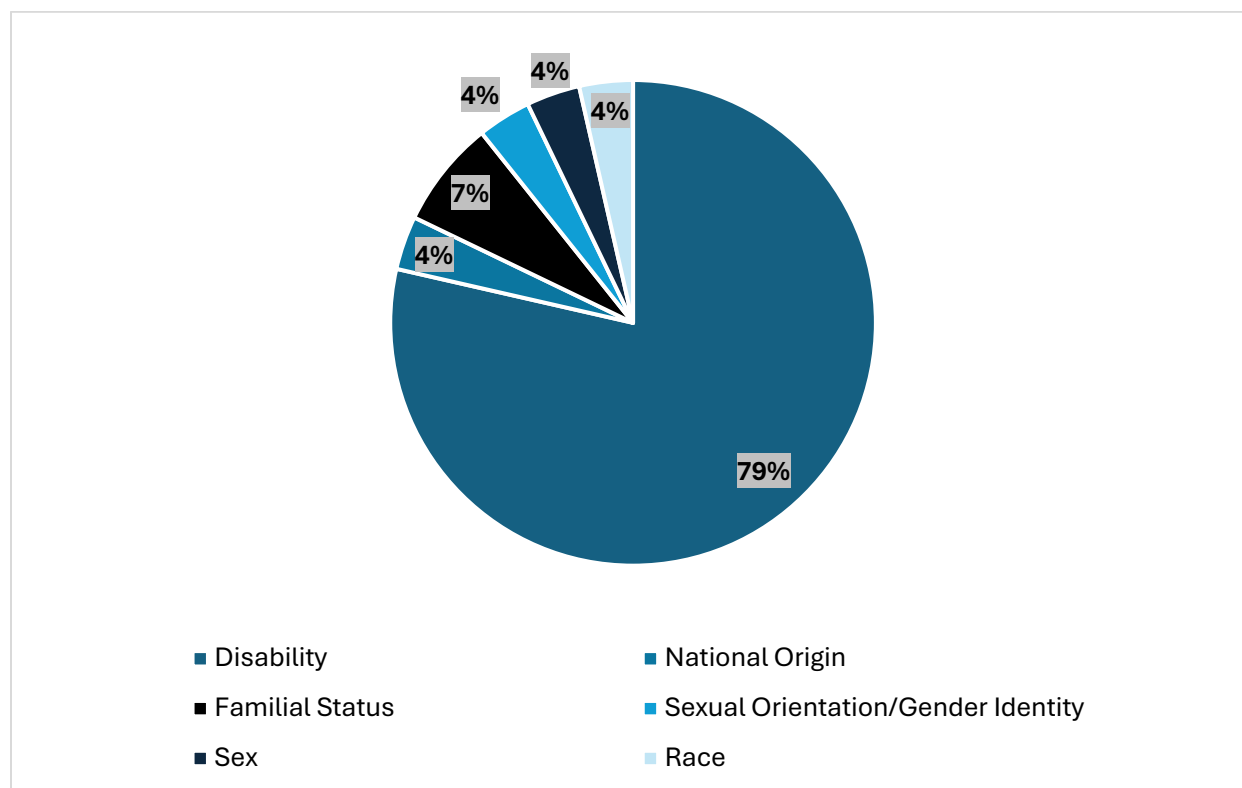
Figure 27—WSHRC Complaints by Year



Data Source: WSHRC Reports (2024).

In a similar trend to FHEO filed cases, most cases (79 percent) were for discrimination based on disability status. Figure 28 displays the basis of complaints. The second most common type of complaint was regarding familial status, which accounted for 7 percent of complaints.

Figure 28—Complaints by Protected Class



Fair Housing Testing and Training

Fair housing testing and training help communities understand gaps in fair housing practices and fair housing laws and regulations. They serve as tools to reduce housing discrimination. Knowing how to use and access these tools equips communities with resources to better confront discrimination and unfair housing practices.

Fair housing testing is provided by organizations receiving Fair Housing Initiatives Program (FHIP) funding from HUD. FHIP organizations help handle fair housing complaints, investigations, and testing. FHIPs send fair housing testers to properties suspected of practicing housing discrimination to uncover information about any potential fair housing issues.

The Northwest Fair Housing Alliance serves the Tri-Cities area and receives FHIP funding. During the fair housing consultation process, the HOME Consortium spoke with a representative from the organization. They noted that the organization has completed fair housing testing in the Tri-Cities.

The Northwest Fair Housing Alliance also offers fair housing training. The organization offers on-demand, in-person, and virtual trainings on several fair housing topics. In-person trainings are also available in Spanish.

Fair Housing Action Plan

Introduction

Through the fair housing planning process, the HOME Consortium gained valuable insight into the housing needs of many groups with certain characteristics. The HOME Consortium identified five primary barriers to fair housing, also known as impediments to fair housing. The Consortium also identified a set of actions to address each barrier and promote affordable, available housing for all residents.

Identified Impediments to Fair Housing

Impediments to fair housing restrict fair housing choice or access to opportunity. Impediments to fair housing can include local segregation, disproportionate housing needs in one section of the population, and documented instances of housing discrimination. Identifying impediments to fair housing allows the Tri-Cities HOME Consortium to explore programs and policies to help encourage fair housing.

The Consortium identified five impediments to fair housing, which are listed below.

Table 37—Identified Impediments to Fair Housing

Impediment	Description/Contributing Factors	Impacted Groups
There is a low supply of affordable housing in the Tri-Cities.	From 2015 to 2020, the number of Tri-Cities residents in unaffordable living situations increased by 2 percent. Stakeholders explained during consultation sessions that there are limited affordable housing options for residents. Low affordable housing supply often means that residents must live in either unaffordable or unsuitable living conditions (such as overcrowding). All residents are affected by a lack of affordable housing, but oftentimes certain groups face additional barriers to securing affordable housing, such as accessibility needs, difficulty navigating the housing system, or intentional exclusion.	All

Impediment	Description/Contributing Factors	Impacted Groups
Affordable housing options often lack accessible features for people with physical disabilities and seniors.	During consultation sessions, stakeholders working with certain populations expressed difficulty in finding physically accessible units for clients. A representative from the KHA noted that most public housing units are not physically accessible. People with physical disabilities, such as wheelchair users, and seniors often have accessibility requirements for housing units. Some examples of accessibility requirements include ramps, grab bars, elevators, wide doorways, and walk-in showers. These modifications make it possible for people with limited physical mobility to reside safely and comfortably in their homes.	People with a disability Seniors
Community members have limited knowledge of their fair housing rights and landlord responsibilities.	In a survey conducted for the Consolidated and Fair Housing Planning process, 42 percent of community respondents indicated that they know how to request reasonable accommodation. In a similar survey, 62 percent of stakeholders believed that Tri-Cities residents were not aware of how to report a fair housing violation. Fair housing reporting and reasonable accommodation requests are important aspects of fair housing. Knowing their rights, responsibilities, and options under the Fair Housing Act equips residents with the knowledge to advocate for their needs.	All
Non-English speakers face barriers to obtaining services and information in their native language.	Data analysis found that from 2017 to 2022, the non-English-speaking population in the Tri-Cities is becoming more diverse. Stakeholders particularly noted Spanish, Ukrainian, and Burmese as very common languages spoken in the Tri-Cities. Stakeholders also noted that they find it difficult to communicate with non-English speakers due to lack of bilingual staff and translated resources. Foreign-born residents often have LEP or speak English as a second language. As a result, they may find difficulty working with service providers, landlords, etc., to find housing.	Foreign-born residents

Impediment	Description/Contributing Factors	Impacted Groups
Certain populations require additional services to ensure they can effectively use transportation systems to get to important places.	Geographically, the Tri-Cities is spread out across two counties, which are separated by a river. Many residents travel between the three cities for work, services, and leisure. Stakeholders noted during consultation sessions that limited public transportation options serve as a barrier to people getting to necessary places. All residents are affected by limited public transportation options, such as inconvenient times and non-direct routes. However, some groups face additional barriers to public transportation usage. For example, seniors and people with disabilities often require on-demand ride services that have accessible vehicles, such as a wheelchair lift. In addition, foreign-born residents may have difficulty navigating the transportation system if materials are not translated into their native language.	People with a disability Seniors Foreign-born residents

Recommended Actions

The Tri-Cities HOME Consortium recognizes that the impediments described in the previous section have impacts on how certain groups find and maintain housing that suits their needs. The Consortium is committed to removing barriers to fair housing. Through the fair housing planning process, the Consortium identified a set of actions to take over the next five years to work toward overcoming the identified impediments to fair housing.

Table 38—Fair Housing Action Plan

Impediment	Strategy	Action Steps	Connection to Impediment
There is a low supply of affordable housing in the Tri-Cities.	The Consortium will continue to partner with housing authorities to explore building more affordable housing.	The Consortium will meet with the housing authorities to discuss new affordable housing developments.	Building additional housing units with affordability criteria, such as income limits, increases the housing supply. Ensuring those units are affordable helps all populations access those units.
	The Consortium will utilize various outreach techniques, such as newspaper, mail, and social media, to promote the Down Payment Assistance Program.	The Consortium will analyze the most effective ways to reach all populations and will explore using those methods to advertise the Down Payment Assistance Program.	Assisting certain groups with homeownership opportunities (e.g., providing down payment assistance) increases the housing options available to those groups. However, these populations must be aware of the program and their requirements. Targeted outreach to populations who may have not otherwise known about the program increases the likelihood of them applying and receiving assistance.

Impediment	Strategy	Action Steps	Connection to Impediment
Affordable housing options often lack accessible aspects for people with physical disabilities and seniors.	Richland and Pasco will utilize various outreach techniques, such as newspaper, mail, and social media, to promote the cities' owner-occupied rehabilitation program. Kennewick will investigate creating a CDBG-funded owner occupied rehabilitation program. The Tri-Cities will investigate utilizing HOME funding for Americans with Disabilities Act rehab projects.	Richland and Pasco will analyze the most effective ways to reach all populations and will explore using those methods to advertise the Owner-Occupied Rehabilitation Program. Kennewick will meet with Richland and Pasco to discuss the steps to start a owner occupied rehabilitation program. The Consortium will have met to discuss logistics surrounding utilizing HOME funding for Americans with Disabilities Act rehab projects.	Many housing units can be modified to be more accessible. For instance, ramps and grab bars can be added to the front of the unit to make the entrance easier to get to. Modifying existing units increases the accessible housing supply. these populations must be aware of the program and their requirements. Targeted outreach to populations who may have not otherwise known about the program increases the likelihood of them applying and receiving assistance.
	The Consortium will explore utilizing local forums to increase knowledge of accessible building standards and community needs among housing developers.	The Consortium will present at one housing developer forum regarding accessible building.	Bringing awareness of accessibility standards and community needs to housing developers allows them to incorporate those elements into their designs. This can increase the number and quality of accessible housing units being developed.
	The Consortium will promote ADU development by advocating for policies and programs that support the housing type.	The Consortium will analyze barriers to ADU development in each of their communities and develop policy and program suggestions to overcome these barriers.	ADUs provide an opportunity to increase the accessible, affordable housing stock. ADUs are often one level, making them easier to navigate for seniors and people with limited mobility. Each city's municipal code outlines the parameters for ADU development. A policy landscape that is amenable to ADUs helps promote their development.

Impediment	Strategy	Action Steps	Connection to Impediment
Community members have limited knowledge of their fair housing rights and landlord responsibilities.	The Consortium will organize and host a fair housing training for organizations working with residents.	The Consortium will host one fair housing training for service providers.	Service providers often have direct contact with certain groups. Equipping staff with fair housing knowledge that is specific to the characteristics of the groups they serve allows them to assist residents with questions and complaints.
	The Consortium will explore hosting a fair housing training for landlords.	The Consortium will meet with a fair housing training organization regarding a landlord training program.	Many people rent their homes. Providing training on leasing, advertising, and property management as it relates to fair housing increases landlords' knowledge and reminds them of their responsibility to abide by fair housing laws.
	The Consortium will explore working with the KHA and the HACPFC to create a fair housing educational program for residents.	The Consortium will meet with the housing authorities regarding an educational program for residents.	Many residents may not know their fair housing rights. They may even be unaware that they are being discriminated against. Informing residents of their rights makes it easier for them to spot when their right to fair housing is being violated.
Non-English speakers face barriers to obtaining services and information in their native language.	The Consortium will continue to work on translating key documents, such as program applications, into other languages.	The Consortium will translate all CDBG- and HOME-related documents into Spanish.	Translating applications, informational materials, and important notices into multiple languages increases the number of non-English-speaking residents able to benefit from programs and services.
	The Consortium will continue to utilize the Language Line to communicate with non-English-speaking residents.	Each city will have a subscription to the Language Line.	The Language Line provides live translation in several languages. Utilizing the Language Line allows city staff to support non-English speakers in person and over the phone. This allows non-English-speaking residents to benefit from in-person programs and services.

Impediment	Strategy	Action Steps	Connection to Impediment
	The Consortium will work with non-profit agencies to understand the barriers and services needed for non-English-speaking residents.	The Consortium will hold one meeting with non-profit agencies working with non-English-speaking residents.	Non-profit agencies work firsthand with non-English-speaking populations. As a result, they likely have a greater understanding of the challenges faced by non-English speakers. Understanding these barriers allows the Consortium to target language and translation services to be most effective.
Certain populations rely on transportation systems, such as pedestrian and public transit systems, to access housing, services, schools, and jobs.	The Consortium will work with community partners, including the transit authority, to implement the goals outlined in their respective Bike-Pedestrian Plans.	The Consortium will implement the goals outlined in their respective Bike-Pedestrian Plans.	Increasing alternate forms of transportation, such as bikes and pedestrian paths, increases the options available to residents to get to important places. Ensuring these modes of transportation are accessible creates new forms of transportation for seniors and people with disabilities.
	Each city will continue to support the free bus pass program for students run by Ben Franklin Transit.	The Consortium will coordinate with Ben Franklin Transit regarding the free bus pass program. The cities will support coordination with non-profits to provide greater access to the program.	Free bus passes ensure that students have a way to get to school and other important places.
	Each city will continue to evaluate crosswalks that need updating to meet visual and auditory accessibility standards.	The Consortium will have a greater understanding of crosswalks that need updating to meet visual and auditory accessibility standards.	Ensuring that crosswalks meet visual and auditory standards improves accessibility. This creates more opportunities for people with disabilities to utilize pedestrian paths.

Appendix

Table 1A—Organizations Consulted

Agency/Group/Organization	Agency/Group/Organization Type	Method of Consultation
Snipes H3	Housing Services—Children Services—Education Services—Employment	Consultation
Richland School District	Services—Education	Consultation
Kennewick School District	Services—Education	Consultation
Fourth Dimension Living	Other—Business Entity	Consultation
Benton Franklin Health District	Services—Health Health Agency	Consultation
Greater Health Now	Services—Health	Consultation
Senior Life Resources Northwest	Services—Elderly Persons Services—Persons with Disabilities	Consultation
Domestic Violence Services of Benton and Franklin Counties	Housing Services—Victims of Domestic Violence	Consultation Survey
Supportive Services for Veterans (Blue Mountain Action Council)	Housing Other—Services—Veterans Services—Homeless	Consultation
Benton County Human Services	Other Government—County	Consultation Survey
Tri-Cities Chaplaincy	Other—Religious Organization	Consultation Survey
OIC of Washington	Other—Services—Veterans Services—Homeless	Consultation
Washington State 211	Services—Homeless Services—Health Services—Education Services—Employment	Consultation
Lutheran Community Services	Housing Services—Children	Consultation Survey

Agency/Group/Organization	Agency/Group/Organization Type	Method of Consultation
	Services—Elderly Persons	
Washington Monitoring	Services—Employment Other—Services—Veterans Housing	Consultation
Sent to Serve	Housing Services—Homeless	Consultation
Habitat for Humanity	Housing	Consultation
Benton Franklin Community Action Connection	Services—Homeless Housing	Consultation
Benton Franklin Council of Governments	Regional organization	Consultation
Tri-Cities Regional Chamber of Commerce	Business Leaders Regional Organization	Consultation
Tri-Cities Development Council	Regional Organization Planning Organization	Consultation Survey
Visit Tri-Cities	Regional Organization Planning Organization	Consultation
Port of Benton	Other Government—Local	Consultation Survey
Benton and Franklin Counties Human Services Department	Services—Children Continuum of Care Services—Persons with Disabilities	Consultation
Lourdes Behavioral Health	Services—Health Services—Homeless	Consultation
Pasco Public Works Department	Other Government—Local	Consultation
Pasco Parks and Recreation Department	Other Government—Local	Consultation
Richland Public Works Department	Other Government—Local	Consultation Survey
Ben Franklin Transit	Planning Organization Regional Organization	Consultation Survey
Kennewick Community and Development Services Department	Other Government—Local	Consultation Survey

Agency/Group/Organization	Agency/Group/Organization Type	Method of Consultation
Richland Community and Development Services Department	Other Government—Local	Consultation Survey
Pasco Community Development Services Department	Other Government—Local	Consultation
Ben Franklin Legal Aid	Service—Fair Housing	Consultation
City of Pasco Code Division	Other Government—Local	Consultation Survey
Northwest Fair Housing Alliance	Service—Fair Housing	Consultation Survey
Communities in Schools of Benton-Franklin	Services—Education	Survey
Grace Clinic	Services—Health Services—Persons with Disabilities	Survey
Support, Advocacy & Resource Center	Services—Victims of Domestic Violence	Survey
Benton Rural Electric Association	Regional Organization	Survey
Retter & Co. Sotheby's	Business Leaders	Survey
Elijah Family Homes	Housing	Survey
Northwest Justice Project	Service—Fair Housing	Survey
Ziply Fiber	Business Leaders	Survey
Housing Authority of City of Pasco and Franklin County	PHA	Survey
My Friends Place	Services—Homeless Services—Children	Survey
The Arc of Tri-Cities	Services—Persons with Disabilities	Survey
Benton-Franklin Juvenile Court	Other Government—Local	Survey

Table 2A—Other Federal Regulations Regarding Fair Housing

Federal Law/Regulation	Brief Description
Title VI of the Civil Rights Act of 1964	Title VI prohibits discrimination against any person on the basis of race, color, and national origin in programs and activities that received federal funding.
Age Discrimination Act of 1975	This Act prohibits discrimination on the basis of age in programs and activities that receive federal funding.
Violence Against Women Act of 1994	The Violence Against Women Act provides housing protections for people who have previously or are currently experiencing domestic violence, sexual assault, dating violence, or stalking and are applying for or living in housing units that receive federal funding.
Equal Credit Opportunity Act of 1974	This Act prohibits discrimination on the basis of race, color, religion, national origin, sex, marital status, age, receipt of public assistance, or good faith exercise of any rights under the Consumer Credit Protection Act. Creditors must also provide applicants with the reasons they were denied credit, if it is requested.
Consumer Credit Protection Act Of 1968	This Act provides protections for consumers from creditors, banks, and credit card companies by requiring the full disclosure of the terms and conditions of finance charges in credit transactions and offers to extend credit.
Home Mortgage Disclosure Act (1975) (“HMDA”)	This Act requires that many financial institutions maintain, report, and publicly disclose information about mortgage loans.
Section 1031 Of Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) (“Dodd-Frank”)	Section 1031 of the Dodd-Frank Act provides protections for consumers by allowing the Consumer Financial Protection Bureau to prevent individuals or service providers from committing unfair, deceptive, or abusive acts or practices under federal law in connection with consumer transactions for financial products or services.
Executive Order 11063: Equal Opportunity in Housing (1962)	This Executive Order prohibits discrimination on the basis of race, color, creed, and national origin in the sale, leasing, rental, or other disposition of properties owned or operated by the federal government or provided with federal funding.
Executive Order 12892: Leadership and Coordination of Fair Housing in Federal Programs: Affirmatively Furthering Fair Housing (1994)	This Executive Order requires federal agencies to affirmatively further fair housing in their programs and activities and tasks the secretary of HUD with coordinating efforts to affirmatively further fair housing.
2016 Equal Access Rule	This regulation states that HUD-funded homeless service providers must shelter clients in a shelter or facility that aligns with their gender identity and that clients not be isolated or segregated based on gender identity.

Council Agenda Coversheet	Item Number: 7.a. Date: 6/3/2025 Item Type: General Business Item	Category: Other
	Subject: Annexation: AZ-2025-0001, Strizhak Haven Ranch LLC (5215 S Washington Street) Department: Community Planning Permit #: AZ-2025-0001	
<u>Recommendation</u> Staff recommends City Council accept the Intent to Petition for Annexation request accepting the proposed boundary and require the assumption of existing City indebtedness. <u>Motion for Consideration</u> Motion to accept the intent to petition for annexation request, to accept the proposed boundary, to require the simultaneous adoption of zoning regulations, and to require the assumption of existing city indebtedness. <u>Summary</u> A Notice of Intent to Petition for Annexation was received from Knutzen Engineering. The proposed annexation area encompasses approximately 30.67 acres with an assessed valuation of \$398,630. The proposed annexation area involves one tax parcel located at 5215 S Washington Street. The proposed annexation will be processed using the Petition Method of annexation pursuant to RCW 35A.14.120, and this public meeting is required to determine whether the City will: 1. accept, reject, or geographically modify the proposed annexation boundary; 2. require the simultaneous adoption of zoning regulations; and 3. require the assumption of all or any portion of existing City indebtedness It is recommended City Council accept the Letter of Intent to Petition for Annexation, accept the proposed annexation boundary, require the simultaneous adoption of zoning regulations, and require the assumption of the petitioners' pro rata share of existing City indebtedness. The decision to accept the petition will allow the proposal to proceed through the Petition Method process; it does not approve the annexation. <u>Alternatives</u> Reject the Intent to Petition for Annexation request. <u>Fiscal Impact</u> None at this time.		
<u>Attachments:</u> 1. Presentation 2. Staff Report 3. Petition 4. Applicant's Letter 5. Legal Description 6. Map		

Annexation 2025-0001

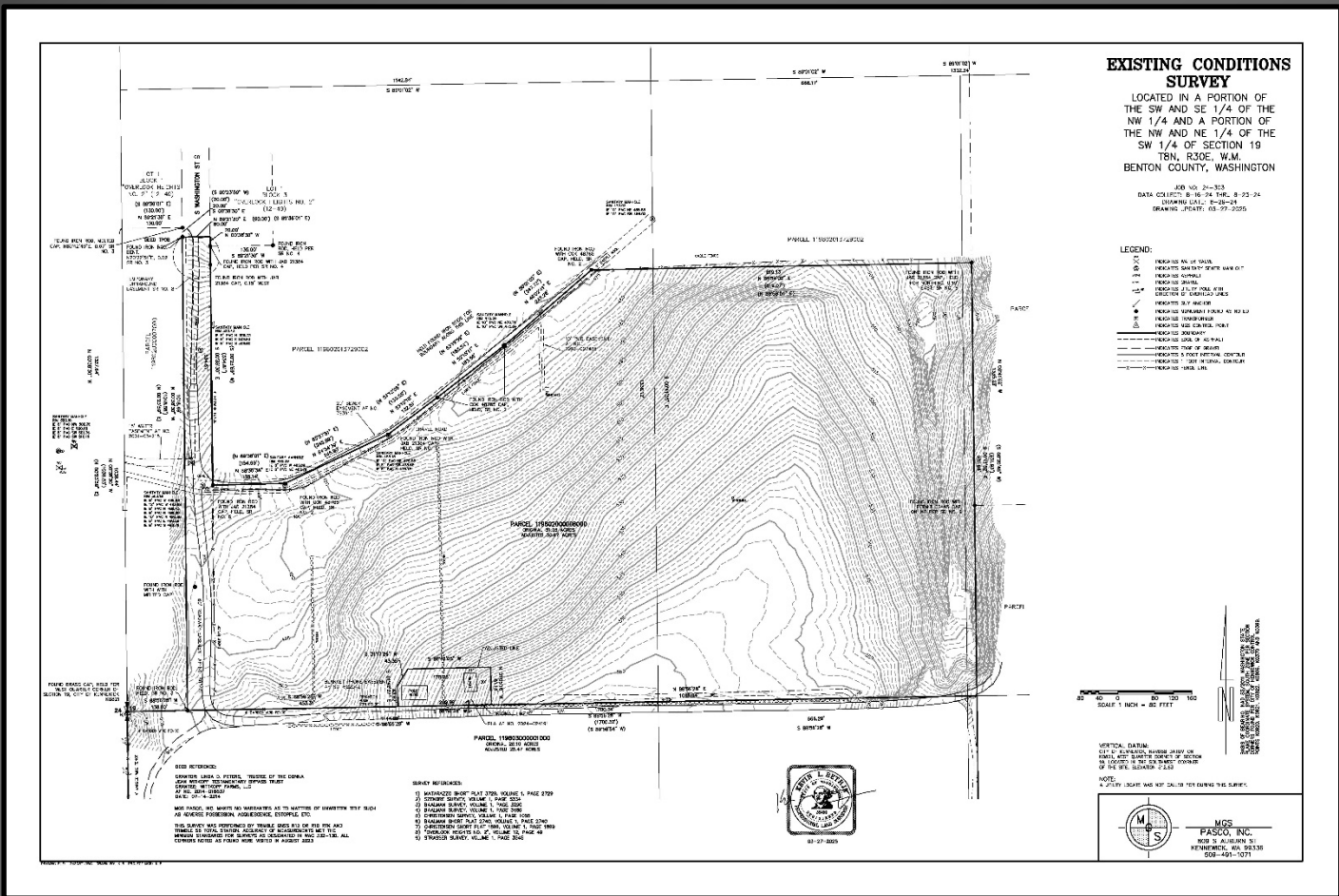
Background Information

- ⌘ Location: 5215 S Washington Street
- ⌘ Size: 30.67 acres; 1 parcel
- ⌘ Topography: Gently sloping, some areas may exceed 15%
- ⌘ Existing Land Use: Orchard, Single-family

Petition Method

Council to determine:

1. Accept, reject, or geographically modify the proposed annexation boundary;
2. Require the simultaneous adoption of zoning regulations; and
3. Require the assumption of all or any portion of existing city indebtedness.



Recommendation

Staff recommends City Council accept the annexation petition.

Questions?



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO
THE CITY COUNCIL

FILE No: AZ-2025-0001

PUBLIC MEETING DATE: 22 May 2025

PROPOSAL: Annex 30.67 acres

APPLICANT: Knutzen Engineering

STAFF CONTACT: Matt Halitsky, Senior Planner

DESCRIPTION OF REQUEST

A Notice of Intent to Petition for Annexation was initially received from Harmony Development, LLC, on 28 January 2025. The proposed annexation area encompasses approximately 30.67 acres with an assessed valuation of \$398,630. The proposal involves one tax parcel located at 5215 S Washington Street.

BACKGROUND

The annexation area lies within Kennewick's Urban Growth Area (UGA). The Growth Management Act established UGAs with the intent that future growth within cities be directed toward areas where urban services are available or easily extended. The annexation area has a Comprehensive Plan land use designation of Low Density Residential and was pre-zoned Residential, Low Density via Resolution 77-42.

PROCEDURE

The proposed annexation will be processed utilizing the Petition Method of annexation (RCW 35A.14.120) and this public meeting is required to determine whether the city will:

1. accept, reject, or geographically modify the proposed annexation boundary;
2. require the simultaneous adoption of zoning regulations; and
3. require the assumption of all or any portion of existing city indebtedness.

The petitioners will then need to agree to the above terms set forth by the City Council.

ANALYSIS

Boundary

The annexation area consists of a single parcel located at 5215 S Washington Street. Access to the site is by private drive at the southern terminus of S Washington Street. A recently completed Boundary Line Adjustment excludes the existing home and accessory structure from the annexation area, as it is now part of the adjacent property to the south.

Land to the north and west of the subject property is within the Kennewick municipal boundary and zoned Residential, Low Density (RL). Land to the east and south is located within unincorporated Benton County, and outside of the UGA.

Site Conditions

The vast majority of the site is dedicated to an established orchard. A single-family dwelling with a detached accessory structure that was once part of the property now belongs to the parcel to the south. Areas of severe slopes are located throughout the property, however these can be addressed during development review. No other critical areas are mapped on site.

It is the applicant's intent to eventually develop the property into low-density, single-family housing. Access to the new subdivision will be from an extension of S Washington Street, as well as the planned Sunny Meadows subdivision to the north. The City has not reviewed preliminary drawings for the planned subdivision.

City water and sewer currently serve the property. Both the Public Works and the Fire Departments have reviewed the proposed annexation. No concerns have been expressed by either Department.

Land Use Designation and Zoning

The entire site is designated Low Density Residential in the City's Comprehensive Plan. The implementing zones are Residential Suburban (RS), Residential Low Density (RL) and Residential Manufactured Home (RMH).

This proposed annexation area was pre-zoned Residential, Low Density (RL) via Resolution 77-42. Properties within the city limits and adjacent to the site are zoned RL. If Council decides to accept the petition, the proposed zoning for the site will be RL.

City Indebtedness

Should the Council decide to accept the petition and begin annexation proceedings, it is important for the petitioners to recognize that it is customary for all properties annexed into the City to assume a pro rata share of the City's outstanding indebtedness as a condition of annexation.

RECOMMENDATION

Staff recommends that Council accept this petition for annexation.

FINDINGS

1. The proposed annexation area is part of the Urban Growth Area.
2. The property is served by both municipal water and sewer.
3. Access to the site is currently provided via a private drive from S Washington Street to the north.
4. Slopes in excess of 15-percent may be present on site, however they do not pose a concern at this time.
5. Benton County #1 is currently the first responder to this area for fire and emergency medical services, while the Kennewick Fire Department provides backup. Should the area be annexed, Kennewick Fire Department will be the first responder and Benton County #1 will provide backup.
6. The Benton County Sheriff Department is currently the first responder to this area and the Kennewick Police Department currently provides backup. Should the area be annexed, the Kennewick Police Department will be the first responder with the Benton County Sheriff providing backup.



**CITY OF KENNEWICK
60% PETITION METHOD
ANNEXATION PROCESS SUMMARY**

The basic methods by which cities may now annex territory are: the new petition method and the “old” petition method. The new method of annexation in SSB5409 (now codified in RCW 35.13.410-.460 and RCW 35A.14.420-.450), requires support of property owners representing a majority of the area proposed for annexation and a majority of the voters in the area. The “old” petition method requires approval from owners of property representing a certain percentage of the assessed value of the proposed annexation area and is the most commonly used method.

THE SIXTY PERCENT PETITION ANNEXATION METHOD
(OLD PETITION METHOD)

The most frequently used method of annexing unincorporated territory is by petition of the owners of at least 60 percent of the property value in the area, computed according to the assessed valuation of the property for general taxation purposes.

The following outlines the steps and provides information that must be provided during the annexation process:

A. Initiation of the 60 Percent Petition Annexation (RCW 35A.14.120)

Prior to circulating a petition for annexation, the initiating party or parties (the owners of property representing not less than ten percent (10%) of the assessed value of the property for which annexation is sought) must give written notice to the City Council of their intention to commence annexation proceedings.

Written notice shall include the following items:

1. Cover letter;
2. 10% Petition;
3. Map of proposed annexation area; and
4. Legal description of proposed annexation area

B. Meeting with Initiators on the Annexation Proposal (RCW 35A.14.120)

The City Council is to set a date (not later than 60 days after the filing of the notice) for a meeting with the initiating parties to determine:

1. Whether the city will accept, reject, or geographically modify the proposed annexation;

2. Whether it will require the simultaneous adoption of a proposed zoning regulation, if such a proposal has been prepared and filed (as provided for in RCW 35A.14.330, and RCW 35A.14.340); and
3. Whether it will require the assumption of all or any portion of existing city indebtedness by the area to be annexed.

If the Council requires the adoption of a proposed zoning regulation and/or the assumption of all or any portion of indebtedness as conditions to annexation, it is to record this action in its minutes.

If the City Council accepts the annexation, an [application fee](#) is payable to the City at the time the petitions are submitted to Community Planning Department. By accepting the annexation, the Council is authorizing the petitions to be circulated. After the necessary petitions are returned, the Council must take a separate action to approve the annexation and adopt zoning for the properties.

Council acceptance is a condition precedent to circulation of the petition. There is no appeal from the council decision.

C. Contents of Petition (RCW 35A.14.120)

If the City Council accepts the initial annexation proposal, the petition may be drafted and circulated. The petition must:

1. Provide a legal description. An abbreviated legal description will suffice for the initiation proceedings. Prior to approval of any annexation a metes and bounds legal description prepared by a surveyor is required.
2. Be accompanied by a map that outlines the boundaries of the property sought to be annexed.
3. If the council has required the assumption of all or any portion of city indebtedness and/or the adoption of a proposed zoning regulation for the area to be annexed, set forth these facts clearly, together with a quotation of the minute entry of that requirement.
4. Be signed by the owners of not less than 60 percent of the assessed value of the property for which annexation is petitioned. "Owners" eligible to sign are defined in RCW 35A.01.040(9)(a) through (e).
5. Comply with the rules for petitions in RCW 35A.01.040. RCW 35A.14.130.

D. Filing of Petition; Determination of Sufficiency

1. The petition is to be filed with the City Council. RCW 35A.14.120. Although there is no time limit specified in the annexation statutes as to when a petition need be filed with the council after it has begun circulating for signatures, the signatures on a petition are valid only if signed no later than six months prior to the filing date. Any signatures

older than six months are to be stricken from the petition by the officer certifying petition sufficiency. RCW 35A.01.040(8).

2. The petition must be certified as sufficient (i.e., as having valid signatures representing the required 60 percent of property value). Within three working days of the filing of the petition, the officer with whom the petition is filed must transmit the petition to the county assessor, who makes the determination of the sufficiency of the petition. The county officer whose duty it is to determine petition sufficiency must file with the officer receiving the petition for filing a certificate stating the date the determination of sufficiency was begun. The officer determining petition sufficiency must do so "with reasonable promptness." RCW 35A.01.040(4).

E. Hearing on Petition (RCW 35A.14.130)

When a legally sufficient petition is filed, the City Council may consider it and:

1. Fix a date for a public hearing, and
2. Provide notice specifying the time and place of the hearing and inviting interested persons to appear and voice approval or disapproval of the annexation. The notice is to be:
 - a. Published in one or more issues of a newspaper of general circulation in the city; and
 - b. Posted in three public places within the territory proposed for annexation.

There are no statutory requirements concerning the actual hearing, other than to give proponents and opponents an opportunity to speak.

F. Decision (RCW 35A.14.140)

Following the hearing (though not necessarily immediately), the City Council decides whether to approve the annexation. If it decides to approve, it must enact an ordinance to annex the territory. RCW 35A.14.140. It may annex all or any portion of the area proposed for annexation, but may not include any property not described in the annexation petition. *Id.*

Attached is a sample Notice of Intention to commence annexation proceedings, including a petition template.

Should you have further questions please feel free to call (509) 585-4386.

NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS

The Honorable Mayor and City Council
City of Kennewick
210 W. 6th Ave.
Kennewick, WA 99336

Dear Mayor and City Council:

The undersigned, who are the owners of not less than ten percent (10%) of the acreage for which annexation is sought, hereby advise the City Council of the City of Kennewick that it is the desire of the undersigned owners of the following area to commence annexation proceedings:

The property herein referred to is legally described on Exhibit "A" attached hereto and is geographically depicted on a Benton County Assessor's parcel map on Exhibit "B" further attached hereto.

It is requested that the City Council of the City of Kennewick set a date, not later than sixty (60) days after the filing of this request, for a meeting with the undersigned to determine:

1. Whether the City Council will accept, reject, or geographically modify the proposed annexation;
2. Whether the City Council will require the simultaneous adoption of the zoning for the proposed area in substantial compliance with the proposed Comprehensive Plan as adopted by City of Kennewick; and
3. Whether the City Council will require the assumption of all or any portion of indebtedness by the area to be annexed.

This page is one of a group of pages containing identical text material and is intended by the signers of the Notice of Intention to Commence Annexation Proceedings to be presented and considered as one Notice of Intention to Commence Annexation Proceedings and may be filed with other pages containing additional signatures which cumulatively may be considered as a single Notice of Intention to Commence Annexation Proceedings.

Resident/Owner Signature	Printed Name	Address & Tax Parcel Number	Date Signed
	Strizhak Haven Ranch LLC	5215 S Washington St Kennewick, WA 99337 #119802000008000	01/27/2025

WARNING

Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS

January 24, 2025

The Honorable Mayor and City Council
City of Kennewick
210 W. 6th Ave.
Kennewick, WA 99336

Dear Mayor and City Council:

Strizhak Haven Ranch LLC, who is the sole owner of the acreage for which annexation is sought, hereby advise the City Council of the City of Kennewick that it is the desire of the undersigned owners of the following area to commence annexation proceedings:

The property herein referred to is legally described and geographically depicted on the property survey attached hereto.

It is requested that the City Council of the City of Kennewick set a date, not later than sixty (60) days after the filing of this request, for a meeting with the undersigned to determine:

1. Whether the City Council will accept, reject, or geographically modify the proposed annexation.
2. Whether the City Council will require the simultaneous adoption of the zoning for the proposed area in substantial compliance with the Comprehensive Plan as adopted by the City of Kennewick.
3. Whether the City Council will require the assumption of all or any portion of indebtedness by the area to be annexed.



Strizhak Haven
Ranch LLC

5215 S Washington St,
Kennewick, WA 99337
#119802000008000

01/27/2025

Owner Signature

Printed Name

Address & Tax Parcel Number

Date Signed



January 28, 2025

Anthony Muai
City of Kennewick
Planning Department
210 W 6th Ave
Kennewick, WA 99336

Re: 5215 S Washington St / Parcel 119802000008000/ Annexation Supplemental Information

Dear Mr. Muai:

Please consider our responses to the City's typical supplemental questions, addressing the proposed annexation of Benton County Parcel 119802000008000 into the City of Kennewick.

1. What are the reasons for the requested annexation?

Response: The owner of the property wishes to develop the property into low density single-family residential housing. The developer wishes to use City of Kennewick street, ROW, and building setback standards to match existing neighborhoods in the vicinity of the property, including the Sunny Meadow prelim plat, currently under review at the City. Furthermore, the developer wishes to service the proposed lots with City of Kennewick public utilities, namely sewer and potable water. Attempting to develop the property in the County, while using City of Kennewick standards, would require review by both jurisdictions, an interlocal agreement, and special variances. Annexation into the City of Kennewick seems to be the most feasible and efficient process for the project to be approved and permitted while using the desired design standards.

2. Which elements of the comprehensive plan will be affected?

Response:

- *Land Use Inventory*
- *Utilities*
- *Capital Facilities*

3. Please explain how the affected elements will be impacted if the proposal is approved. Include detailed information on utilities and their associated plans as well as the effect on emergency services, parks, schools, etc.

Response: If the annexation is approved, the City would gain 30.67-acres of Low Density Residential land. The City currently has 1,387-acres surplus LDR land per Table 2 of the COK Comprehensive Plan. As a result of the land-gain, the City would be responsible for maintaining the public roads, stormwater systems, and public utilities expected to be installed with the residential development of the property. However, given that the property is located within the City's urban growth area, it is likely that City of Kennewick Sewer and Water would be extended through the site, whether the property is annexed or not. Benton County Public Works has suggested they may ask for an interlocal agreement, designating new roads as the City's responsibility for maintenance, if annexation is not completed. The impact on nearby parks, schools, and emergency services is expected to be similar independent of annexation of the property.

4. Please explain how the proposed amendment will implement the comprehensive plan and will be in the best interest of Kennewick referencing appropriate goals and policies contained in the plan.

Response: The annexation will implement the following Goals & Policies, as designated by the City of Kennewick's comprehensive plan.

Urban Area Goal 2, Policy 1: Support annexation where infrastructure and services allow for urban densities.

- *Feasibility analysis of the property shows that it is possible to service the entire property with gravity sewer and public water from S Washington St and from existing sewer along the N property line. Access to the property will come from S Washington St and W 52nd Ave, providing double access to the subdivision, as required by City of Kennewick code.*

Urban Area Goal 2, Policy 2: Promote new growth consistent with the Comprehensive Land Use Map, the Capital Facilities Plan and the Capital Improvement Plan.

- *The Comprehensive Land Use Map designates the property as Low Density Residential, located within the Urban Growth Boundary. The development proposes low-density residential housing, which will comply with standards of the underlying zoning of the property. Development of the property is anticipated to loop new water mains through the development, construct new public roads, and extend public sewer mains.*

Urban Area Goal 2, Policy 3: Encourage compact development patterns within the UGA that can be efficiently served by public facilities.

- Feasibility analysis of the property shows that it is possible to service the entire property with gravity sewer and public water from S Washington St and an existing sewer along the N property line. Lot sizes will comply with the underlying zoning of the property.

Urban Area Goal 5, Policy 2: Pursue efforts to fully implement the City's development regulations within the UGA.

- The property is located within the Urban Growth Area. The developer desires to develop the land per City of Kennewick ROW and building setback standards. If not annexed into the City, the County's ROW and zoning standards would apply to the development, unless special allowance was obtained from the County commissioners and an interlocal maintenance agreement was obtained.

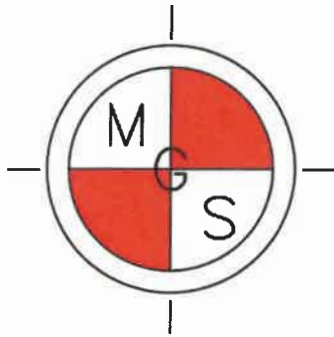
Residential Goal 1, Policy 1: Maintain residential zoning regulations that offer a similar gradation in building scale and bulk.

- Annexation of the property will apply the applicable pre-zone to the property, which will ensure the property is developed with City of Kennewick zoning standards, promoting compatibility with existing residential development in the immediate vicinity.

Sincerely,



Robert McLeod, EIT
Project Engineer



MGS
PASCO, INC.

809 S Auburn St. Kennewick, Washington 99336
(509) 491-1071

August 26, 2024



Adjusted 8000

That parcel of land being a portion of that parcel of land described in Correction Quit Claim deed to Wittkopf Farms, LLC as recorded under Auditor's File Number 2014-016837, records of Benton County, Washington, located in a portion of the Southwest and Southeast Quarters of the Northwest Quarter of Section 19, Township 8 North, Range 30 East, Willamette Meridian, Benton County, Washington, described as follows;

Beginning at the Southwest Corner of said Northwest Quarter of Section 19;

Thence North $00^{\circ}38'30''$ West along the West line of said Northwest Quarter, 1039.44 feet to the Southwest corner of Lot 1, Block 1 of "Overlook Heights No. 2" according to the plat thereof recorded under Volume 12 of Plats at Page 49, records of Benton County, Washington;

Thence North $89^{\circ}21'30''$ East along the South line of said Lot 1, 130.00 feet to the Southeast corner thereof;

Thence South $00^{\circ}38'30''$ East, parallel with and 130.00 feet from when measured at right angles to the West line of said Northwest Quarter, 20.00 feet to the TRUE POINT OF BEGINNING;

Thence North $89^{\circ}21'30''$ East, 60.00 feet;

Thence South $00^{\circ}38'30''$ East parallel with and 190.00 feet from when measured at right angles to the West line of said Northwest Quarter, 534.81 feet;

Thence North $88^{\circ}35'38''$ East, 155.14 feet;

● Thence North $64^{\circ}34'39''$ East, 245.90 feet;

● Thence North $53^{\circ}10'18''$ East, 132.51 feet;

● Thence North $52^{\circ}15'11''$ East, 183.55 feet;

● Thence North $49^{\circ}02'41''$ East, 247.28 feet;

● Thence North $88^{\circ}54'02''$ East, 819.13 feet to a point 20.00 from when measured at right angles to the East line of the West half of the Southeast Quarter of the Northwest Quarter of said Section 19;

● Thence South $00^{\circ}41'52''$ East, parallel with and 20.00 feet from when measure at right angles to the East line of said West half, 931.94 feet to the South line of said Northwest Quarter;

● Thence South $88^{\circ}56'28''$ West along the South line of said Northwest Quarter, 1046.04 feet;

● Thence North $01^{\circ}05'16''$ West, 81.13 feet;

● Thence South $88^{\circ}45'05''$ West, 178.25 feet;

● Thence South $31^{\circ}17'26''$ West, 43.35 feet;

● Thence South $01^{\circ}42'27''$ East, 43.92 feet to the South line of said Northwest Quarter;

● Thence South $88^{\circ}56'28''$ West along the South line of said Northwest Quarter, 453.31 feet;

● Thence North $00^{\circ}38'30''$ West, parallel with and 130.00 feet from when measured at right angles to the West line of said Northwest Quarter, 1018.49 feet to the TRUE POINT OF BEGINNING;

Containing 30.67 acres more or less.

Together with and subject to easements, reservations, covenants and restrictions apparent or of record.

LOCATED IN A PORTION OF
THE SW AND SE 1/4 OF THE
NW 1/4 AND A PORTION OF
THE NW AND NE 1/4 OF THE
SW 1/4 OF SECTION 19
T8N, R30E, W.M.
BENTON COUNTY, WASHINGTON

JOB NO: 24-303
DATA COLLECT: 8-16-24 THRU 8-23-24
DRAWING DATE: 8-29-24
DRAWING UPDATE: 03-27-2025

	INDICATES WATER VALVE
	INDICATES SANITARY SEWER MANHOLE
	INDICATES ASPHALT
	INDICATES GRAVEL
	INDICATES UTILITY POLE WITH DIRECTION OF OVERHEAD LINES
	INDICATES GUY ANCHOR
	INDICATES MONUMENT FOUND AS NOTED
	INDICATES TRANSFORMER
	INDICATES MSS CONTROL POINT
	INDICATES BOUNDARY
----	INDICATES EDGE OF ASPHALT
----	INDICATES EDGE OF GRAVEL
----	INDICATES 5 FOOT INTERVAL CONTOUR
----	INDICATES 1 FOOT INTERVAL CONTOUR
-X-X-	INDICATES FENCE LINE

VERTICAL DATUM:
CITY OF KENNEWICK, NAVD83 DATUM ON
K0821, WEST QUARTER CORNER OF SECTION
19, LOCATED IN THE SOUTHWEST CORNER
OF THE SITE. ELEVATION 512.63

NOTE:
A UTILITY LOCATE WAS NOT CALLED FOR DURING THIS SURVEY.



MGS
PASCO, INC.
809 S AUBURN ST
KENNEWICK, WA 99336
509-491-1071

DRAWING FILE: 24303T1.DWG (DRAWN BY: KLB PROJECT MGR: KLB)