

UNION GAP CITY COUNCIL
AMENDED REGULAR MEETING AGENDA
MONDAY, NOVEMBER 27, 2017 – 6:00 P.M.
CITY HALL ANNEX, 3103 2ND STREET, UNION GAP

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

II. CONSENT AGENDA: There will be no separate discussion of these items unless a Council Member requests in which event the item will be removed from the Consent Agenda and considered immediately following the Consent Agenda. All items listed are considered to be routine by the Union Gap City Council and will be enacted by one motion

A. Approval of Minutes:

Regular Council Meeting Minutes, dated November 13, 2017, as attached to the Agenda and maintained in electronic format

B. Approve Vouchers:

Claims Vouchers – EFT's, and Voucher Nos. 95998 through 96095 for November 27, 2017, in the amount of \$263,206.36

III. ITEMS FROM THE AUDIENCE: - First Opportunity -The City Council will allow comments under this section on items NOT already on the agenda. Where appropriate, the public will be allowed to comment on agenda items as they are addressed during the meeting. Please signal staff or the chair if you wish to take advantage of this opportunity. Each speaker will have three (3) minutes to address the City Council. Any handouts provided must also be provided to the City Clerk and are considered a matter of public record

IV. GENERAL ITEMS

Public Hearings

1. Surplus Airport Property
2. Closed Record – Sutherland Business Park
3. 2018 Final Budget

Finance & Administration

Ordinance No. - _____ - Adopting the 2018 Budget

Public Works & Community Development

1. Resolution No. - _____ - Declare Airport Real Property as Surplus
2. Resolution No. - _____ - Quit-Claim Surplus City Owned Parcels of Land on Valley Mall Boulevard to City of Yakima
3. Resolution No. - _____ - Adopt 2017 Water System Plan Update
4. Resolution No. - _____ - Sutherland Business Park Binding Site Plan

V. ITEMS FROM THE AUDIENCE: - Final Opportunity - The City Council will allow comments under this section on items NOT already on the agenda. Each speaker will have three (3) minutes to address the City Council. Any handouts provided must also be provided to the City Clerk and are considered a matter of public record

VI. CITY MANAGER REPORT

VII. COMMUNICATIONS/QUESTIONS/COMMENTS

VIII. DEVELOPMENT OF NEXT AGENDA

IX. ADJOURN REGULAR MEETING

PUBLIC HEARINGS

1. Surplus Airport Property
2. Closed Record-Sutherland Business Park
3. 2018 Final Budget



City Council Communication

Meeting Date: November 27, 2017
From: Dennis Henne; Director of Public Works & Community Development
Topic/Issue: Public Hearing – Surplus City Owned Parcels of Airport Land

SYNOPSIS: At the November 13, 2017 meeting, Council set a Public Hearing for tonight at 6:00 p.m.

Parcel numbers are 18336-32433, 181336-32432 & Parcels A, B, C, & D and portion of Parcel No. 181336-32009 lying south of Valley Mall Boulevard, as described on attached Exhibit A.

RECOMMENDATION: Conduct a Public Hearing.

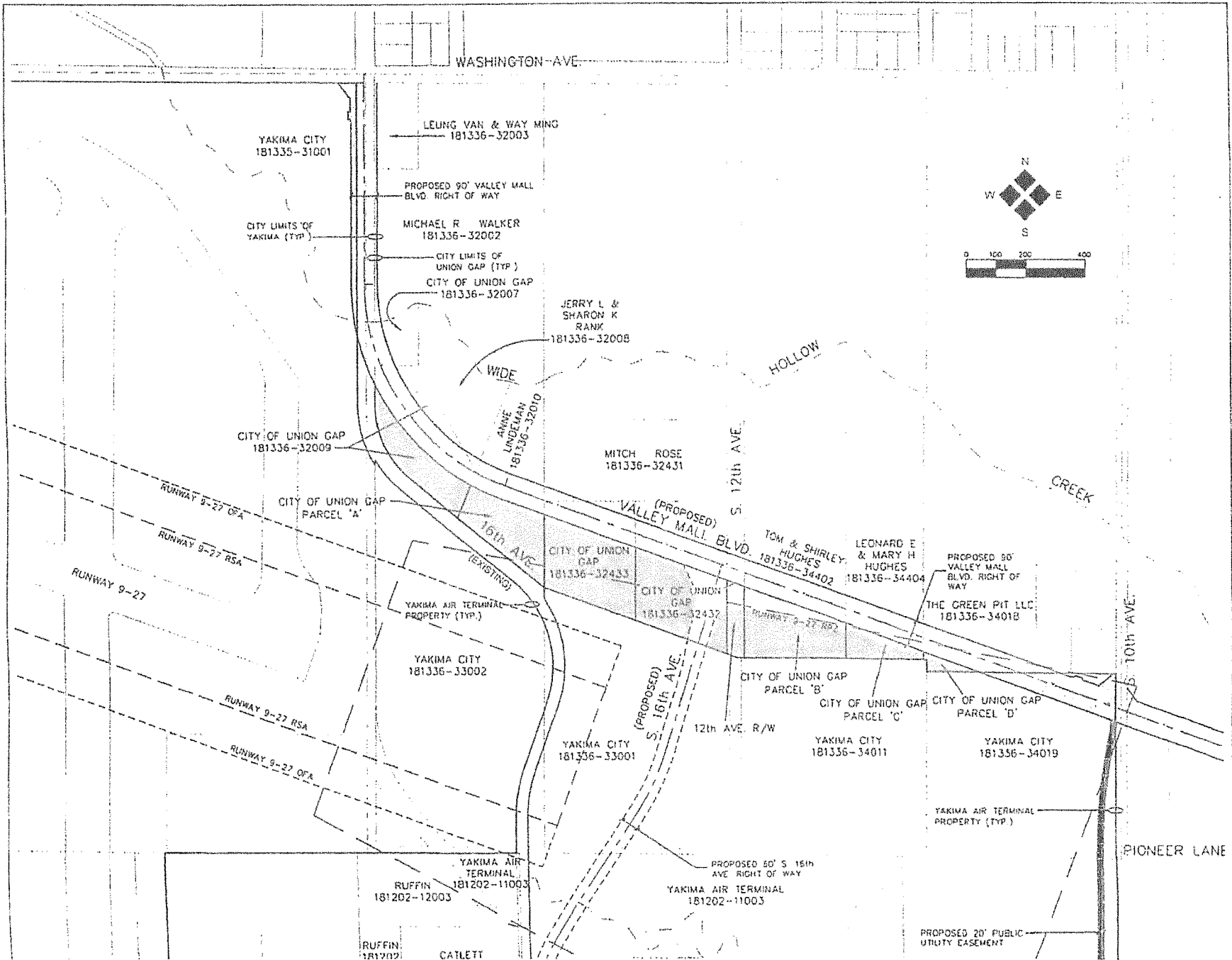
LEGAL REVIEW: City Attorney has reviewed.

FINANCIAL REVIEW: N/A

BACKGROUND INFORMATION: N/A

ADDITIONAL OPTIONS: N/A

ATTACHMENTS: Exhibit A - Map of City Owned Parcels on VMB



WASHINGTON-AVE

YAKIMA CITY
181335-31001

LEUNG VAN & WAY MING
181336-32003

PROPOSED 90' VALLEY MALL
BLVD. RIGHT OF WAY

MICHAEL R WALKER
181336-32002

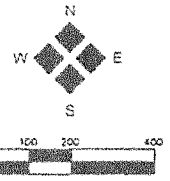
CITY LIMITS OF
YAKIMA (TYP)

CITY LIMITS OF
UNION GAP (TYP)
CITY OF UNION GAP
181336-32007

JERRY L &
SHARON K
RANK
181336-32008

WIDE
ANNE
LUNDGREN
181336-32010

MITCH ROSE
181336-32431



CITY OF UNION GAP
181336-32009

CITY OF UNION GAP
PARCEL 'A'

RUNWAY 9-27 OFA

RUNWAY 9-27 RSA

RUNWAY 9-27

YAKIMA AIR TERMINAL
PROPERTY (TYP.)

YAKIMA CITY
181336-33002

CITY OF UNION GAP
181336-32433

CITY OF UNION GAP
181336-32432

TOM & SHIRLEY
HUGHES
181336-34402

LEONARD E
& MARY H
HUGHES
181336-34404

PROPOSED 90'
VALLEY MALL
BLVD. RIGHT OF
WAY

THE GREEN PIT LLC
181336-34018

RUNWAY 9-27 RSA

RUNWAY 9-27 OFA

YAKIMA CITY
181336-33001

YAKIMA CITY
181336-33001

(PROPOSED)
S 16th AVE

12th AVE R/W

CITY OF UNION GAP
PARCEL 'B'

CITY OF UNION GAP
PARCEL 'C'

CITY OF UNION GAP
PARCEL 'D'

YAKIMA CITY
181336-34011

YAKIMA CITY
181336-34019

YAKIMA AIR
TERMINAL
RUFFIN
181202-11003
181202-12003

PROPOSED 50' S 15th
AVE RIGHT OF WAY
YAKIMA AIR TERMINAL
181202-11003

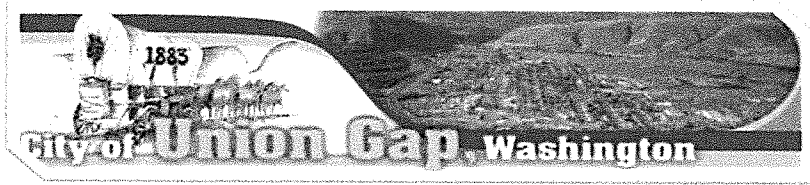
YAKIMA AIR TERMINAL
PROPERTY (TYP.)

PROPOSED 20' PUBLIC
UTILITY EASEMENT

RUFFIN
181202
CATLETT

S 10th AVE

PIONEER LANE



City Council Communication

Meeting Date: November 27, 2017
From: Dennis Henne Director of Public Works & Community Development
Topic/Issue: Closed Record Public Hearing-Sutherland Business Park Binding Site Plan

SYNOPSIS: The Council needs to hold a closed record public hearing on the proposed preliminary binding site plan for Sutherland Business Park. Being that this is a closed record hearing, no new testimony will be entered into the public record.

RECOMMENDATION: Hold Closed Record Public Hearing

LEGAL REVIEW: N/A

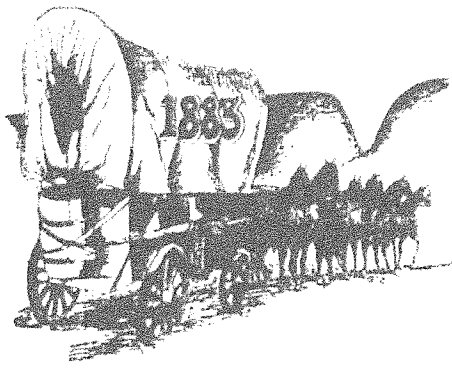
FINANCIAL REVIEW: N/A

BACKGROUND INFORMATION: On October 24, 2017 the City of Union Gap Hearing Examiner did hold a public hearing, to hear the matter of the proposed Sutherland Business Park Binding Site Plan. Staff reports and public testimony was taken and the Hearing Examiner recommends approval. The City Council did hold a closed record public hearing on November 27, 2017 on said matter.

ADDITIONAL OPTIONS: N/A

ATTACHMENTS:

1. Hearing Examiner's Recommendation
2. Preliminary Binding Site Plan
3. Staff's Report



City of Union Gap

"The Old Town with New Ideas"

www.cityofuniongap.com

CITY OF UNION GAP NOTICE OF HEARING EXAMINER DECISION

To: Participating Parties

From: Dennis Henne, Director

Subject: Notice of Written Decision

File Nos: 2017.0208.SE0004 & 2017.0144.SX0005

Re: Sutherland Business Park Binding Site Plan

Date: November 8, 2017

On Tuesday, October 24, 2017 the Union Gap Hearing Examiner conducted a public hearing on the above matter. On November 7, 2017, the Hearing Examiner issued a written decision regarding the application.

The written decision together with the findings of fact in the matter is enclosed. This is the final City decision on this matter. In accordance with state law a party of record with standing may appeal the decision to Superior Court as provided in RCW Chapter 36.70C.

If you have any questions or need to discuss this matter in more detail please contact me at (509) 575-3638.

Sincerely,

Dennis Henne
Director
Public Works & Community Development

Enclosure

**CITY OF UNION GAP
HEARING EXAMINER'S RECOMMENDATION**

November 7, 2017

In the Matter of an Application for)	
Approval of a Binding Site Plan)	
Submitted by:)	
)	
Sutherland Business Park, LLC)	2017.0208.SE0004
By Ron Doyle)	2017.0144.SX0005
)	
To Subdivide Approximately 7.55)	
Acres into Four Parcels through the)	
Commercial Binding Site Plan Process)	

A. Introduction. The hearing process conducted for this application may be summarized as follows:

(1) The Hearing Examiner conducted a public hearing on October 24, 2017.

(2) The thorough staff report presented by the City's Planner, Mike Shuttleworth of the Yakima Valley Conference of Governments, recommended approval of the proposed binding site plan subject to conditions.

(3) Ron Doyle, the applicant's manager, testified in favor of the proposed binding site plan and indicated that smaller building sites will be more marketable than the single 7.55-acre parcel that currently exists.

(4) No other testimony or written comments were submitted relative to this application. This recommendation has been issued within ten business days of the open record public hearing.

B. Summary of Recommendation. The Hearing Examiner recommends that the Union Gap City Council approve the proposed binding site plan subject to conditions.

C. Basis for Recommendation. Based upon a view of the site and surrounding area with no one else present on October 24, 2017; a consideration of the staff report, exhibits, testimony and other evidence presented at an open record public hearing on October 24, 2017; and a consideration of the City's applicable binding site plan ordinance requirements; the Hearing Examiner makes the following:

FINDINGS

I. Applicant/Property Owner. The applicant/property owner is Sutherland Business Park, LLC by Ron Doyle, 7912 Scenic Drive, Yakima, Washington 98908.

II. Location. The binding site plan is proposed for a parcel on the southwest corner of the intersection of Market Street and Sutherland Drive. The parcel number is 191206-24406 and the legal description is Lot 1-2 of the City of Union Gap Binding Site Plan recorded under Auditor's File No. 7680641.

III. Application. The application requests approval of a binding site plan in accordance with Chapter 16.16 of the Union Gap Municipal Code (UGMC) to divide a 7.55-acre parcel into four commercial building sites.

IV. Notices. Public notice of the October 24, 2017, open record public hearing was provided in the following ways:

Mailing of notice to property owners within 300 feet:	October 4, 2017
Posting of the public hearing notice on the property:	October 5, 2017
Publishing of notice in the Yakima Herald-Republic:	October 8, 2017

V. Environmental Review. State Environmental Policy Act environmental review was conducted for the binding site plan. A SEPA Determination of Nonsignificance was issued on September 19, 2017, which was not appealed.

VI. Zoning and Land Uses. The parcel involved in this application is zoned Regional Commercial (C-2) and has a parking lot on the southern portion and is undeveloped on the northern portion. The zoning and land uses of nearby properties are as follows:

Direction	Zoning	Land Use
North	Regional Commercial (C-2)	Car wash
Northeast	Wholesale Warehouse (WW)	Retail store
East	Regional Commercial (C-2)	Undeveloped
Southeast	Regional Commercial (C-2)	Manufacturing business
South	Wholesale Warehouse (WW)	Manufacturing business
Southwest	Regional Commercial (C-2)	Undeveloped
West	Regional Commercial (C-2)	New permit for grocery store
Northwest	Regional Commercial (C-2)	Retail business

VII. Binding Site Plan Criteria. Section 16.16.060 of the City’s subdivision ordinance provides that binding site plans shall be processed pursuant to Title 18 of the

Union Gap Municipal Code (UGMC) in the same manner as a preliminary plat including notice. UGMC §18.20.030 provides that binding site plans are reviewed as Type IV permit applications. After considering the testimony presented at a Hearing Examiner open record public hearing, the Hearing Examiner makes a recommendation to the City Council. The City Council will consider the Hearing Examiner's recommendation at a closed record hearing and make the final decision on the application. Subsection 16.20.070(A) of the City's subdivision ordinance provides that the Hearing Examiner shall consider agency reports, public testimony and all other relevant facts and whether the proposed subdivision makes appropriate provisions for the following:

- (1) Consistency with the comprehensive plan;
- (2) Consistency with applicable development regulations;
- (3) Availability and adequacy of public facilities identified in the comprehensive plan;
- (4) Appropriate density of residential development;
- (5) Public health, safety and general welfare;
- (6) Drainage ways and facilities;
- (7) Streets, alleys and other public ways;
- (8) Water supplies, sanitary waste, parks, playgrounds and open spaces;
- (9) Planning features to assure safe conditions for students who walk to and from school;
- (10) Sites for schools and school grounds; and
- (11) Whether the public use and interest will be served by the platting of such subdivision.

Subsection 16.20.070(D) of the City subdivision ordinance further provides that the Hearing Examiner's recommendation shall also be based upon the similar factors specified in RCW 58.17.110 as follows:

“A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) the public use and interest will be served by the platting of such subdivision and dedication.”

The proposed binding site plan is analyzed in the context of those criteria in the following manner:

(1) Consistency with the comprehensive plan. The proposed binding site plan is consistent with the Commercial and Industrial comprehensive plan designation of the site. Even though the comprehensive plan does not discuss the dividing of commercial property, it does support a strong and diverse commercial base. Specifically, development pursuant to the site plan will be consistent with comprehensive plan goals and policies such as the following:

(a) Goal LU 4: Support a strong and diverse commercial and industrial base.

(b) Policy LU 4.3: Enhance vitality and visual interest of mixed use and commercial areas by providing incentives for the inclusion of open space, water features, public art, planters, arcades, and other public amenities.

(c) Policy LU 4.4: Direct industrial land uses toward sites that meet the following criteria:

- (i) Adequate arterial and/or rail transportation service capacity;
- (ii) Close proximity to existing and planned utility systems, in order to optimize the cost of providing essential public services; and
- (iii) Sites large enough to meet parking, landscape, and buffer requirements; and
- (iv) Areas that have adequate expansion space to meet future needs.

(d) Policy LU 4.5: Promote designs that achieve an industrial or business park like setting in light industrial and warehouse areas.

(e) Policy LU 4.6: Industrial developments shall use landscaping to screen and buffer adjacent uses.

(f) Policy LU 4.7: Require landscaping of parking lots to provide visual appeal.

(g) Policy LU 4.8: When parking is located in the front yard lot area of retail businesses, there should be at least one pedestrian walkway through the parking area from the sidewalk to the main building entrance.

(2) Consistency with applicable development regulations. The proposed binding site plan allows for development consistent with all applicable development standards that will have to comply with all applicable zoning regulations. The city operates under the 2015 International Building and Fire Codes (IBC and IFB) as published by the International Code Council (ICC) as required by state law. A wide variety of commercial uses are allowed subject to Class 1 review in the Regional Commercial District (C-2). The purpose of the district is to provide for larger scale uses that serve the community, region and traveling public. Development must be served by a full range of urban services with access by paved streets with curbs, gutters, and sidewalks. There is no minimum lot size or width in this district. Minimum building setbacks include the following: a front setback from an arterial of 5 feet and from a private access easement of 20 feet; a side setback from an arterial of 5 feet and from a residential district of 15 feet with no side setback required from other streets and property lines; and a rear setback of 15 feet from a residential district with no rear setback from streets and property lines. The proposed binding site plan is not located adjacent to a residential zoning district. Provisions relative to flood, inundation or swamp conditions are not applicable. The proposed binding site plan is not within a 100 year floodplain or within a floodway. The proposed binding site plan is located at the east edge of the currently adopted Airport Overlay Zone Traffic Pattern Zone, but is located outside of all other safety zones for the Yakima Airport. The proposed binding site plan has large enough lots to allow for required setbacks and for full compliance with all other site development standards of the development code. Further evaluation will be required for individual proposals.

(3) **Availability and adequacy of public facilities identified in the comprehensive plan.** Public facilities will be available and adequate for the uses in the binding site plan. All of the four new lots will have at least 126 feet of street frontage. Utilities are adjacent to the lots and can be extended into all four lots.

(4) **Appropriate density of residential development.** The binding site plan will not be used for residential development.

(5) **Public health, safety and general welfare.** The public health, safety and general welfare will be served by conditions of this recommendation; by the fact that the use of the property for commercial development will be consistent with development in the surrounding area; and by the applicable zoning development standards and land use requirements that have been adopted to serve the public health, safety and general welfare.

(6) **Drainage ways and facilities.** The adjacent streets contain drainage facilities. When the proposed sites are developed, the developers will be required to meet the storm drainage requirements of the City. All stormwater facilities must meet standards of the Eastern Washington Stormwater Management Manual as published by the Department of Ecology.

(7) **Streets, alleys and other public ways.** Access to all four lots will be by way of Market Street and Sutherland Drive. The proposed sites should not require the construction of additional public streets, alleys or other public ways.

(8) **Water supplies, sanitary waste, parks, playgrounds and open spaces.** Appropriate provisions for water supplies and sanitary waste disposal exist by virtue of public water and sewer services that are present in the existing street rights-of-way adjacent to all four lots. The City of Union Gap does not have a requirement for proposed development to provide parks, playgrounds or open spaces and there is no need for same in a commercial development.

(9) **Planning features to assure safe conditions for students who walk to and from school.** Since the binding site plan will accommodate commercial uses rather than

residential uses, there is no need for sidewalks or for other planning features to assure safe conditions for students who walk to and from school.

(10) **Sites for schools and school grounds.** Because of the regional commercial zoning and usage of the site, schools and school grounds are not required for the binding site plan. Development of the sites will provide additional funding for the school system by way of tax revenues that will be generated by the commercial uses.

(11) **Whether the public use and interest will be served.** As conditioned, the binding site plan is designed to allow for development of well-designed regional commercial uses that will benefit the City and the entire community.

(12) **Appropriate Provisions for Transit Stops and Other Features of the Proposal.** Other features of the proposed binding site plan that are provided in the interest of the public health, safety and general welfare to serve the public use and interest are:

(a) **TRANSIT STOPS:** There is a turnout area along the north side of Valley Mall Boulevard within walking distance of the lots.

(b) **DUST CONTROL:** The Yakima Regional Clean Air Agency requires that contractors doing demolition, excavation, clearing, construction or landscaping work file, and get the agency's approval of, a dust control plan prior to the start of any work.

VIII. Consistency of the Proposed Binding Site Plan with Applicable Regulations and the Comprehensive Plan under the Criteria Set Forth in Subsection 18.50.010(B) of the Union Gap Development Code. The consistency requirements necessitate consideration of the following factors:

(1) **The types of land uses permitted at the site** will consist of those uses allowed in the Regional Commercial District (C-2) which is the current zoning of the site.

(2) **The level of development, such as units per acre, the density of residential development or other measures of density** is not a factor here because there will not be any residential development on the site, and any future Regional Commercial District uses on the site will have to comply with the setback and density requirements for that zoning district.

(3) **The availability and adequacy of infrastructure and public facilities** are not an issue insofar as they exist nearby to support future Regional Commercial uses.

(4) **The character of the development** proposed for the site in the future will have to be consistent with applicable development standards of the Regional Commercial District (C-2).

CONCLUSIONS

Based upon the foregoing findings, the Hearing Examiner reaches the following conclusions:

(1) The Hearing Examiner has jurisdiction to recommend approval by the Union Gap City Council of a binding site plan application.

(2) Notices were given for the public hearing in accordance with ordinance requirements.

(3) The proposed binding site plan was reviewed under the State Environmental Policy Act with the result that a SEPA Determination of Nonsignificance (DNS) was issued on September 19, 2017, which was not appealed.

(4) The binding site plan application satisfies all of the requisite respective criteria set forth in Section 16.16.060, Subsection 16.20.070(A) and Subsection 16.20.070(D) of the City's Subdivision Ordinance for binding site plan approvals.

RECOMMENDATION

The Hearing Examiner recommends that the Union Gap City Council approve the applicant's binding site plan consisting of approximately 7.55 acres divided into four commercial lots designated as Lot 1-8, Lot 1-9, Lot 1-10 and Lot 1-11 on the applicant's binding site plan dated June 13, 2017, subject to the following conditions:

(1) Contractors doing clearing, grading, paving, construction or landscaping work on any of the lots of the binding site plan must file a dust control plan with the Yakima Regional Clean Air Agency (YRCAA). The proponent shall provide the City of Union Gap a copy of all permits issued prior to the issuance of any building permits.

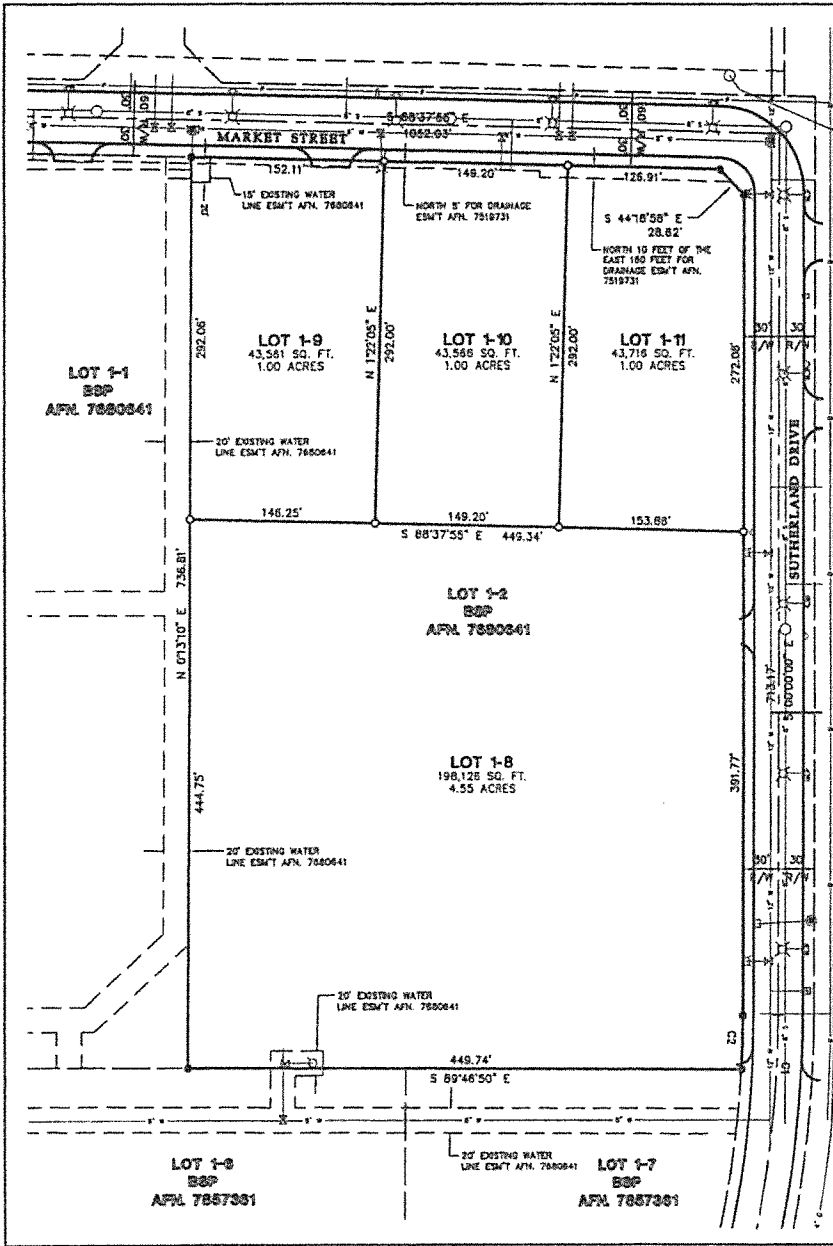
(2) Development on any of the lots of the binding site plan shall conform to all applicable development standards including, but not limited to, required parking, landscaping of parking lots, structure setbacks and building height. Such development requires plan review, permits and inspections prior to occupancy. (2015 International Building Code, Section 105).

(3) The developer of any of the lots of the binding site plan must secure a construction stormwater permit from the State of Washington Department of Ecology prior to undertaking any construction activity. All stormwater facilities must meet design standards of the Eastern Washington Stormwater Design Manual as published by the State of Washington Department of Ecology.

DATED this 7th day of November, 2017.

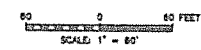
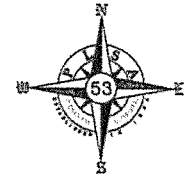


Gary M. Cuillier, Hearing Examiner



LEGAL DESCRIPTION

LOT 1-2, CITY OF UNION GAP BINDING SITE PLAN, RECORDED UNDER AUDITOR'S FILE NO. 7880841, RECORDS OF YAKIMA COUNTY, WASHINGTON.



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD DIRECTION
C1	830.00	147°51"	211.73	211.18	N 07°08'10" E
C2	820.00	374°19"	43.97	43.98	S 01°32'10" W

PLSA
ENGINEERING-SURVEYING-PLANNING
321 NORTH 20th AVENUE, SUITE 3
YAKIMA, WASHINGTON 98902
150991 978-6990

CITY OF UNION GAP AVEENED BRANG SITE PLAN
PARCEL NO. 181208 - 24408
PREPARED FOR
SUTHERLAND BUSINESS PARK, L.L.C.
NE 1/4, NW 1/4, SEC. 6, T-12 N, R-18 E, W/4

DATE: 1/13/2017
JOB NO. 17184
SHEET NO. 1 of 2

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS ___ DAY OF _____
20__ AT ___ M., UNDER A.P. NO. _____
RECORDS OF YAKIMA COUNTY, WASHINGTON.
COUNTY AUDITOR _____
BY DEPUTY _____

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A
CERTIFICATE MADE BY ME OR UNDER MY
SUPERVISION AND IN ACCORDANCE WITH
THE REQUIREMENTS OF THE SURVEY
RECORDING ACT AT THE REQUEST
OF RON DOYLE IN JUNE, 2017.

RICHARD L. WEHR
CERTIFICATE NO. 18929
DATE _____

DOC. INDEX # 68

Professional Seal of Richard L. Wehr, Surveyor, License No. 18929, State of Washington, License No. 18929, State of Washington.

**City of Union Gap
Community Development
PUBLIC HEARING
Staff Report
October 23, 2017**

Binding Site Plan Review) 2017.0208.SE0004
)
Property Owner/Applicant:) **Staff Contact:**
Sutherland Business Park LLC/Ron) **Mike Shuttleworth, YVCOG**
Doyle)
) **(509) 575-3638**

REQUEST

Approval of a Binding Site Plan accordance with Chapter 16.16 of the Union Gap Municipal Code (UGMC) to divide a total of 7.55 acres into 4 building sites.

The property is located on Lot 1-2 of the City of Union Gap Binding Site Plan recorded under Auditor's file number 7680641, on the southwest corner of the intersection of Market Street and Sutherland Drive within the Regional Commercial District (C-2).

STAFF FINDINGS:

Applicant: Applicant: Ron Doyle for the Sutherland Business Park L.L.C.,
7912 Scenic Drive
Yakima, WA 98908

Owner: Same.

Location. The property is located on Lot 1-2 of the City of Union Gap Binding Site Plan recorded under Auditor's file number 7680641, on the southwest corner of the intersection of Market Street and Sutherland Drive, Union Gap, Washington 98903

Parcel Numbers: 191206-24406

Summary of Request: Approval of a Binding Site Plan in accordance with Chapter 16.16 of the Union Gap Municipal Code (UGMC) for the dividing of a 7.55 acre parcel into 4 commercial building sites

ZONING AND LAND USE:

	<u>Zoning</u>	<u>Land Use</u>
Onsite	Regional Commercial (C-2)	Parking lot
North	Regional Commercial (C-2)	Car Wash
Northeast	Wholesale Warehouse (WW)	Retail store
East	Regional Commercial (C-2)	Vacant
Southeast	Regional Commercial (C-2)	Manufacturing Business
South	Wholesale Warehouse (WW)	Manufacturing Business
Southwest	Regional Commercial (C-2)	Vacant
West	Regional Commercial (C-2)	New permit for grocery Store
Northwest	Regional Commercial (C-2)	Retail Business

COMPREHENSIVE PLAN:

Comprehensive Plan: The Union Gap Comprehensive Plan designates the future land use for this area as Commercial and Industrial; which is most suitable for commercial and industrial and is not envisioned as being suitable for residential uses. The following goals, objectives and policies apply to the future land use designation and the proposed project:

Goal LU 4: Support a strong and diverse commercial and industrial base.

- Pol. LU 4.3: Enhance vitality and visual interest of mixed use and commercial areas by providing incentives for the inclusion of open space, water features, public art, planters, arcades, and other public amenities.
- Pol. LU 4.4 Direct industrial land uses toward sites that meet the following criteria:
- a. Adequate arterial and/or rail transportation service capacity;
 - b. Close proximity to existing and planned utility systems, in order to optimize the cost of providing essential public services; and
 - c. Sites large enough to meet parking, landscape, and buffer requirements; and
 - d. Areas that have adequate expansion space to meet future needs.
- Pol. LU 4.5 Promote designs that achieve an industrial or business park like setting in light industrial and warehouse areas.
- Pol. LU 4.6 Industrial developments shall use landscaping to screen and buffer adjacent uses.
- Pol. LU 4.7 Require landscaping of parking lots to provide visual appeal.
- Pol. LU 4.8 When parking is located in the front yard lot area of retail businesses; there should be at least one pedestrian walkway through the parking area from the sidewalk to the main building entrance.

STATE ENVIRONMENTAL POLICY ACT:

SEPA: The application was reviewed under the Washington State Environmental Policy Act. A Determination of Non-Significance was issued on September 19, 2017. No comments were received on the determination.

UNION GAP DEVELOPMENT CODE:

ZONING: A wide variety of commercial uses are allowed subject to Class-1 review in the C-2 district. The purpose of the district is to provide for larger scale uses that serve the community, region and traveling public. Development must be served by a full range of urban services with access by paved streets with curbs, gutters, and sidewalks. There is no minimum lot size or width in this district. Building setbacks include the following:

Front:	Arterial	5-feet
	Private access easement:	20-feet
Side:	Arterial	5-feet
	Other streets and Property lines.	0
	Residential District:	15-feet
Rear:	Streets and property Lines:	0
	Residential District:	15-feet

The proposed binding site plan allows full compliance with site development standards of the development code. The binding site plan is not located next to a residential zoning district. Further evaluation will be required for individual proposals.

AIRPORT OVERLAY ZONE: The proposed project is located at the East edge of the currently adopted Airport Overlay Zone Traffic Pattern Zone, however it is located outside of all other safety zones for the Yakima Airport.

SUBDIVISION: In accordance with 18.20.030 of the UGMC, Binding Site Plans are reviewed as a Type IV permit application. The application is considered by the Hearing Examiner at an open record hearing. After considering the testimony presented the Hearing Examiner will make a recommendation to the City Council. The City council will consider the Hearing Examiners recommendation at a closed record hearing and make the final decision on the application.

CRITERIA FOR CONSIDERING APPROVAL:

16.20.070 - Public hearing.

- A. The hearing examiner shall consider agency reports, public testimony and all other relevant facts and consider whether the proposed subdivision makes appropriate provisions for the following:

1. Consistency with the comprehensive plan;
 2. Consistency with applicable development regulations;
 3. Availability and adequacy of public facilities identified in the comprehensive plan;
 4. Appropriate density of residential development;
 5. Public health, safety and general welfare;
 6. Drainage ways and facilities;
 7. Streets, alleys and other public ways;
 8. Water supplies, sanitary waste, parks, playgrounds and open spaces;
 9. Planning features to assure safe conditions for students who walk to and from school;
 10. Sites for schools and school grounds; and
 11. Whether the public use and interest will be served by the platting of such subdivision.
- B. If the hearing examiner finds that the proposed subdivision does make such appropriate provisions and that the public use and interest will be served, then the hearing examiner shall recommend approval of the preliminary plat.
- C. If the hearing examiner finds that the proposed subdivision does not make such appropriate provisions, or that the public use and interest will not be served, the hearing examiner shall recommend disapproval of the preliminary plat.
- D. The hearing examiner may recommend the plat be approved, approved with conditions or denied based upon the factors specified in this section, Section 16.20.080 of this chapter, and RCW 58.17.110. Every such recommendation shall be in writing and shall include findings of fact and conclusions to support the recommendation.
- E. Recommended conditions to be fulfilled, if any, after approval of the preliminary plat shall be written on the face of the plat or incorporated in the hearing examiner's written recommendation.

16.20.080 - Disapproval due to flood, inundation or swamp conditions. Pursuant to RCW 58.17.120 as it now exists or is hereafter amended, the hearing examiner shall consider the physical characteristics of a proposed subdivision site and may recommend disapproval of a proposed plat because of flood, inundation or swamp conditions. Construction of protective improvements may be required as a condition of approval and such improvements shall be noted in the final plat or in the hearing examiner's recommendation.

ENVIRONMENTAL REVIEW (SEPA):

This action was reviewed in accordance with State Environmental Policy Act, (SEPA) and a Determination of Non-Significance was issued on September 19, 2017.

NOTICE:

Public notification was provided in the following manner:

Notice of Application	08/31/2017
Legal ad in Herald Republic	
Mailing Notice to owners within 300'	08/31/2017

PUBLIC COMMENT:

The City did not receive any public comments prior to the close of the comment period.

ANALYSIS:

1. The application is consistent with the goals and policies of the 2017 Union Gap Comprehensive Plan. While the plan does not discuss the dividing of commercial property it does support a strong and diverse commercial base.
2. The site is in a Regional Commercial Zoning District (C-2). That district does not have a minimum lot size. The lots are large enough to have area for the required setbacks for the C-2 zoning district.
3. The proposed lots will face onto an improved city street with each lot having at least 126 feet of street frontage. Utilities are adjacent to the property and can be extended into the property.
4. This proposal does not include residential development.
5. The proposed use of the property for commercial development would be consistent with the development in the surrounding area. The proposed division should consistent with public health, safety and general welfare of the surrounding area.
6. The existing streets adjacent to the property contains drainage facilities. When development occurs on the proposed sites, the developers will be required to meet the storm drainage requirements of the City.
7. The proposed sites will have frontage on existing public street and should not require the construction of additional public streets.
8. Facilities for public water and sewer service are present in the existing street right of ways.
9. The City of Union Gap does not have a requirement for the proposed development to provide parks or playgrounds.
10. The existing streets adjacent the proposed development does not have sidewalks along them. This commercial area does not have residential structures in the area.
11. The proposal is not to create residential units and will not create a need for additional schools. The developments will provide additional funding for the school system through tax revenues generated by the development.
12. The proposed development of the building site created through this process will provide the public with additional commercial services, which will provide for public use and interest.
13. The site of the proposed binding site plan is not located within a 100 year flood plain or within a floodway.

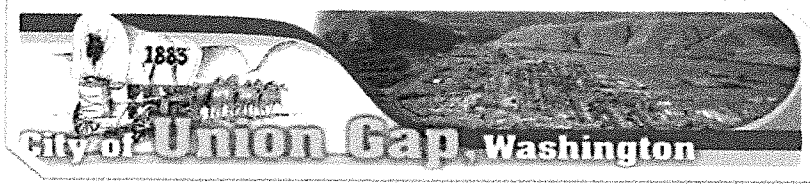
CONCLUSIONS:

1. The Hearing Examiner has jurisdiction.
2. The project was reviewed under SEPA .
3. The proposed binding site plan as conditioned is consist with the comprehensive plan.
4. The proposed binding site plan as conditioned is consistent with applicable development regulations including the development code, subdivision ordinance applicable building and fire codes and utility development standards.
5. Adequate public facilities are available to serve the proposed binding site plan and maintain levels of service as identified in the Comprehensive Plan.
6. The public health, safety and general welfare will be served by the proposed binding site plan as conditioned;
7. Provisions for drainage ways and facilities as proposed and conditioned are adequate;
8. The proposed binding site plan as conditioned makes adequate provisions for streets, alleys and other public ways; Water supplies, sanitary waste, parks,
9. Playgrounds and open spaces are not provided by this development;
10. The proposed binding site plan does not need to provide adequate features to assure safe conditions for students who walk to and from school;
11. The proposed binding site plan as conditioned provides for adequate features to assure the public use and interest will be served by the proposed binding site plan as conditioned.

RECOMMENDATION:

Approval subject to the following conditions:

1. Contractors doing clearing, grading, paving, construction or landscaping work must file a dust control plan with Yakima Regional Clean Air Agency (YRCAA). The proponent shall provide the City of Union Gap a copy of all permits issued prior to issuance of any building permits.
2. The proposed project shall conform to all applicable development standards including, but not limited to: required parking, landscaping of parking lots, structure setbacks, and building height. This project requires plan review, permits and inspections prior to occupancy. (2015 International Building Code, Section 105)
3. The developer must secure a construction stormwater permit from the state of Washington Department of Ecology prior to undertaking any construction activity. All stormwater facilities must meet design standards of the Eastern Washington Stormwater Design Manual as published by the State of Washington Department of Ecology.



City Council Communication

Meeting Date: November 27 , 2017
From: Karen Clifton, Director of Finance and Administration
Topic/Issue: Public Hearing – 2018 Final Budget

SYNOPSIS: We are required to have a second public hearing for the budget.

RECOMMENDATION: Conduct a public hearing.

LEGAL REVIEW: N/A

FINANCIAL REVIEW: N/A

BACKGROUND INFORMATION: The City Council held a public hearing on the property tax revenues at the October 9, 2017 Regular Council Meeting, and public hearings on the 2017 Budget at the Regular Council meetings on November 13, 2017 and November 27, 2017.

ADDITIONAL OPTIONS: N/A


ATTACHMENTS: Public Hearing Notice

**UNION GAP CITY COUNCIL
NOTICE OF BUDGET HEARING
CITY OF UNION GAP, WASHINGTON**

NOTICE IS HEREBY GIVEN that a public hearing will be held on the 2018 Budget on Monday, November 27th, 2017, at 6:00 p.m., in the City Hall Annex located at 3103 2nd Street, Union Gap, Washington.

Citizens attending the hearing will have the right to provide written and oral comments concerning the budget. Comments may also be submitted to the City Clerk at Karen.Clifton@uniongapwa.gov or by mail to P. O. Box 3008, Union Gap, Washington 98903 prior to November 27, 2017.

DATED this 23rd day of October, 2017.



Karen Clifton, City Clerk



City Council Communication

Meeting Date: November 27, 2017
From: Karen Clifton, Director of Finance and Administration
Topic/Issue: Ordinance – Adopting the 2018 Budget

SYNOPSIS: The City Council held a public hearing on the property tax revenues at the October 9, 2017 Regular Council Meeting, and public hearings on the 2017 Budget at the Regular Council meetings on November 13, 2017 and November 27, 2017.

RECOMMENDATION: Adopt and publish an ordinance adopting the 2018 Budget for the City of Union Gap, Washington.

LEGAL REVIEW: N/A

FINANCIAL REVIEW: N/A

BACKGROUND INFORMATION: N/A

ADDITIONAL OPTIONS: N/A

ATTACHMENTS: Ordinance

CITY OF UNION GAP, WASHINGTON
ORDINANCE NO. _____

AN ORDINANCE adopting the 2018 Budget for the City of Union Gap, Washington.

WHEREAS, the City Council of the City of Union Gap, Washington, after publishing all notices and conducting all hearings on the same as required by law; and

WHEREAS, there was no objection to the budget at said hearings; and

WHEREAS, said final budget for the year 2018 shows in detail the amount of revenues and expenditures, including salaries and totals of various funds as follows:

		<u>Revenues</u>	<u>Expenditures</u>
001	Current Expense	9,033,156	9,033,156
002	General Fund Reserve	402,344	402,344
101	Street Fund	1,345,808	1,345,808
106	Park Dev. Resv	246,053	246,053
107	Convention Ctr Rsv	391,530	391,530
108	Tourism Promotion	247,132	247,132
109	Contingency Fund	160,937	160,937
110	Craft Night Reserve	1,189	1,189
112	PW Equip Rsv	279,679	279,679
113	Fire Trk Rsv	537,276	537,276
114	Senior Activity Fund	4,750	4,750
115	Police Vehicle Rsv	116,267	116,267
116	CH Bldg Rsv	10,095,740	10,095,740
118	Mun Cap Imprv	528,564	528,564
120	CH Equip Rsv	172,223	172,223
121	St Devel Rsv	1,758,083	1,758,083
123	Criminal Justice	756,370	756,370
124	Infr Rsv Fund	640,797	640,797
125	Devl Mitigation Rsv	166,175	166,175
126	Crime Prevention	33,398	33,398
127	Commute Trip Red	2,953	2,953
128	Transit System Fund	3,865,009	3,865,009
130	Community Policing	9,527	9,527
131	Drug Seizure Forfeiture	1,510	1,510
132	Community Events	24,660	24,660
133	Marijuana Excise Tax	236,727	236,727
170	Housing Rehab	151,656	151,656
304	Valley Mall Blvd. Improvements	2,466,776	2,466,776
401	Water Fund	1,553,667	1,553,667
402	Garbage Fund	1,578,414	1,578,414
403	Sewer/Storm Water	2,501,412	2,501,412
404	WA Impr Rsv	1,646,592	1,646,592
405	SE Impr Rsv	1,425,194	1,425,194
432	Bond Reserve	230,502	230,502
	Total 2018 Budget	\$42,612,070	\$42,612,070

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNION GAP:

Section 1. The 2018 Revenue vs. Expenditures Worksheet is attached hereto and made a part hereof by reference, as required.

Section 2. The final budget for the fiscal year 2018, a copy of which is attached hereto and is made a part hereof by reference, is adopted by the City of Union Gap, Washington. Said budget will be available for the public and may be obtained from the City Hall front office.

This ordinance shall be in force and take effect five days after its passage and publication according to law.

PASSED this 27th day of November 2017.

Roger Wentz, City Mayor

ATTEST:

APPROVED AS TO FORM:

Karen Clifton, City Clerk

Bronson Brown, City Attorney



City Council Communication

Meeting Date: November 27, 2017
From: Dennis Henne; Director of Public Works & Community Development
Topic/Issue: Resolution - Declare Airport Real Property as Surplus

SYNOPSIS: The City of Union Gap has determined that it no longer has need for City owned real property known as the Airport Property Parcel Numbers are 18336-32433, 181336-32432 & Parcels A, B, C, & D and that portion of Parcel Number 181336-32009 lying south of Valley Mall Boulevard and described in "Exhibit A" attached.

The City of Union Gap wishes to surplus and dispose of the real property.

RECOMMENDATION: Adopt a Resolution to declare the real property, Parcel Numbers 18336-32433, 181336-32432 & Parcels A, B, C, & D and that portion of Parcel Number 181336-32009 lying south of Valley Mall Boulevard and outlined on "Exhibit A" attached as surplus.

LEGAL REVIEW: City Attorney has reviewed.

FINANCIAL REVIEW: N/A

BACKGROUND INFORMATION: N/A

ADDITIONAL OPTIONS: N/A

ATTACHMENTS:

1. Resolution
2. Exhibit A - Map of City Owned Parcels on VMB

CITY OF UNION GAP, WASHINGTON
RESOLUTION NO. _____

A RESOLUTION relating to the transfer of real property in the City of Union Gap to the City of Yakima.

WHEREAS, the City of Union Gap has determined that it no longer has need for City owned real property known as the Airport Property Parcel Numbers are 18336-32433, 181336-32432 & Parcels A, B, C, & D and that portion of Parcel Number 181336-32009 lying south of Valley Mall Boulevard and described in "Exhibit A" attached hereto; and,

WHEREAS, the City of Union Gap wishes to surplus and dispose of the real property;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF UNION GAP, WASHINGTON, HEREBY RESOLVES as follows:

Section 1. City of Union Gap declares the real property, Parcel Numbers 18336-32433, 181336-32432 & Parcels A, B, C, & D and that portion of Parcel Number 181336-32009 lying south of Valley Mall Boulevard and outlined on "Exhibit A" attached hereto as surplus.

PASSED this 27th day of November, 2017.

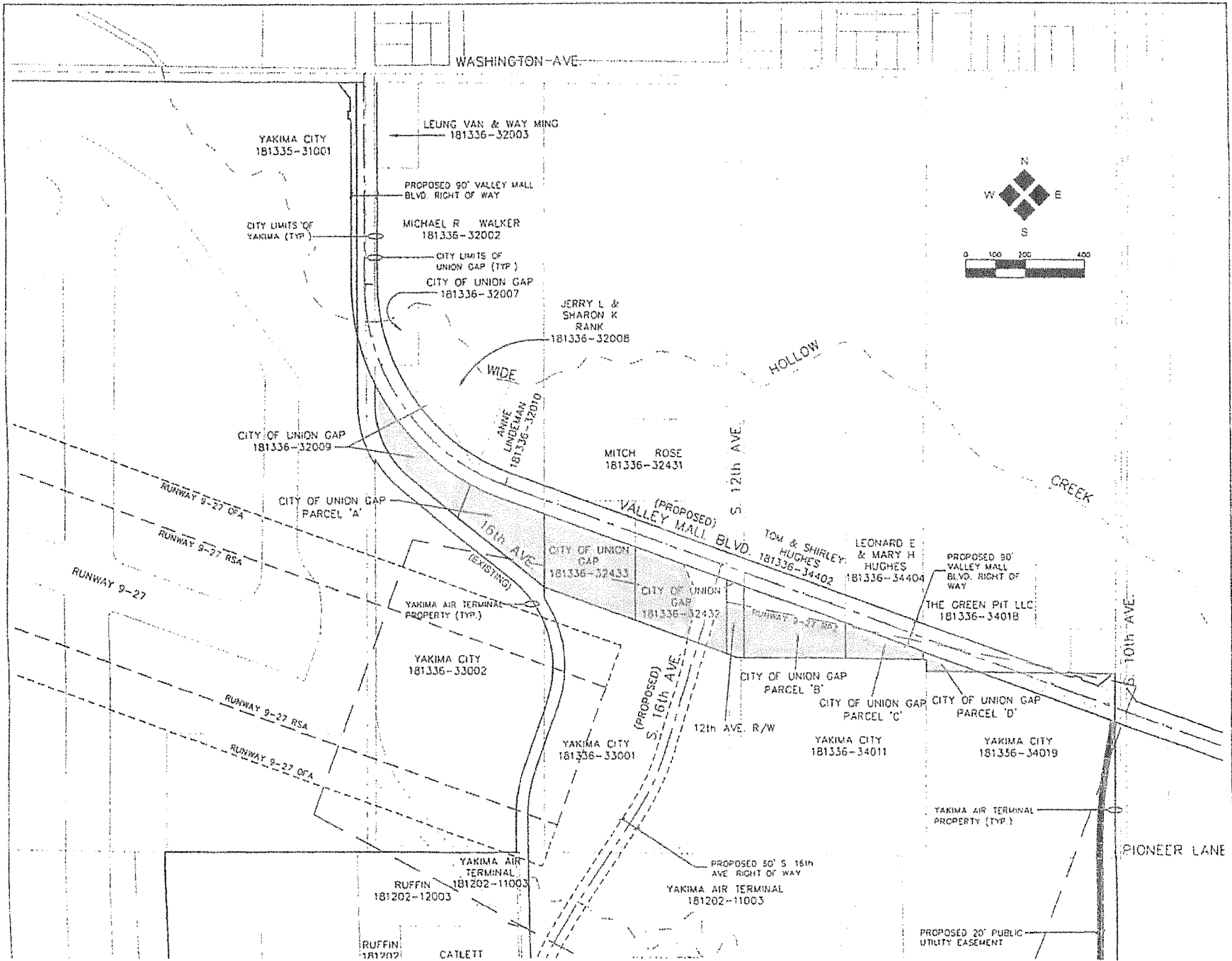
Roger Wentz, City Mayor

ATTEST:

APPROVED AS TO FORM:

Karen Clifton, City Clerk

Bronson Brown, City Attorney



WASHINGTON-AVE

YAKIMA CITY
181335-31001

LEUNG VAN & WAY MING
181336-32003

PROPOSED 90' VALLEY MALL
BLVD. RIGHT OF WAY

MICHAEL R WALKER
181336-32002

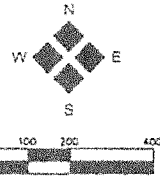
CITY LIMITS OF
YAKIMA (TYP)

CITY LIMITS OF
UNION GAP (TYP)
CITY OF UNION GAP
181336-32007

JERRY L &
SHARON K
RANK
181336-32008

WIDE
ANNE
UNDELAN
181336-32010

MITCH ROSE
181336-32431



CITY OF UNION GAP
181336-32009

CITY OF UNION GAP
PARCEL 'A'

RUNWAY 9-27 OFA

RUNWAY 9-27 RSA

RUNWAY 9-27

RUNWAY 9-27 RSA

RUNWAY 9-27 OFA

YAKIMA AIR TERMINAL
PROPERTY (TYP.)

YAKIMA CITY
181336-33002

(EXISTING)
16th AVE

YAKIMA CITY
181336-33001

YAKIMA AIR
TERMINAL
RUFFIN
181202-12003

RUFFIN
181202

CATLETT

CITY OF UNION
GAP
181336-32433

CITY OF UNION
GAP
181336-32432

(PROPOSED)
S 16th AVE

12th AVE. R/W

YAKIMA AIR TERMINAL
181202-11003

PROPOSED 50' S 16th
AVE. RIGHT OF WAY

(PROPOSED)
VALLEY MALL BLVD.

S 12th AVE.

TOM & SHIRLEY
HUGHES
181336-34402

LEONARD E
& MARY H
HUGHES
181336-34404

PROPOSED 90'
VALLEY MALL
BLVD. RIGHT OF
WAY

THE GREEN PIT LLC
181336-34018

CITY OF UNION GAP
PARCEL 'B'

CITY OF UNION GAP
PARCEL 'C'

CITY OF UNION GAP
PARCEL 'D'

YAKIMA CITY
181336-34011

YAKIMA CITY
181336-34019

YAKIMA AIR TERMINAL
PROPERTY (TYP.)

PIONEER LANE

PROPOSED 20' PUBLIC
UTILITY EASEMENT



City Council Communication

Meeting Date: November 27, 2017
From: Dennis Henne; Director of Public Works & Community Development
Topic/Issue: Resolution - Quit Claim Surplus City Owned Parcels of Land on Valley Mall Boulevard to City of Yakima

SYNOPSIS: An November 27, 2017, Council held a Public Hearing taking testimony regarding the surplus of remnant City owned parcel numbers are 18336-32433, 181336-32432 & Parcels A, B, C, & D and that portion of Parcel Number 181336-32009 lying south of Valley Mall Boulevard, as described on attached Exhibit A.

RECOMMENDATION: Adopt a Resolution authorizing the City Manager to execute Quit Claim Deeds to City of Yakima, Parcel Numbers are 18336-32433, 181336-32432 & Parcels A, B, C, & D and that portion of Parcel Number 181336-32009 lying south of Valley Mall Boulevard.

LEGAL REVIEW: City Attorney has reviewed.

FINANCIAL REVIEW: N/A

BACKGROUND INFORMATION: N/A

ADDITIONAL OPTIONS: N/A

ATTACHMENTS:

1. Resolution
2. Exhibit A - Map of City Owned Parcels on VMB
3. Legal Description

**CITY OF UNION GAP, WASHINGTON
RESOLUTION NO. _____**

A RESOLUTION relating to the transfer of real property in the City of Union Gap to the City of Yakima.

WHEREAS, the City of Union Gap entered into an interlocal agreement with the City of Yakima on October 23, 2017 to adjust several boundary lines between the two cities; and

WHEREAS, the property known as the Airport Property described in "Exhibit A" was not included in the interlocal agreement because it wasn't a public right-of-way; and

WHEREAS, the City of Union Gap committed to transferring the Airport Property as partial consideration to the City of Yakima for the properties that were transferred in the October 23, 2017 interlocal agreement; and

WHEREAS, the Airport Property has been declared surplus and therefore no longer serves the needs of the City of Union Gap;

WHEREAS, the City Council of Union Gap finds that it is in the best interests of the city and its residents to transfer the "Airport Property" as described in "Exhibit A" hereto to the City of Yakima for consideration of properties transferred to the City of Union Gap via the October 23, 2017 interlocal agreement.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF UNION GAP, WASHINGTON, HEREBY RESOLVES as follows:

Section 1. The City Council authorizes the City Manager to execute quit claim deeds to transfer the "Airport Property" Parcel Numbers are 18336-32433, 181336-32432 & Parcels A, B, C, & D and that portion of parcel number 181336-32009 lying south of Valley Mall Boulevard and as described in "Exhibit A" to the City of Yakima City.

PASSED this 27th day of November, 2017.

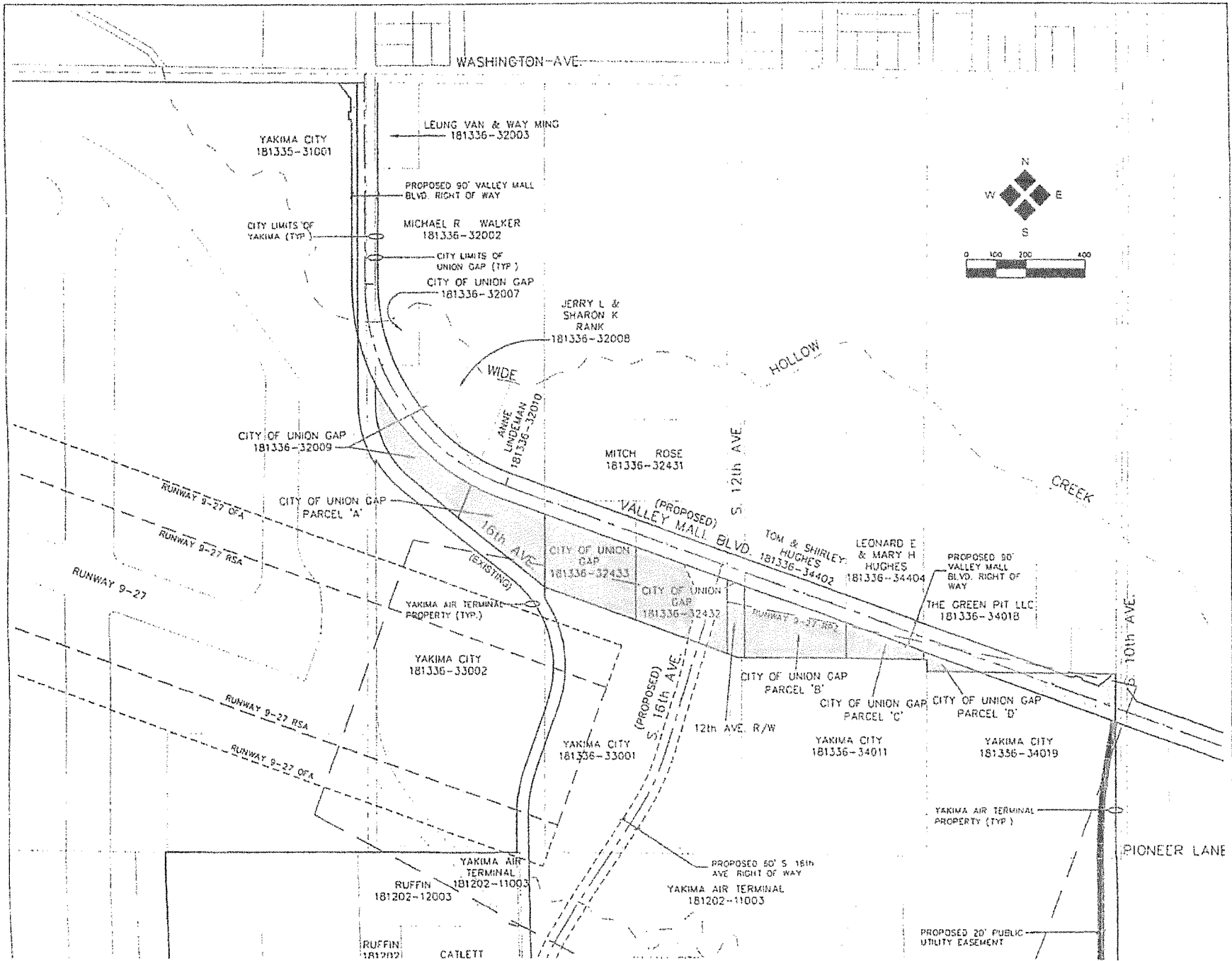
Roger Wentz, City Mayor

ATTEST:

APPROVED AS TO FORM:

Karen Clifton, City Clerk

Bronson Brown, City Attorney



WASHINGTON AVE

YAKIMA CITY
181335-31001

LEUNG VAN & WAY MING
181336-32003

PROPOSED 90' VALLEY MALL
BLVD. RIGHT OF WAY

MICHAEL R WALKER
181336-32002

CITY LIMITS OF
YAKIMA (TYP)

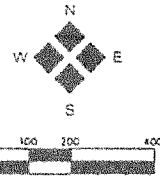
CITY LIMITS OF
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MITCH ROSE
181336-32431

S 12th AVE



CITY OF UNION GAP
181336-32009

CITY OF UNION GAP
PARCEL 'A'

RUNWAY 9-27 OFA

RUNWAY 9-27 RSA

RUNWAY 9-27

YAKIMA AIR TERMINAL
PROPERTY (TYP.)

YAKIMA CITY
181336-33002

(EXISTING)
16th AVE

CITY OF UNION GAP
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(PROPOSED)
VALLEY MALL BLVD.

CITY OF UNION GAP
181336-32432

TOM & SHIRLEY
HUGHES
181336-34402

LEONARD E
& MARY H
HUGHES
181336-34404

PROPOSED 90'
VALLEY MALL
BLVD. RIGHT OF
WAY

THE GREEN PIT LLC
181336-34018

(PROPOSED)
S 16th AVE

12th AVE. R/W

CITY OF UNION GAP
PARCEL 'B'

CITY OF UNION GAP
PARCEL 'C'

CITY OF UNION GAP
PARCEL 'D'

YAKIMA CITY
181336-33001

YAKIMA CITY
181336-34011

YAKIMA CITY
181336-34019

RUNWAY 9-27 RSA

RUNWAY 9-27 OFA

YAKIMA AIR
TERMINAL
181202-11003

RUFFIN
181202-12003

RUFFIN
181202

CATLETT

PROPOSED 50' S 16th
AVE RIGHT OF WAY

YAKIMA AIR TERMINAL
181202-11003

YAKIMA AIR TERMINAL
PROPERTY (TYP.)

PROPOSED 20' PUBLIC
UTILITY EASEMENT

S 10th AVE

PIONEER LANE

2 - VMB 10th Avenue to 16th Avenue

Commencing at the intersection of the South line of the North 10 acres of Lot 44, Plat of Section 36, Township 13 North, Range 18, East, W.M., recorded in Volume "E" of Plats, Page 36, records of Yakima County, Washington and the East line of the Southwest quarter of Section 36, Township 13 North, Range 18 East, W.M.;

Thence West along said South line to the Southwesterly right of way line of Valley Mall Boulevard and the Point of Beginning;

Thence continuing West along said South line of the North 10 acres to the East line of Lot 43 of said Plat;

Thence North along said East line to the North line of the South 650.78 feet of said Lot 43 as measured perpendicular to the South line thereof;

Thence West along said North line to the Southwesterly line of Lots 3 and 4 of that Short Plat recorded under Auditor's File Number 7341353, records of Yakima County, Washington;

Thence Northwesterly along said Southwesterly line and its Northwesterly extension to the Easterly right of way line of the old alignment of South 16th Avenue as shown on Record of Survey recorded under Auditor's File Number 7937213, records of Yakima County, Washington;

Thence Westerly and Northerly along said Easterly right of way line to the Southwesterly right of way line of Valley Mall Boulevard;

Thence Southeasterly along said right of way line to the Westerly right of way line of South 16th Avenue as shown on that Record of Survey recorded under Auditor's File Number 7937213, records of Yakima County, Washington;

Thence Southerly along said right of way line to Survey Station 30+50 according to said Record of Survey;

Thence at a right angle to the Easterly right of way line of said South 16th Avenue as shown on said Record of Survey;

Thence Northerly along said Easterly right of way line to the Southwesterly right of way line of Valley Mall Boulevard;

Thence Southeasterly along said right of way line to the Point of Beginning;



City Council Communication

Meeting Date: November 27, 2017
From: Dennis Henne; Director of Public Works & Community Development
Topic/Issue: Resolution – Adopt 2017 Water System Plan Update

SYNOPSIS: The City of Union Gap's Water System Plan must be updated at least every six (6) years and must be submitted to the Washington State Department of Health (DOH) for approval. The City's Water System Plan is necessary for planning purposes and to assist the City in the decisions that must be made about water system capital improvements and operations.

RECOMMENDATION: Pass a Resolution adopting the 2017 Updates to the City of Union Gap's Water System Plan.

LEGAL REVIEW: The City Attorney has reviewed the resolution.

FINANCIAL REVIEW: N/A

BACKGROUND INFORMATION:

ADDITIONAL OPTIONS: N/A

ATTACHMENTS: Resolution

CITY OF UNION GAP, WASHINGTON
RESOLUTION NO. _____

A RESOLUTION adopting the 2017 Water System Plan Update.

WHEREAS, municipal water systems with 1,000 or more service connections are required to have an adopted Water System Plan; and

WHEREAS, water system plan must be updated at least every six (6) years and must be submitted to the Washington State Department of Health (DOH) for approval; and

WHEREAS, the City's Water System Plan is necessary for planning purposes and to assist the City in the decisions that must be made about water system capital improvements and operations; and

WHEREAS, it is the desire of the City Council to update the City Water System Plan;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF UNION GAP, WASHINGTON, HEREBY RESOLVES as follows:

The City of Union Gap adopts the attached 2017 Water System Plan Update.

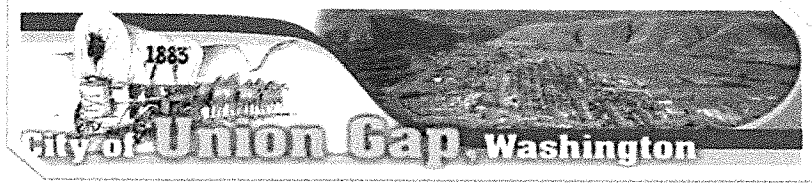
PASSED this 27th day of November, 2017.

Roger Wentz, City Mayor

ATTEST:

Karen Clifton, City Clerk

Bronson Brown, City Attorney



City Council Communication

Meeting Date: November 27, 2017
From: Dennis Henne, Director of Public Works & Community Development
Topic/Issue: Resolution – Sutherland Business Park Binding Site Plan

SYNOPSIS: The City Council held a closed record public hearing on the proposed binding site plan regarding the Hearing Examiners recommendation for approval of the Sutherland Business Park Binding Site Plan with conditions. Staff has presented the Hearing Examiner's recommendation to approve the proposed binding site plan. Application Numbers 2017.0144.SX0005 and 2017.0208.SE0004. A resolution is needed to authorize signature of final binding site plan by appropriate staff signatures.

RECOMMENDATION: Approve a resolution authorizing approval of Sutherland Business Park Binding Site Plan.

LEGAL REVIEW: The City Attorney has reviewed the resolution.

FINANCIAL REVIEW: N/A

BACKGROUND INFORMATION: On October 24, 2017, the City of Union Gap Hearing Examiner held an open record public hearing to receive testimony and consider the proposed Sutherland Business Park Binding Site Plan, Application Numbers 2017.0144.SX0005 and 2017.0208.SE0004. After reviewing all testimony presented at the open record hearing, the Hearing Examiner recommends approval of the binding site plan with conditions. The City Council held a closed record public hearing on November 27, 2017

ADDITIONAL OPTIONS: N/A

ATTACHMENTS:

1. Resolution
2. Hearing Examiner's Recommendation
3. Preliminary Binding Site Plan Map
4. Staff Report

CITY OF UNION GAP, WASHINGTON
RESOLUTION NO. _____

A RESOLUTION approving an application for a Binding Site Plan with conditions as recommended by the Union Gap Hearing Examiner.

WHEREAS, the City of Union Gap received an application from Ron Doyle on behalf of Sutherland Business Park L.L.C, for a binding site plan pursuant to Chapter 16.16 of the Union Gap Municipal Code, Subdivision Ordinance;

WHEREAS, under the proposed binding site plan the applicant will create four (4) parcels on approximately 7.55 acres within the Regional Commercial (C-2) zone;

WHEREAS, the parcel subject to the application is located on the southwest corner of the intersection of Market Street and Sutherland Drive. The parent parcel is under Assessor's Parcel Number 191206-24406 and the legal description is Lot 1-2 of the City of Union Gap Binding Site Plan recorded under Auditor's File Number 7680641;

WHEREAS, the Union Gap Hearing Examiner conducted a duly advertised public hearing on October 24, 2017 and recommends approval of the binding site plan with conditions as indicated in the Hearing Examiner's Recommendation issued November 7, 2017; and,

WHEREAS, the matter now comes before the City Council during a closed record review of the Hearing Examiner's Findings, Conclusions, and Recommendation;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF UNION GAP, WASHINGTON, HEREBY RESOLVES as follows:

Section 1. Findings of Fact Adopted by Reference.

The Findings of Fact set forth in the Hearing Examiner's November 7, 2017 Recommendation are hereby adopted by reference by the City Council as its Findings as if fully set forth herein.

Section 2. Analysis and Conclusions Adopted.

The Hearing Examiner's analysis of the Union Gap subdivision ordinance's criteria applicable to the proposed binding site plan, application of those criteria to the facts, and his conclusions are supported in the record, and, therefore, adopted.

Section 3. Recommendation Adopted and Binding Site Plan Approved, subject to conditions.

The Hearing Examiner's Recommendation for Approval subject to conditions is hereby adopted and the application subject to conditions that the Hearing Examiner identifies in his written Recommendation as one (1) through three (3) on page 10 of the Hearing Examiner's November 7, 2107 Recommendation.

PASSED this 27th day of November, 2017.

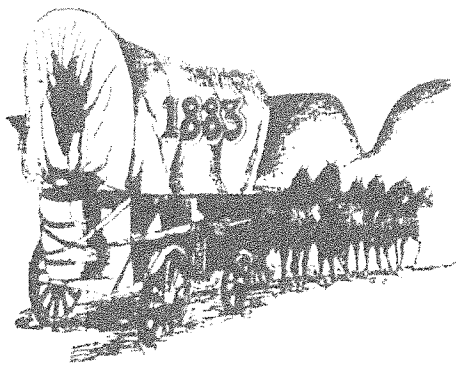
Roger Wentz, Mayor

ATTEST:

APPROVED AS TO FORM:

Karen Clifton, City Clerk

Bronson Brown, City Attorney



City of Union Gap

"The Old Town with New Ideas"

www.cityofuniongap.com

CITY OF UNION GAP NOTICE OF HEARING EXAMINER DECISION

To: Participating Parties

From: Dennis Henne, Director

Subject: Notice of Written Decision

File Nos: 2017.0208.SE0004 & 2017.0144.SX0005

Re: Sutherland Business Park Binding Site Plan

Date: November 8, 2017

On Tuesday, October 24, 2017 the Union Gap Hearing Examiner conducted a public hearing on the above matter. On November 7, 2017, the Hearing Examiner issued a written decision regarding the application.

The written decision together with the findings of fact in the matter is enclosed. This is the final City decision on this matter. In accordance with state law a party of record with standing may appeal the decision to Superior Court as provided in RCW Chapter 36.70C.

If you have any questions or need to discuss this matter in more detail please contact me at (509) 575-3638.

Sincerely,

Dennis Henne
Director
Public Works & Community Development

Enclosure

**CITY OF UNION GAP
HEARING EXAMINER'S RECOMMENDATION**

November 7, 2017

In the Matter of an Application for)	
Approval of a Binding Site Plan)	
Submitted by:)	
)	
Sutherland Business Park, LLC)	2017.0208.SE0004
By Ron Doyle)	2017.0144.SX0005
)	
To Subdivide Approximately 7.55)	
Acres into Four Parcels through the)	
Commercial Binding Site Plan Process)	

A. Introduction. The hearing process conducted for this application may be summarized as follows:

(1) The Hearing Examiner conducted a public hearing on October 24, 2017.

(2) The thorough staff report presented by the City's Planner, Mike Shuttleworth of the Yakima Valley Conference of Governments, recommended approval of the proposed binding site plan subject to conditions.

(3) Ron Doyle, the applicant's manager, testified in favor of the proposed binding site plan and indicated that smaller building sites will be more marketable than the single 7.55-acre parcel that currently exists.

(4) No other testimony or written comments were submitted relative to this application. This recommendation has been issued within ten business days of the open record public hearing.

B. Summary of Recommendation. The Hearing Examiner recommends that the Union Gap City Council approve the proposed binding site plan subject to conditions.

C. Basis for Recommendation. Based upon a view of the site and surrounding area with no one else present on October 24, 2017; a consideration of the staff report, exhibits, testimony and other evidence presented at an open record public hearing on October 24, 2017; and a consideration of the City's applicable binding site plan ordinance requirements; the Hearing Examiner makes the following:

FINDINGS

I. Applicant/Property Owner. The applicant/property owner is Sutherland Business Park, LLC by Ron Doyle, 7912 Scenic Drive, Yakima, Washington 98908.

II. Location. The binding site plan is proposed for a parcel on the southwest corner of the intersection of Market Street and Sutherland Drive. The parcel number is 191206-24406 and the legal description is Lot 1-2 of the City of Union Gap Binding Site Plan recorded under Auditor's File No. 7680641.

III. Application. The application requests approval of a binding site plan in accordance with Chapter 16.16 of the Union Gap Municipal Code (UGMC) to divide a 7.55-acre parcel into four commercial building sites.

IV. Notices. Public notice of the October 24, 2017, open record public hearing was provided in the following ways:

Mailing of notice to property owners within 300 feet:	October 4, 2017
Posting of the public hearing notice on the property:	October 5, 2017
Publishing of notice in the Yakima Herald-Republic:	October 8, 2017

V. Environmental Review. State Environmental Policy Act environmental review was conducted for the binding site plan. A SEPA Determination of Nonsignificance was issued on September 19, 2017, which was not appealed.

VI. Zoning and Land Uses. The parcel involved in this application is zoned Regional Commercial (C-2) and has a parking lot on the southern portion and is undeveloped on the northern portion. The zoning and land uses of nearby properties are as follows:

Direction	Zoning	Land Use
North	Regional Commercial (C-2)	Car wash
Northeast	Wholesale Warehouse (WW)	Retail store
East	Regional Commercial (C-2)	Undeveloped
Southeast	Regional Commercial (C-2)	Manufacturing business
South	Wholesale Warehouse (WW)	Manufacturing business
Southwest	Regional Commercial (C-2)	Undeveloped
West	Regional Commercial (C-2)	New permit for grocery store
Northwest	Regional Commercial (C-2)	Retail business

VII. Binding Site Plan Criteria. Section 16.16.060 of the City’s subdivision ordinance provides that binding site plans shall be processed pursuant to Title 18 of the

Union Gap Municipal Code (UGMC) in the same manner as a preliminary plat including notice. UGMC §18.20.030 provides that binding site plans are reviewed as Type IV permit applications. After considering the testimony presented at a Hearing Examiner open record public hearing, the Hearing Examiner makes a recommendation to the City Council. The City Council will consider the Hearing Examiner's recommendation at a closed record hearing and make the final decision on the application. Subsection 16.20.070(A) of the City's subdivision ordinance provides that the Hearing Examiner shall consider agency reports, public testimony and all other relevant facts and whether the proposed subdivision makes appropriate provisions for the following:

- (1) Consistency with the comprehensive plan;
- (2) Consistency with applicable development regulations;
- (3) Availability and adequacy of public facilities identified in the comprehensive plan;
- (4) Appropriate density of residential development;
- (5) Public health, safety and general welfare;
- (6) Drainage ways and facilities;
- (7) Streets, alleys and other public ways;
- (8) Water supplies, sanitary waste, parks, playgrounds and open spaces;
- (9) Planning features to assure safe conditions for students who walk to and from school;
- (10) Sites for schools and school grounds; and
- (11) Whether the public use and interest will be served by the platting of such subdivision.

Subsection 16.20.070(D) of the City subdivision ordinance further provides that the Hearing Examiner's recommendation shall also be based upon the similar factors specified in RCW 58.17.110 as follows:

“A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) the public use and interest will be served by the platting of such subdivision and dedication.”

The proposed binding site plan is analyzed in the context of those criteria in the following manner:

(1) Consistency with the comprehensive plan. The proposed binding site plan is consistent with the Commercial and Industrial comprehensive plan designation of the site. Even though the comprehensive plan does not discuss the dividing of commercial property, it does support a strong and diverse commercial base. Specifically, development pursuant to the site plan will be consistent with comprehensive plan goals and policies such as the following:

(a) Goal LU 4: Support a strong and diverse commercial and industrial base.

(b) Policy LU 4.3: Enhance vitality and visual interest of mixed use and commercial areas by providing incentives for the inclusion of open space, water features, public art, planters, arcades, and other public amenities.

(c) Policy LU 4.4: Direct industrial land uses toward sites that meet the following criteria:

- (i) Adequate arterial and/or rail transportation service capacity;
- (ii) Close proximity to existing and planned utility systems, in order to optimize the cost of providing essential public services; and
- (iii) Sites large enough to meet parking, landscape, and buffer requirements; and
- (iv) Areas that have adequate expansion space to meet future needs.

(d) Policy LU 4.5: Promote designs that achieve an industrial or business park like setting in light industrial and warehouse areas.

(e) Policy LU 4.6: Industrial developments shall use landscaping to screen and buffer adjacent uses.

(f) Policy LU 4.7: Require landscaping of parking lots to provide visual appeal.

(g) Policy LU 4.8: When parking is located in the front yard lot area of retail businesses, there should be at least one pedestrian walkway through the parking area from the sidewalk to the main building entrance.

(2) Consistency with applicable development regulations. The proposed binding site plan allows for development consistent with all applicable development standards that will have to comply with all applicable zoning regulations. The city operates under the 2015 International Building and Fire Codes (IBC and IFB) as published by the International Code Council (ICC) as required by state law. A wide variety of commercial uses are allowed subject to Class 1 review in the Regional Commercial District (C-2). The purpose of the district is to provide for larger scale uses that serve the community, region and traveling public. Development must be served by a full range of urban services with access by paved streets with curbs, gutters, and sidewalks. There is no minimum lot size or width in this district. Minimum building setbacks include the following: a front setback from an arterial of 5 feet and from a private access easement of 20 feet; a side setback from an arterial of 5 feet and from a residential district of 15 feet with no side setback required from other streets and property lines; and a rear setback of 15 feet from a residential district with no rear setback from streets and property lines. The proposed binding site plan is not located adjacent to a residential zoning district. Provisions relative to flood, inundation or swamp conditions are not applicable. The proposed binding site plan is not within a 100 year floodplain or within a floodway. The proposed binding site plan is located at the east edge of the currently adopted Airport Overlay Zone Traffic Pattern Zone, but is located outside of all other safety zones for the Yakima Airport. The proposed binding site plan has large enough lots to allow for required setbacks and for full compliance with all other site development standards of the development code. Further evaluation will be required for individual proposals.

(3) **Availability and adequacy of public facilities identified in the comprehensive plan.** Public facilities will be available and adequate for the uses in the binding site plan. All of the four new lots will have at least 126 feet of street frontage. Utilities are adjacent to the lots and can be extended into all four lots.

(4) **Appropriate density of residential development.** The binding site plan will not be used for residential development.

(5) **Public health, safety and general welfare.** The public health, safety and general welfare will be served by conditions of this recommendation; by the fact that the use of the property for commercial development will be consistent with development in the surrounding area; and by the applicable zoning development standards and land use requirements that have been adopted to serve the public health, safety and general welfare.

(6) **Drainage ways and facilities.** The adjacent streets contain drainage facilities. When the proposed sites are developed, the developers will be required to meet the storm drainage requirements of the City. All stormwater facilities must meet standards of the Eastern Washington Stormwater Management Manual as published by the Department of Ecology.

(7) **Streets, alleys and other public ways.** Access to all four lots will be by way of Market Street and Sutherland Drive. The proposed sites should not require the construction of additional public streets, alleys or other public ways.

(8) **Water supplies, sanitary waste, parks, playgrounds and open spaces.** Appropriate provisions for water supplies and sanitary waste disposal exist by virtue of public water and sewer services that are present in the existing street rights-of-way adjacent to all four lots. The City of Union Gap does not have a requirement for proposed development to provide parks, playgrounds or open spaces and there is no need for same in a commercial development.

(9) **Planning features to assure safe conditions for students who walk to and from school.** Since the binding site plan will accommodate commercial uses rather than

residential uses, there is no need for sidewalks or for other planning features to assure safe conditions for students who walk to and from school.

(10) **Sites for schools and school grounds.** Because of the regional commercial zoning and usage of the site, schools and school grounds are not required for the binding site plan. Development of the sites will provide additional funding for the school system by way of tax revenues that will be generated by the commercial uses.

(11) **Whether the public use and interest will be served.** As conditioned, the binding site plan is designed to allow for development of well-designed regional commercial uses that will benefit the City and the entire community.

(12) **Appropriate Provisions for Transit Stops and Other Features of the Proposal.** Other features of the proposed binding site plan that are provided in the interest of the public health, safety and general welfare to serve the public use and interest are:

(a) **TRANSIT STOPS:** There is a turnout area along the north side of Valley Mall Boulevard within walking distance of the lots.

(b) **DUST CONTROL:** The Yakima Regional Clean Air Agency requires that contractors doing demolition, excavation, clearing, construction or landscaping work file, and get the agency's approval of, a dust control plan prior to the start of any work.

VIII. Consistency of the Proposed Binding Site Plan with Applicable Regulations and the Comprehensive Plan under the Criteria Set Forth in Subsection 18.50.010(B) of the Union Gap Development Code. The consistency requirements necessitate consideration of the following factors:

(1) **The types of land uses permitted at the site** will consist of those uses allowed in the Regional Commercial District (C-2) which is the current zoning of the site.

(2) **The level of development, such as units per acre, the density of residential development or other measures of density** is not a factor here because there will not be any residential development on the site, and any future Regional Commercial District uses on the site will have to comply with the setback and density requirements for that zoning district.

(3) **The availability and adequacy of infrastructure and public facilities** are not an issue insofar as they exist nearby to support future Regional Commercial uses.

(4) **The character of the development** proposed for the site in the future will have to be consistent with applicable development standards of the Regional Commercial District (C-2).

CONCLUSIONS

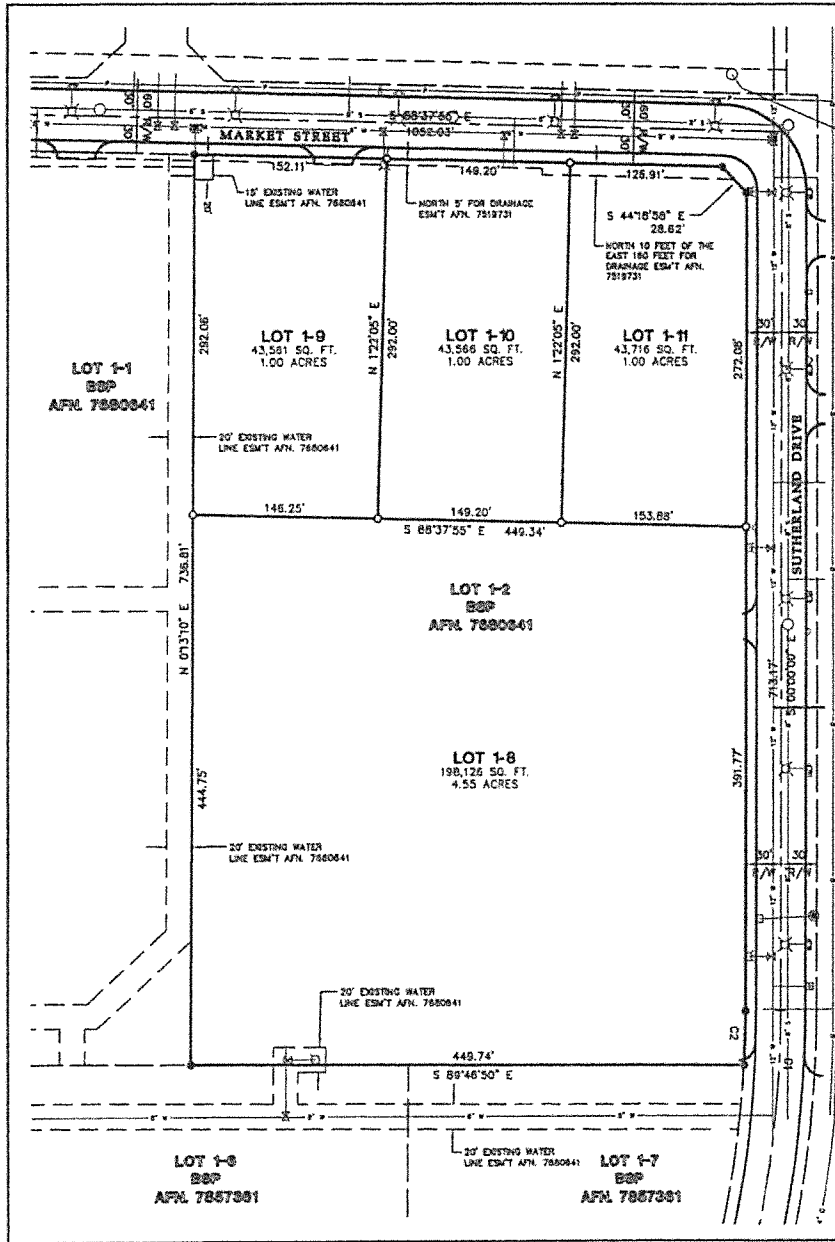
Based upon the foregoing findings, the Hearing Examiner reaches the following conclusions:

(1) The Hearing Examiner has jurisdiction to recommend approval by the Union Gap City Council of a binding site plan application.

(2) Notices were given for the public hearing in accordance with ordinance requirements.

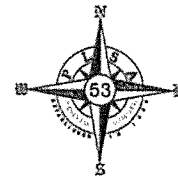
(3) The proposed binding site plan was reviewed under the State Environmental Policy Act with the result that a SEPA Determination of Nonsignificance (DNS) was issued on September 19, 2017, which was not appealed.

(4) The binding site plan application satisfies all of the requisite respective criteria set forth in Section 16.16.060, Subsection 16.20.070(A) and Subsection 16.20.070(D) of the City's Subdivision Ordinance for binding site plan approvals.



LEGAL DESCRIPTION

LOT 1-2, CITY OF UNION GAP BINDING SITE PLAN, RECORDED UNDER AUDITOR'S FILE NO. 7680841, RECORDS OF YAKIMA COUNTY, WASHINGTON.



60 0 60 FEET
SCALE 1" = 60'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD DIRECTION
C1	850.00	147°19'	211.73	211.18	N 07°08'10" E
C2	820.00	37°41'	43.97	43.98	S 01°32'10" W

PLSA ENGINEERING-SURVEYING-PLANNING
321 NORTH 20th AVENUE, SUITE 3
YAKIMA, WASHINGTON 98902
1909 878-6990

CITY OF UNION GAP AMENDED BINDING SITE PLAN
PARCEL NO. 191268 - 24426

PREPARED FOR
SUTHERLAND BUSINESS PARK, L.L.C.
NE 1/4, NW 1/4, SEC. 6, T-12 N, R-10 E, W/4

DRAWN BY: BICK
DATE: 6/13/2017
JOB NO. 17184
SHEET NO. 1 of 2

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ___ DAY OF _____
20___ AT ___ M. UNDER A.F. NO. _____
RECORDS OF YAKIMA COUNTY, WASHINGTON.

COUNTY AUDITOR
BY DEPUTY

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF RON DOYLE IN JUNE, 2017.

DESKIN L. WEIR
CERTIFICATE NO. 10929. DATE

DOC. INDEX 68

**City of Union Gap
Community Development
PUBLIC HEARING
Staff Report
October 23, 2017**

Binding Site Plan Review) 2017.0208.SE0004
)
Property Owner/Applicant:) **Staff Contact:**
Sutherland Business Park LLC/Ron) **Mike Shuttleworth, YVCOG**
Doyle)
) **(509) 575-3638**

REQUEST

Approval of a Binding Site Plan accordance with Chapter 16.16 of the Union Gap Municipal Code (UGMC) to divide a total of 7.55 acres into 4 building sites.

The property is located on Lot 1-2 of the City of Union Gap Binding Site Plan recorded under Auditor's file number 7680641, on the southwest corner of the intersection of Market Street and Sutherland Drive within the Regional Commercial District (C-2).

STAFF FINDINGS:

Applicant: Applicant: Ron Doyle for the Sutherland Business Park L.L.C.,
7912 Scenic Drive
Yakima, WA 98908

Owner: Same.

Location. The property is located on Lot 1-2 of the City of Union Gap Binding Site Plan recorded under Auditor's file number 7680641, on the southwest corner of the intersection of Market Street and Sutherland Drive, Union Gap, Washington 98903

Parcel Numbers: 191206-24406

Summary of Request: Approval of a Binding Site Plan in accordance with Chapter 16.16 of the Union Gap Municipal Code (UGMC) for the dividing of a 7.55 acre parcel into 4 commercial building sites

ZONING AND LAND USE:

	<u>Zoning</u>	<u>Land Use</u>
Onsite	Regional Commercial (C-2)	Parking lot
North	Regional Commercial (C-2)	Car Wash
Northeast	Wholesale Warehouse (WW)	Retail store
East	Regional Commercial (C-2)	Vacant
Southeast	Regional Commercial (C-2)	Manufacturing Business
South	Wholesale Warehouse (WW)	Manufacturing Business
Southwest	Regional Commercial (C-2)	Vacant
West	Regional Commercial (C-2)	New permit for grocery Store
Northwest	Regional Commercial (C-2)	Retail Business

COMPREHENSIVE PLAN:

Comprehensive Plan: The Union Gap Comprehensive Plan designates the future land use for this area as Commercial and Industrial; which is most suitable for commercial and industrial and is not envisioned as being suitable for residential uses. The following goals, objectives and policies apply to the future land use designation and the proposed project:

Goal LU 4: Support a strong and diverse commercial and industrial base.

Pol. LU 4.3: Enhance vitality and visual interest of mixed use and commercial areas by providing incentives for the inclusion of open space, water features, public art, planters, arcades, and other public amenities.

Pol. LU 4.4 Direct industrial land uses toward sites that meet the following criteria:

- a. Adequate arterial and/or rail transportation service capacity;
- b. Close proximity to existing and planned utility systems, in order to optimize the cost of providing essential public services; and
- c. Sites large enough to meet parking, landscape, and buffer requirements; and
- d. Areas that have adequate expansion space to meet future needs.

Pol. LU 4.5 Promote designs that achieve an industrial or business park like setting in light industrial and warehouse areas.

Pol. LU 4.6 Industrial developments shall use landscaping to screen and buffer adjacent uses.

Pol. LU 4.7 Require landscaping of parking lots to provide visual appeal.

Pol. LU 4.8 When parking is located in the front yard lot area of retail businesses; there should be at least one pedestrian walkway through the parking area from the sidewalk to the main building entrance.

STATE ENVIRONMENTAL POLICY ACT:

SEPA: The application was reviewed under the Washington State Environmental Policy Act. A Determination of Non-Significance was issued on September 19, 2017. No comments were received on the determination.

UNION GAP DEVELOPMENT CODE:

ZONING: A wide variety of commercial uses are allowed subject to Class-1 review in the C-2 district. The purpose of the district is to provide for larger scale uses that serve the community, region and traveling public. Development must be served by a full range of urban services with access by paved streets with curbs, gutters, and sidewalks. There is no minimum lot size or width in this district. Building setbacks include the following:

Front:	Arterial	5-feet
	Private access easement:	20-feet
Side:	Arterial	5-feet
	Other streets and Property lines.	0
	Residential District:	15-feet
Rear:	Streets and property Lines:	0
	Residential District:	15-feet

The proposed binding site plan allows full compliance with site development standards of the development code. The binding site plan is not located next to a residential zoning district. Further evaluation will be required for individual proposals.

AIRPORT OVERLAY ZONE: The proposed project is located at the East edge of the currently adopted Airport Overlay Zone Traffic Pattern Zone, however it is located outside of all other safety zones for the Yakima Airport.

SUBDIVISION: In accordance with 18.20.030 of the UGMC, Binding Site Plans are reviewed as a Type IV permit application. The application is considered by the Hearing Examiner at an open record hearing. After considering the testimony presented the Hearing Examiner will make a recommendation to the City Council. The City council will consider the Hearing Examiners recommendation at a closed record hearing and make the final decision on the application.

CRITERIA FOR CONSIDERING APPROVAL:

16.20.070 - Public hearing.

- A. The hearing examiner shall consider agency reports, public testimony and all other relevant facts and consider whether the proposed subdivision makes appropriate provisions for the following:

1. Consistency with the comprehensive plan;
 2. Consistency with applicable development regulations;
 3. Availability and adequacy of public facilities identified in the comprehensive plan;
 4. Appropriate density of residential development;
 5. Public health, safety and general welfare;
 6. Drainage ways and facilities;
 7. Streets, alleys and other public ways;
 8. Water supplies, sanitary waste, parks, playgrounds and open spaces;
 9. Planning features to assure safe conditions for students who walk to and from school;
 10. Sites for schools and school grounds; and
 11. Whether the public use and interest will be served by the platting of such subdivision.
- B. If the hearing examiner finds that the proposed subdivision does make such appropriate provisions and that the public use and interest will be served, then the hearing examiner shall recommend approval of the preliminary plat.
- C. If the hearing examiner finds that the proposed subdivision does not make such appropriate provisions, or that the public use and interest will not be served, the hearing examiner shall recommend disapproval of the preliminary plat.
- D. The hearing examiner may recommend the plat be approved, approved with conditions or denied based upon the factors specified in this section, Section 16.20.080 of this chapter, and RCW 58.17.110. Every such recommendation shall be in writing and shall include findings of fact and conclusions to support the recommendation.
- E. Recommended conditions to be fulfilled, if any, after approval of the preliminary plat shall be written on the face of the plat or incorporated in the hearing examiner's written recommendation.

16.20.080 - Disapproval due to flood, inundation or swamp conditions. Pursuant to RCW 58.17.120 as it now exists or is hereafter amended, the hearing examiner shall consider the physical characteristics of a proposed subdivision site and may recommend disapproval of a proposed plat because of flood, inundation or swamp conditions. Construction of protective improvements may be required as a condition of approval and such improvements shall be noted in the final plat or in the hearing examiner's recommendation.

ENVIRONMENTAL REVIEW (SEPA):

This action was reviewed in accordance with State Environmental Policy Act, (SEPA) and a Determination of Non-Significance was issued on September 19, 2017.

NOTICE:

Public notification was provided in the following manner:

Notice of Application	08/31/2017
Legal ad in Herald Republic	
Mailing Notice to owners within 300'	08/31/2017

PUBLIC COMMENT:

The City did not receive any public comments prior to the close of the comment period.

ANALYSIS:

1. The application is consistent with the goals and policies of the 2017 Union Gap Comprehensive Plan. While the plan does not discuss the dividing of commercial property it does support a strong and diverse commercial base.
2. The site is in a Regional Commercial Zoning District (C-2). That district does not have a minimum lot size. The lots are large enough to have area for the required setbacks for the C-2 zoning district.
3. The proposed lots will face onto an improved city street with each lot having at least 126 feet of street frontage. Utilities are adjacent to the property and can be extended into the property.
4. This proposal does not include residential development.
5. The proposed use of the property for commercial development would be consistent with the development in the surrounding area. The proposed division should consistent with public health, safety and general welfare of the surrounding area.
6. The existing streets adjacent to the property contains drainage facilities. When development occurs on the proposed sites, the developers will be required to meet the storm drainage requirements of the City.
7. The proposed sites will have frontage on existing public street and should not require the construction of additional public streets.
8. Facilities for public water and sewer service are present in the existing street right of ways.
9. The City of Union Gap does not have a requirement for the proposed development to provide parks or playgrounds.
10. The existing streets adjacent the proposed development does not have sidewalks along them. This commercial area does not have residential structures in the area.
11. The proposal is not to create residential units and will not create a need for additional schools. The developments will provide additional funding for the school system through tax revenues generated by the development.
12. The proposed development of the building site created through this process will provide the public with additional commercial services, which will provide for public use and interest.
13. The site of the proposed binding site plan is not located within a 100 year flood plaina or within a floodway.

CONCLUSIONS:

1. The Hearing Examiner has jurisdiction.
2. The project was reviewed under SEPA .
3. The proposed binding site plan as conditioned is consist with the comprehensive plan.
4. The proposed binding site plan as conditioned is consistent with applicable development regulations including the development code, subdivision ordinance applicable building and fire codes and utility development standards.
5. Adequate public facilities are available to serve the proposed binding site plan and maintain levels of service as identified in the Comprehensive Plan.
6. The public health, safety and general welfare will be served by the proposed binding site plan as conditioned;
7. Provisions for drainage ways and facilities as proposed and conditioned are adequate;
8. The proposed binding site plan as conditioned makes adequate provisions for streets, alleys and other public ways; Water supplies, sanitary waste, parks,
9. Playgrounds and open spaces are not provided by this development;
10. The proposed binding site plan does not need to provide adequate features to assure safe conditions for students who walk to and from school;
11. The proposed binding site plan as conditioned provides for adequate features to assure the public use and interest will be served by the proposed binding site plan as conditioned.

RECOMMENDATION:

Approval subject to the following conditions:

1. Contractors doing clearing, grading, paving, construction or landscaping work must file a dust control plan with Yakima Regional Clean Air Agency (YRCAA). The proponent shall provide the City of Union Gap a copy of all permits issued prior to issuance of any building permits.
2. The proposed project shall conform to all applicable development standards including, but not limited to: required parking, landscaping of parking lots, structure setbacks, and building height. This project requires plan review, permits and inspections prior to occupancy. (2015 International Building Code, Section 105)
3. The developer must secure a construction stormwater permit from the state of Washington Department of Ecology prior to undertaking any construction activity. All stormwater facilities must meet design standards of the Eastern Washington Stormwater Design Manual as published by the State of Washington Department of Ecology.

CONSENT AGENDA

UNION GAP CITY COUNCIL SPECIAL MEETING
UNION GAP COUNCIL CHAMBERS
Union Gap, Washington
November 13, 2017 Regular Meeting
MINUTES

Call to Order Mayor Wentz called the Regular Meeting of the Union Gap City Council to order at 6:00 p.m.

Council Members Present Council Members Lenz, Butler, Matson and Schilling were present.

Staff Present City Manager Fisher, City Attorney Bronson, Police Chief Cobb, Finance & Administration Director Clifton, Deputy Clerk Treasurer Bisconer, Public Works/Community Development Director Henne, Civil Engineer Dominguez and Fire Chief Stewart.

Audience Present See attached list.

Consent Agenda Motion by Council Member Butler, second by Council Member Matson to approve the consent agenda as follows:

Regular Council Meeting Minutes, dated October 23, 2017, as attached to the Agenda and maintained in electronic format.

Payroll Vouchers – EFT’s and Vouchers No. 41616 through 41618 and 95870 through 95882 for October 2017, in the amount of \$376,045.61.

Claims Vouchers – EFT’s and Voucher No. 95869 and Voucher Nos. 95883 through 95997 for November 13, 2017, in the amount of \$452,409.72.

Petty Cash Vouchers – Check No. 1876 for the month of October, in the amount of \$719.80.

Advance Travel Vouchers – Check Nos. 1273 through 1274 for the month of October 2017, in the amount of \$255.73.

Motion carried unanimously.

Items from the Audience None.

General Items

Public Hearing – 2018 Preliminary Budget Mayor Wentz opened the public hearing at 6:01 p.m. Finance and Administration Director Clifton gave an overview of the 2018 Preliminary Budget. No written or verbal comments from the audience were received. Mayor Wentz closed the public hearing at 6:07 p.m.

CITY OF UNION GAP REGULAR COUNCIL MEETING MINUTES – November 13, 2017

Public Works &
Community Development

Resolution No. – 17-55 – Memorandum of Agreement between the City, WSU Extension & the Mater Gardner Foundation of Yakima County

Motion by Council Member Butler, second by Council Member Matson to adopt Resolution No. 17-55 authorizing the City Manager to sign a Memorandum of Agreement between the City, Washington State University (WSU) Extension Yakima County and the Master Gardener Foundation of Yakima County for the Demonstration Garden at the Ahtanum Youth Activities Park. Motion carried unanimously.

Resolution No. – 17-56 – Huibregtse, Louman Associates, Inc. Supplemental Agreement No. 2 for Consultant Services – West Ahtanum Road Resurfacing Project

Motion by Council Member Butler, second by Council Member Matson to adopt Resolution 17-56 authorizing the City Manager to sign Supplemental Agreement No. 2 to project STPUS-4550(005) with Huibregtse Louman Associates, Inc. (HLA) for the West Ahtanum Road Resurfacing. Motion carried unanimously.

Resolution No. – 17-57 – HLA Task Order 2017-02; MLK School Sidewalk Safety Improvements

Motion by Council Member Lenz, second by Council Member Butler to adopt Resolution No. 17-57 authorizing the City Manager to sign Task Order No. 2017-02 with HLA Engineering and Land Surveying, Inc. as it relates to the Martin Luther King School Sidewalk and Safety Improvements project. Motion carried unanimously.

Resolution No. – 17-58 – Set Public Hearing – Surplus City Owned Parcels on Valley Mall Boulevard

Motion by Council Member Butler, second by Deputy Mayor Schilling to approve Resolution No. 17-58 setting a public hearing to consider the surplus of City owned parcels of land on Valley Mall Boulevard. Motion carried unanimously.

Finance & Administration

Resolution No. 17-59 – AWC Employee Mater Participation Agreement

Motion by Council Member Lenz, second by Deputy Mayor Schilling to approve Resolution No. 17-59 authorizing the City Manager to sign a Master Participation Agreement with Association of Washington Cities (AWC) Benefit Trust. Motion carried unanimously.

Public Safety

Resolution No. – 17-60 – City of Yakima Fire Protection Services Interlocal Agreement

Motion by Council Member Matson, second by Council Member Lenz to approve Resolution No. 17-60 authorizing the City Manager to sign an Interlocal Agreement with City of Yakima for fire protection services. Motion carried unanimously.

Resolution No. – 17-61 – 2018 Yakima County Interlocal Correction/Detention

Motion by Council Member Butler, second by Council Member Lenz to approve Resolution No. 17-61 authorizing the City Manager to sign a 2018 Interlocal Correction/Detention Agreement with Yakima County. Motion carried unanimously.

CITY OF UNION GAP REGULAR COUNCIL MEETING MINUTES – November 13, 2017

Agreement

Fire Department update Fire Chief Stewart addressed the Council and stated that Washington Surveying and Rating Bureau have recently updated The City of Union Gap from a 5 to a 4.

Items from the Audience None.

Excuse Council Members Motion by Council Member Matson, second by Deputy Mayor Schilling to excuse Council Members Olson and Carney. Motion carried unanimously.

City Manager Report City Manager Fisher stated that she is in the process of on-boarding the newly elected Council Members; The City of Union Gap received the 2nd highest level of participation for ballots submitted by election boxes for small cities; Planning of the annual parade and Holiday Shuttle has begun; Discussion of the Final Budget will be held at the next Committee meeting in anticipation of passing the final budget November 27, 2017.

Communications/Questions
/Comments City Attorney Bronson addressed the Council in regards to an inquiry made at a committee meeting about funds being held by the City in a Reserve fund for Library Craft Nights.

Public Works and Community Development Director Henne submitted information in regards to a recent survey that will be used to update the Park Department Comprehensive Plan.

Public Works and Community Development Director Henne made an inquiry as to whether or not the Council is still interested in pursuing funding for the ongoing Beltway project. The majority of those attending, as well as two of the newly elected Council Members agreed to proceed.

Development of Next
Agenda None.

Adjournment of Meeting Mayor Wentz adjourned the November 13, 2017 Regular Council Meeting at 6:51 p.m.

Arlene Fisher-Maurer, City Manager

ATTEST:

Karen Clifton, City Clerk



City Council Communication

Meeting Date: November 27, 2017
From: Karen Clifton, Director of Finance and Administration
Topic/Issue: Claim Vouchers – November 27, 2017

SYNOPSIS: Claim Vouchers Dated November 27, 2017

RECOMMENDATION: Request Council to approve EFTs and Voucher No. 95998 through 96095 in the amount of \$263,206.36.

LEGAL REVIEW: N/A

FINANCIAL REVIEW: N/A

BACKGROUND INFORMATION: N/A

ADDITIONAL OPTIONS: N/A

ATTACHMENTS: 1. Claim Voucher Register
2. Detailed Claim Voucher Register

WARRANT/CHECK REGISTER

CITY OF UNION GAP
MCAG #: 0853

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Trans	Date	Type	Acct #	War #	Claimant	Amount	Memo
6589	10/16/2017	Claims	2	EFT	WA STATE DEPT OF REVENUE	352.50	UNCLAIMED PRPERTY SENT TO STATE
6700	11/27/2017	Claims	2	EFT	US BANK CARDMEMBER SVC	8,165.09	PIZZA FOR OFFICERS - SEARCH WARRANT; FLU SHOT SNACKS; WMCA FALL MINI CONFERENCE - BISCONER; MAGNETIC DIGITAL LEVEL; HOTEL ROOM RON JONES WSDOT RE BELTWAY PROJECT; AWC ELECTED OFFIC.TRAINING-J.HODKINS O
6702	11/27/2017	Claims	2	EFT	CENTURY LINK	437.53	WATER TELEMETRY-10/23/2017-11/23/2017; CH LONG DISTANCE-10/04/2017-11/03/2017; CH FAX-11/11/2017-12/11/2017
6703	11/27/2017	Claims	2	EFT	OFFICE DEPOT-CITY HALL	122.25	DESK LAMP; BINDER CLIPS, FILE FOLDES; DESK ORGANIZER
6704	11/27/2017	Claims	2	EFT	OFFICE DEPOT-PD	97.86	PAPER/TAPE/CALENDAR
6705	11/27/2017	Claims	2	EFT	WELLS FARGO VENDOR FIN SERV	569.67	TASKALFA 6052CI-11/21/2017-12/20/2017
6706	11/27/2017	Claims	2	95998	ABC FIRE CONTROL INC 2009	31.35	CITY HALL ANNEX ANNUAL SVC; SVC CALL
6707	11/27/2017	Claims	2	95999	CAROLINA AMEZOLA	300.00	CLEANING DEPOSIT REFUND
6708	11/27/2017	Claims	2	96000	ARC ARCHITECTS INC	10,680.58	UG CIVIC CENTER; PROF SVC 09.26.17 TO 102517
6709	11/27/2017	Claims	2	96001	ATLAS STAFFING INC	1,228.92	SEASONAL PARKS WK ENDING-10/29/2017; SEASONAL PARKS WK ENDING-11/12/2017
6710	11/27/2017	Claims	2	96002	BLUMENTHAL UNIFORMS	805.35	BADGES/EMBLEMS
6711	11/27/2017	Claims	2	96003	BRAINBRIDGE ASSOCIATES, INC.	540.50	CALIBRATION AND SERVIC CANOE RIDGE FLOW METER
6712	11/27/2017	Claims	2	96004	MONICA BROWN	150.00	CLEANING DEPOSIT REFUND
6713	11/27/2017	Claims	2	96005	BURROWS TRACTOR	426.61	BALL; REPAIR PARTS; PARK
6714	11/27/2017	Claims	2	96006	CANON FINACIAL SERVICES	313.66	COPIER CONTRACT OCT 2017
6715	11/27/2017	Claims	2	96007	CANON SOLUTIONS AMERICA	105.35	COPIER MAINTENANCE OCT 2017
6716	11/27/2017	Claims	2	96008	CAREY MOTORS	501.52	LOF/REPLACE WIPER BLADES/REPLACE FRONT BRAKE PADS/TURN ROTORS/REPLACE AIR FILTER VEH 2; LOF VEH 14
6717	11/27/2017	Claims	2	96009	CASCADE ANALYTICAL INC	4,350.97	WA & WW SAMPLING
6718	11/27/2017	Claims	2	96010	CASCADE NATURAL GAS CORP	78.49	NATURAL GAS OCT 2017
6719	11/27/2017	Claims	2	96011	CED	219.11	COLD TEMP FLOUR LAMP/RS OCTRON FLOUR LAMP

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Trans	Date	Type	Acct #	War #	Claimant	Amount	Memo
6720	11/27/2017	Claims	2	96012	CENTRAL PRE-MIX CONCRETE CO.	494.68	1 1/4" MINUS CHRUSHED BASE CRS; 5/8" TOP COURSE 7.49; 5/8" TOP COURSE 7.22; 5/8" TOP COURSE 15.39; 5/8" TOP COURSE 16.54 (10.26.17)
6721	11/27/2017	Claims	2	96013	CENTRAL VALLEY GLASS INC.	96.30	PLEXI
6722	11/27/2017	Claims	2	96014	CENTRAL WA AG MUSEUM	1,359.50	AG MUSEUM COORDINATORS-10/2017
6723	11/27/2017	Claims	2	96015	CENTURY LINK - LD	10.75	PD LONG DISTANCE-10/01/2017-10/31/2 017
6724	11/27/2017	Claims	2	96016	CI SHRED	106.10	SHRED SERVICES AUG/OCT 2017
6725	11/27/2017	Claims	2	96017	CINTAS CORP #605	279.38	MOP MAT SVC
6726	11/27/2017	Claims	2	96018	CITI CARDS	180.40	WCIA PRR/WAPRO CORRECTION & INTERST-11/2017; DEV IMOTIONAL INTELLIGENCE REGISTRATION
6727	11/27/2017	Claims	2	96019	CHRISTOPHER J CLARK	100.00	SAFETY BOOTS REIMBURSEMENT
6728	11/27/2017	Claims	2	96020	CLASSIC CAR WASH	100.00	CAR WASHES OCT 2017
6729	11/27/2017	Claims	2	96021	CLASSIC PRINTING INC	177.32	UB STATEMENTS-10/2017
6730	11/27/2017	Claims	2	96022	COLEMAN OIL COMPANY	4,333.43	PW/ CED FUEL-10/17; FUEL
6731	11/27/2017	Claims	2	96023	CORALIE'S PROFESSIONAL	16.77	UNIFORM REPAIRS - MCKINLEY/COBB
6732	11/27/2017	Claims	2	96024	CUMMINGS NORTHWEST	28,472.90	START UP SERVICE/OWNER TRAINING; TRANSFER SWITCH J17M265923/TRANSFER SWITCH J17M266407
6733	11/27/2017	Claims	2	96025	DEX MEDIA	305.55	PARKS AD-11/01/2017-11/30/2017
6734	11/27/2017	Claims	2	96026	FRANK DOBBS	43.44	REFUND UTILITY DEPOSIT
6735	11/27/2017	Claims	2	96027	EDGE CONSTRUCTION SUPPLY	597.79	VESTS
6736	11/27/2017	Claims	2	96028	EMBROIDERY NORTHWEST	161.46	COUNCIL & CH SHIRT
6737	11/27/2017	Claims	2	96029	FASTENAL	131.67	CS WDG ANCHOR; NITR GLOVES, LOCK NUT, SUPPLIES
6738	11/27/2017	Claims	2	96030	FRANK'S TIRE FACTORY	1,884.59	REPAIR, USED TIRE, SVC CALL; FLAT REPAIR - PARK EQUIPMENT; NEW TIRES VEH 23
6739	11/27/2017	Claims	2	96031	GAP AUTO PARTS	831.67	KWIKCONNECT BLADES FOR VEHICLE #3; TURN SIGNAL BULB VEH 1; ANTIFREEZE, FUNNEL, JUMP STARTER & DC PORTABLE POWER, OIL, WIPERS, ICE CUTTER, ORANGE PUMICE; REPAIR PARTS & CREDIT; CHIPPER
6740	11/27/2017	Claims	2	96032	JERRY GARRISON	25.52	REFUND UTILITY DEPOSIT
6741	11/27/2017	Claims	2	96033	GEARJAMMER	1,018.24	FUEL OCT 16-31 2017
6742	11/27/2017	Claims	2	96034	GENE WEINMANN CONSULTING	210.00	CDBG REHAB COORDINATOR-11/2017
6743	11/27/2017	Claims	2	96035	GN NORTHERN, INC	1,074.00	CITY CIVIC CAMPUS CONSTRUCTION SERVICES

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6744	11/27/2017	Claims	2	96036	GRANITE CONSTRUCTION CO	6,078.80	7.10 TN CLASS G - WA (2601); MOD B - WA (2598) 5.19 TON; REPLACE WATER STOCK PILE
6745	11/27/2017	Claims	2	96037	H.D. FOWLER COMPANY	1,408.14	WATER SUPPLIES
6746	11/27/2017	Claims	2	96038	ROBERT M HENNESSY	100.00	SAFETY BOOTS REIMBURSEMENT
6747	11/27/2017	Claims	2	96039	YOLANDA HEWITT	95.17	Refund Utility Deposit
6748	11/27/2017	Claims	2	96040	KNOBELS ELECTRIC INC	19,235.27	INSTALL GENERATOR & SAFETY SWITCH; BALLAST/LABOR
6749	11/27/2017	Claims	2	96041	LAW OFFICE OF GARY M CUILIER	1,190.00	SUTHERLAND BUSINESS PARK BINDING SITE PLAN
6750	11/27/2017	Claims	2	96042	LAW OFFICES OF MARGITA DORNAY	10,000.00	PROSECUTING ATTORNEY-11/2017
6751	11/27/2017	Claims	2	96043	MCCOYS DISTRIBUTING INC	265.87	BINGO SHEETS 2 BOXES
6752	11/27/2017	Claims	2	96044	MENKE JACKSON BEYER LLP	4,232.90	PRR SUIT
6753	11/27/2017	Claims	2	96045	DBA GEARJAMMER TRAVEL PLA MONROOP FUEL INC	917.79	PD FUEL OCT 25-31 2017
6754	11/27/2017	Claims	2	96046	MORTON & SONS	267.06	SHAVINGS FOR WATER METERS; WATER METER SHAVINGS
6755	11/27/2017	Claims	2	96047	MORTONS SUPPLY	183.60	SLEDGE HAMMER, CUT OFF WHL, THREAD SEAL, TEFLON, LIQUID PRESSURE GAUGE; PARK IRRIGATION SUPPLIES
6756	11/27/2017	Claims	2	96048	N C MACHINERY CO	675.35	WASHER, BOLT, STRAINER; #7004 LIFT STATION BACKUP GENERATOR; #7004 EQUIPMENT
6757	11/27/2017	Claims	2	96049	NATIONAL BARRICADE CO	341.59	SANDWICH BOARD/BALLOT DROP OFF; SIGN; HANDICAP PARKING; CH ANNEX; SIGNS; STREETS
6758	11/27/2017	Claims	2	96050	NEOFUNDS BY NEOPOST	961.00	POSTAGE-10/2017
6759	11/27/2017	Claims	2	96051	NORTH WIND	1,363.32	COUG PHOTO FLIGHT
6760	11/27/2017	Claims	2	96052	OFFICE SOLUTIONS NORTHWEST	498.27	BANKER BOXES; DATA BINDERS AND AIR FLESHNER; 2018 CALENDAR; COPY PAPER, GEL PENS & LETTER
6761	11/27/2017	Claims	2	96053	OXARC INC	85.98	HIP WADERS; EMPLOYEE J. HILL
6762	11/27/2017	Claims	2	96054	PACIFIC POWER	16,259.12	PD POWER OCT 2017; WELLS-10/2017
6763	11/27/2017	Claims	2	96055	PAPE MACHINERY	84.14	TANK LID; STREETS
6764	11/27/2017	Claims	2	96056	PAUL DECCIO INSTALLATIONS	2,043.63	TRUCK#1022-PARTS AND LABOR
6765	11/27/2017	Claims	2	96057	PEPSI COLA - YAKIMA	68.00	WATER/RENT
6766	11/27/2017	Claims	2	96058	PETTY CASH	30.02	MISC RECEIPTS - 11/2017
6767	11/27/2017	Claims	2	96059	REPUBLIC PUBLISHING CO	322.84	NTC 2018 PRELIMINARY BUDGET HEARING; NTC 2018 BUDGET HEARING
6768	11/27/2017	Claims	2	96060	MARCIE RIVERA	300.00	CLEANING DEPOSIT REFUND
6769	11/27/2017	Claims	2	96061	ROYAL ARMS	450.00	AMMUNITION
6770	11/27/2017	Claims	2	96062	RWC GROUP	83.10	MARKER KIT

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6771	11/27/2017	Claims	2	96063	SCI DOOR	17,502.43	DOORS/WINDOWS/LIFTMASTER/SAFETY LIGHT CURTAIN
6772	11/27/2017	Claims	2	96064	SHRED-IT	93.52	SHRED SVC-10/01/2017-10/31/2017
6773	11/27/2017	Claims	2	96065	SHUELS WHOLESALE LUMBER	245.17	STOP SIGN POSTS
6774	11/27/2017	Claims	2	96066	SIX ROBBLEES	70.27	TARP TIE 50
6775	11/27/2017	Claims	2	96067	DON C. SMITH	392.49	LEOFF 1 RETIREE RX
6776	11/27/2017	Claims	2	96068	SUPPLYWORKS	139.12	PARK; ICE MELT
6777	11/27/2017	Claims	2	96069	THE ROTARY CLUB OF YAKIMA	335.00	ADMISSION FEES & DUES - 10/2017-12/2017
6778	11/27/2017	Claims	2	96070	THE VINE VENUE	1,349.25	VENUE MANAGEMENT-10/14/2017; VENUE MANAGEMENT-11/04/2017-A B/BARN; VENUE MANAGEMENT-10/28/2017
6779	11/27/2017	Claims	2	96071	THOMPSON AUDIOLOGY	519.36	EARPLUGS WAY, JIMENEZ, RIVERA, LEVESQUE
6780	11/27/2017	Claims	2	96072	UNITED PARCEL SERVICE	14.95	SHIPPING OCT 2017; HACH CO PW RETURN SERVICE FEE
6781	11/27/2017	Claims	2	96073	UNITED STATES POSTMASTER	781.43	UB POSTAGE-11/2017
6782	11/27/2017	Claims	2	96074	US LINEN & UNIFORM	513.88	UNIFORM SERVICE; 2017-10/02-10/23
6783	11/27/2017	Claims	2	96075	VALLEY LOCK & KEY SERVICE	135.57	DUPLICATE KEYS; SERVICE CALL; REKEY LOCK
6784	11/27/2017	Claims	2	96076	VERIZON WIRELESS - CH #742100945-0001	431.86	CH/COUNCIL-10/14/17-11/13/17
6785	11/27/2017	Claims	2	96077	WA STATE CRIMINAL JUSTICE	150.00	ACMLP INSTRUCTOR RECERTIFICATION - BROWNELL
6786	11/27/2017	Claims	2	96078	WA STATE TREASURER	14,599.59	CJRS-10/2017
6787	11/27/2017	Claims	2	96079	WAPATO POLICE DEPT	22,700.00	INMATE HOUSING/TRANSPORT OCT 2017
6788	11/27/2017	Claims	2	96080	WASHINGTON TRACTOR	69.95	REVERSE PAYMENT INV#575670; SCREW, SPINDLE
6789	11/27/2017	Claims	2	96081	YAKIMA BINDERY	30.62	SEWER OFFICE SUPPLIES
6790	11/27/2017	Claims	2	96082	YAKIMA CO AUDITOR	34.00	UTILITY LIEN
6791	11/27/2017	Claims	2	96083	YAKIMA CO DEPT OF CORRECTIONS	16,423.64	INMATE HOUSING AND MEDICAL OCT 2017
6792	11/27/2017	Claims	2	96084	YAKIMA CO DISTRICT COURT	21,255.67	MUNICIPAL COURT OPERATIONS-11/2017
6793	11/27/2017	Claims	2	96085	YAKIMA CO PUBLIC SERVICES	2,776.32	FIRE PLAN REVIEW FEES-07/1-09/30/2017
6794	11/27/2017	Claims	2	96086	YAKIMA CO PUBLIC SERVICES	3,121.22	BRIDGE INSPECTION EQUIP RENT & LABOR; FIRE PLAN REVIEW FEE 070117 TO 093017
6795	11/27/2017	Claims	2	96087	YAKIMA CO PUBLIC SERVICES	291.39	GARBAGE & YARD WASTE
6796	11/27/2017	Claims	2	96088	YAKIMA CO TREAS PROSECUTING	232.35	CVC-10/2017

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6797	11/27/2017	Claims	2	96089	YAKIMA COOPERATIVE ASSN	435.20	#2 DIESEL DYED; PARKS
6798	11/27/2017	Claims	2	96090	YAKIMA VALLEY CONFERENCE	4,260.28	TECHINICAL ASSISTANCE CONTRACT-010117UG
6799	11/27/2017	Claims	2	96091	YAKIMA VALLEY PUBLISHING INC	940.00	UNION GAP COMMUNITY PROFILE
6800	11/27/2017	Claims	2	96092	YAKIMA VALLEY SPORTS COMMISSION	5,000.00	4TH QTR SPORT MANAGEMENT 2017
6801	11/27/2017	Claims	2	96093	YAKIMA VALLEY TOURISM	7,600.00	1889 WA MAG-OCT/NOV/DEC/JAN; TOURISM CONTRACT 4TH QTR & FACEBOOK-10/17
6802	11/27/2017	Claims	2	96094	YAKIMA WASTE SYSTEMS INC	1,568.54	WASTE-10/01/2017-10/31/2017
6803	11/27/2017	Claims	2	96095	YAKIMA WELDERS SUPPLY INC	163.56	ACETYLENE OXYGEN HAZMAT CHARGE

001 Current Expense Fund	125,956.35
101 Street Fund	12,166.46
107 Convention Center Reserve Fund	11,859.50
108 Tourism Promotion Area Fund	3,040.00
113 Fire Truck Reserve Fund	38,116.54
116 City Hall Building Reserve Fund	11,754.58
123 Criminal Justice Fund	28,388.74
124 Infrastructure Reserve Fund	105.42
128 Transit System Fund	107.35
131 Drug Seizure Forfeiture Fund	432.39
170 Housing Rehabilitation Fund	210.00
401 Water Fund	20,929.52
402 Garbage Fund	2,798.43
403 Sewer Fund	7,022.02
414 Water Deposits	319.06

	263,206.36		Claims:	263,206.36
	263,206.36			

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Trans	Date	Type	Acct #	War #	Claimant	Amount	Memo
6589	10/16/2017	Claims	2	EFT	WA STATE DEPT OF REVENUE	352.50	UNCLAIMED PROPERTY SENT TO STATE
					001 - 522 60 13 00 - VOLUNTEER STIPENDS	228.00	
					414 - 586 00 04 14 - DEPOSIT REFUND	78.62	
					414 - 586 01 04 14 - 210-10 UTILITY DEP REFUN	76.31	
					001 - 589 00 00 99 - Payroll EE Deduction Clearing	-30.43	
6700	11/27/2017	Claims	2	EFT	US BANK CARDMEMBER SVC	8,165.09	PIZZA FOR OFFICERS - SEARCH WARRANT; FLU SHOT SNACKS; WMCA FALL MINI CONFERENCE - BISCONER; MAGNETIC DIGITAL LEVEL; HOTEL ROOM RON JONES WSDOT RE BELTWAY PROJECT; AWC ELECTED OFFIC.TRAINING-J.HODKINSO
					001 - 511 60 31 01 - SUPPLIES	17.21	
					001 - 511 60 43 00 - TRAVEL	9.44	
					001 - 511 60 49 00 - MISCELLANEOUS	45.00	
					001 - 511 60 49 00 - MISCELLANEOUS	8.92	
					001 - 513 10 43 01 - TRAVEL	17.73	
					001 - 513 10 43 01 - TRAVEL	1,321.80	
					001 - 513 10 49 01 - MISCELLANEOUS	25.81	
					001 - 514 30 43 00 - TRAVEL	108.18	
					001 - 514 30 43 00 - TRAVEL	318.82	
					001 - 514 30 43 00 - TRAVEL	138.09	
					001 - 517 91 31 00 - SUPPLIES	62.91	
					001 - 521 10 21 00 - PD ADMIN UNIFORMS & E	77.90	
					001 - 521 10 21 00 - PD ADMIN UNIFORMS & E	354.98	
					001 - 521 10 43 00 - PD ADMIN TRAVEL	18.02	
					001 - 521 10 43 00 - PD ADMIN TRAVEL	15.56	
					001 - 521 10 44 00 - PD ADMIN ADVERTISING	611.00	
					001 - 521 10 49 00 - PD ADMIN MISCELLANEOU	7.80	
					001 - 521 21 31 00 - INVESTIGATION SUPPLIES	22.09	
					001 - 521 21 31 00 - INVESTIGATION SUPPLIES	22.11	
					123 - 521 22 21 23 - CJ UNIFORMS & EQUIP	659.00	
					123 - 521 22 21 23 - CJ UNIFORMS & EQUIP	913.45	
					001 - 521 22 31 00 - PATROL SUPPLIES	17.60	
					001 - 521 22 49 00 - PATROL MISCELLANEOUS	61.79	
					131 - 521 30 21 31 - UNIFORMS & EQUIPMENT	432.39	
					001 - 521 40 31 00 - PS TRAINING SUPPLIES	70.25	
					001 - 521 40 43 00 - PD TRAINING TRAVEL	239.14	
					001 - 521 40 43 00 - PD TRAINING TRAVEL	358.05	
					001 - 521 40 43 00 - PD TRAINING TRAVEL	510.20	
					001 - 521 40 43 00 - PD TRAINING TRAVEL	136.45	
					001 - 521 40 43 00 - PD TRAINING TRAVEL	34.10	
					001 - 521 40 43 00 - PD TRAINING TRAVEL	296.54	
					001 - 521 40 43 00 - PD TRAINING TRAVEL	387.74	
					001 - 521 40 49 00 - PD TRAINING MISCELLAN.	350.00	
					001 - 524 20 31 00 - SUPPLIES	85.78	
					001 - 524 20 49 00 - MISCELLANEOUS	99.50	
					101 - 542 30 43 00 - TRAVEL	9.52	
					001 - 558 60 31 00 - SUPPLIES	85.78	
					001 - 558 60 43 00 - TRAVEL	9.52	
					001 - 558 60 49 00 - MISCELLANEOUS	99.50	
					124 - 595 10 41 26 - BELTWAY CONNECTOR-PF	105.42	
6702	11/27/2017	Claims	2	EFT	CENTURY LINK	437.53	WATER TELEMETRY-10/23/2017-11/23/2017; CH LONG DISTANCE-10/04/2017-11/03/2017 ; CH FAX-11/11/2017-12/11/2017
					001 - 511 60 42 01 - COMMUNICATION	1.74	
					001 - 511 60 42 01 - COMMUNICATION	5.99	

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					001 - 513 10 42 01 - COMMUNICATION	1.58	
					001 - 513 10 42 01 - COMMUNICATION	5.44	
					001 - 514 23 42 00 - COMMUNICATIONS	1.06	
					001 - 514 23 42 00 - COMMUNICATIONS	3.65	
					001 - 514 30 42 00 - COMMUNICATIONS	1.06	
					001 - 514 30 42 00 - COMMUNICATIONS	3.65	
					001 - 524 20 42 00 - COMMUNICATION	2.19	
					001 - 524 20 42 00 - COMMUNICATION	7.54	
					401 - 534 50 42 00 - COMMUNICATION	360.30	
					401 - 534 50 42 00 - COMMUNICATION	1.74	
					401 - 534 50 42 00 - COMMUNICATION	5.99	
					403 - 535 50 42 00 - COMMUNICATION	1.74	
					403 - 535 50 42 00 - COMMUNICATION	5.99	
					402 - 537 50 42 00 - COMMUNICATION	2.19	
					402 - 537 50 42 00 - COMMUNICATION	7.54	
					101 - 543 30 42 00 - COMMUNICATION	1.74	
					101 - 543 30 42 00 - COMMUNICATION	5.99	
					001 - 558 60 42 00 - COMMUNICATION	2.32	
					001 - 558 60 42 00 - COMMUNICATION	8.09	
6703	11/27/2017	Claims	2	EFT	OFFICE DEPOT-CITY HALL	122.25	DESK LAMP; BINDER CLIPS, FILE FOLDES; DESK ORGANIZER
					001 - 524 20 31 00 - SUPPLIES	38.26	
					401 - 534 50 31 00 - SUPPLIES	9.14	
					403 - 535 50 31 00 - SUPPLIES	9.14	
					402 - 537 50 31 00 - SUPPLIES	9.14	
					101 - 542 30 31 00 - SUPPLIES	9.17	
					001 - 558 60 31 00 - SUPPLIES	38.26	
					001 - 576 80 31 00 - SUPPLIES	9.14	
6704	11/27/2017	Claims	2	EFT	OFFICE DEPOT-PD	97.86	PAPER/TAPE/CALENDAR
					001 - 528 80 31 00 - OFFICE & OPERATING SUP	97.86	
6705	11/27/2017	Claims	2	EFT	WELLS FARGO VENDOR FIN SERV	569.67	TASKALFA 6052CI-11/21/2017-12/20/2017
					001 - 511 60 45 00 - OPERATING RENTALS & LJ	31.06	
					001 - 513 10 45 00 - OPERATING RENTALS & LJ	2.21	
					001 - 514 23 45 00 - OPERATING RENTALS & LJ	128.91	
					001 - 514 30 45 00 - OPERATING RENTALS & LJ	98.00	
					001 - 518 20 45 00 - OPERATING LEASES	0.04	
					001 - 521 10 45 00 - PD ADMIN RENTALS & LEA	2.31	
					001 - 524 20 45 00 - OPERATING RENTALS & LJ	41.28	
					401 - 534 50 45 00 - OPERATING RENTALS & LJ	61.64	
					403 - 535 50 45 00 - OPERATING RENTALS & LJ	61.64	
					402 - 537 50 45 00 - OPERATING RENTALS & LJ	61.64	
					101 - 543 30 45 00 - OPERATING RENTALS & LJ	61.64	
					001 - 558 60 45 00 - OPERATING RENTALS & LJ	2.11	
					001 - 576 80 45 00 - OPERATING RENTALS & LJ	17.19	
6706	11/27/2017	Claims	2	95998	ABC FIRE CONTROL INC 2009	31.35	CITY HALL ANNEX ANNUAL SVC; SVC CALL
					001 - 518 20 48 00 - REPAIRS & MAINTENANCE	31.35	
6707	11/27/2017	Claims	2	95999	CAROLINA AMEZOLA	300.00	CLEANING DEPOSIT REFUND
					001 - 589 00 00 03 - PARK DEPOSIT REFUND	300.00	
6708	11/27/2017	Claims	2	96000	ARC ARCHITECTS INC	10,680.58	UG CIVIC CENTER; PROF SVC 09.26.17 TO 102517
					116 - 595 10 41 01 - CITY HALL COMPLEX-PRO	10,680.58	
6709	11/27/2017	Claims	2	96001	ATLAS STAFFING INC	1,228.92	SEASONAL PARKS WK ENDING-10/29/2017; SEASONAL PARKS WK ENDING-11/12/2017
					001 - 576 80 41 00 - PROFESSIONAL SERVICES	693.88	
					001 - 576 80 41 00 - PROFESSIONAL SERVICES	535.04	

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6710	11/27/2017	Claims	2	96002	BLUMENTHAL UNIFORMS	805.35	BADGES/EMBLEMS
					001 - 521 22 21 00 - PATROL UNIFORMS & EQU	805.35	
6711	11/27/2017	Claims	2	96003	BRAINBRIDGE ASSOCIATES, INC.	540.50	CALIBRATION AND SERVIC CANOE RIDGE FLOW METER
					403 - 535 50 41 00 - PROFESSIONAL SERVICES	540.50	
6712	11/27/2017	Claims	2	96004	MONICA BROWN	150.00	CLEANING DEPOSIT REFUND
					001 - 589 00 00 03 - PARK DEPOSIT REFUND	150.00	
6713	11/27/2017	Claims	2	96005	BURROWS TRACTOR	426.61	BALL; REPAIR PARTS; PARK
					001 - 576 80 31 00 - SUPPLIES	61.53	
					001 - 576 80 48 00 - REPAIRS & MAINTENANCE	365.08	
6714	11/27/2017	Claims	2	96006	CANON FINACIAL SERVICES	313.66	COPIER CONTRACT OCT 2017
					001 - 528 80 45 00 - OPERATING RENTALS & LI	313.66	
6715	11/27/2017	Claims	2	96007	CANON SOLUTIONS AMERICA	105.35	COPIER MAINTENANCE OCT 2017
					001 - 528 80 48 00 - REPAIRS & MAINTENANCE	105.35	
6716	11/27/2017	Claims	2	96008	CAREY MOTORS	501.52	LOF/REPLACE WIPER BLADES/REPLACE FRONT BRAKE PADS/TURN ROTORS/REPLACE AIR FILTER VEH 2; LOF VEH 14
					001 - 521 22 48 00 - PATROL REPAIRS & MAIN	474.52	
					001 - 521 22 48 00 - PATROL REPAIRS & MAIN	27.00	
6717	11/27/2017	Claims	2	96009	CASCADE ANALYTICAL INC	4,350.97	WA & WW SAMPLING
					401 - 534 50 41 00 - PROFESSIONAL SERVICES	634.48	
					403 - 535 50 41 00 - PROFESSIONAL SERVICES	3,716.49	
6718	11/27/2017	Claims	2	96010	CASCADE NATURAL GAS CORP	78.49	NATURAL GAS OCT 2017
					001 - 521 50 47 00 - PD FACILITIES UTILITIES	78.49	
6719	11/27/2017	Claims	2	96011	CED	219.11	COLD TEMP FLOUR LAMP/RS OCTRON FLOUR LAMP
					001 - 522 50 48 00 - REPAIRS & MAINTENANCE	219.11	
6720	11/27/2017	Claims	2	96012	CENTRAL PRE-MIX CONCRETE CO.	494.68	1 1/4" MINUS CHRUSHED BASE CRS; 5/8" TOP COURSE 7.49; 5/8" TOP COURSE 7.22; 5/8" TOP COURSE 15.39; 5/8" TOP COURSE 16.54 (10.26.17)
					403 - 535 50 31 00 - SUPPLIES	82.01	
					101 - 542 30 31 00 - SUPPLIES	412.67	
6721	11/27/2017	Claims	2	96013	CENTRAL VALLEY GLASS INC.	96.30	PLEXI
					401 - 534 50 48 00 - REPAIRS & MAINTENANCE	24.07	
					403 - 535 50 48 00 - REPAIRS & MAINTENANCE	24.07	
					101 - 542 30 48 00 - REPAIRS & MAINTENANCE	24.07	
					001 - 576 80 48 00 - REPAIRS & MAINTENANCE	24.09	
6722	11/27/2017	Claims	2	96014	CENTRAL WA AG MUSEUM	1,359.50	AG MUSEUM COORDINATORS-10/2017
					107 - 571 10 41 00 - PROF SVCS-AG MUSEUM	1,359.50	
6723	11/27/2017	Claims	2	96015	CENTURY LINK - LD	10.75	PD LONG DISTANCE-10/01/2017-10/31/2017
					001 - 528 80 42 00 - COMMUNICATION	10.75	

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6724	11/27/2017	Claims	2	96016	CI SHRED	106.10	SHRED SERVICES AUG/OCT 2017
					001 - 528 80 49 00 - MISCELLANEOUS	106.10	
6725	11/27/2017	Claims	2	96017	CINTAS CORP #605	279.38	MOP MAT SVC
					001 - 518 31 45 00 - OPERATING RENTALS & LJ	165.97	
					001 - 571 21 45 00 - OPERATING RENTALS & LJ	113.41	
6726	11/27/2017	Claims	2	96018	CITI CARDS	180.40	WCIA PRR/WAPRO CORRECTION & INTERST-11/2017; DEV IMOTIONAL INTELLIGENCE REGISTRATION
					001 - 514 23 49 00 - MISCELLANEOUS	8.26	
					001 - 514 23 49 00 - MISCELLANEOUS	49.50	
					001 - 514 30 43 00 - TRAVEL	73.14	
					001 - 514 30 49 00 - MISCELLANEOUS	49.50	
6727	11/27/2017	Claims	2	96019	CHRISTOPHER J CLARK	100.00	SAFETY BOOTS REIMBURSEMENT
					401 - 534 50 21 00 - UNIFORMS & EQUIPMENT	100.00	
6728	11/27/2017	Claims	2	96020	CLASSIC CAR WASH	100.00	CAR WASHES OCT 2017
					001 - 521 10 48 00 - PD ADMIN REPAIRS & MAI	5.50	
					001 - 521 22 48 00 - PATROL REPAIRS & MAIN	94.50	
6729	11/27/2017	Claims	2	96021	CLASSIC PRINTING INC	177.32	UB STATEMENTS-10/2017
					401 - 534 50 41 00 - PROFESSIONAL SERVICES	59.11	
					403 - 535 50 41 00 - PROFESSIONAL SERVICES	59.11	
					402 - 537 50 41 00 - PROFESSIONAL SERVICES	59.10	
6730	11/27/2017	Claims	2	96022	COLEMAN OIL COMPANY	4,333.43	PW/ CED FUEL-10/17; FUEL
					001 - 524 20 32 00 - FUEL	52.10	
					403 - 531 30 32 00 - STORMWATER FUEL	82.22	
					401 - 534 50 32 00 - FUEL	12.02	
					401 - 534 50 32 00 - FUEL	1,056.25	
					403 - 535 50 32 00 - FUEL	12.02	
					403 - 535 50 32 00 - FUEL	910.40	
					402 - 537 50 32 00 - FUEL	6.61	
					101 - 542 30 32 00 - FUEL	12.02	
					101 - 542 30 32 00 - FUEL	476.24	
					101 - 542 30 32 00 - FUEL	4.13	
					101 - 542 66 32 00 - FUEL	726.17	
					101 - 542 67 32 00 - FUEL	294.60	
					101 - 542 70 32 00 - FUEL	335.39	
					101 - 542 90 32 00 - FUEL CONSUMED	13.12	
					128 - 547 60 32 00 - FUEL CONSUMED	107.35	
					001 - 558 60 32 00 - FUEL	52.10	
					001 - 576 80 32 00 - FUEL	180.69	
6731	11/27/2017	Claims	2	96023	CORALIE'S PROFESSIONAL	16.77	UNIFORM REPAIRS - MCKINLEY/COBB
					001 - 521 10 21 00 - PD ADMIN UNIFORMS & E	16.77	
6732	11/27/2017	Claims	2	96024	CUMMINGS NORTHWEST	28,472.90	START UP SERVICE/OWNER TRAINING; TRANSFER SWITCH J17M265923/TRANSFER SWITCH J17M266407
					123 - 594 21 62 01 - POLICE DEPT BLDG RESER	26,816.29	
					113 - 596 22 64 13 - MACHINERY & EQUIPMEN	1,656.61	
6733	11/27/2017	Claims	2	96025	DEX MEDIA	305.55	PARKS AD-11/01/2017-11/30/2017
					001 - 576 80 44 00 - ADVERTISING	305.55	
6734	11/27/2017	Claims	2	96026	FRANK DOBBS	43.44	REFUND UTILITY DEPOSIT
					414 - 586 00 04 14 - DEPOSIT REFUND	43.44	

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6735	11/27/2017	Claims	2	96027	EDGE CONSTRUCTION SUPPLY	597.79	VESTS
					401 - 534 50 21 00 - UNIFORMS & EQUIPMENT	119.55	
					403 - 535 50 21 00 - UNIFORMS & EQUIPMENT	119.55	
					402 - 537 50 21 00 - UNIFORMS & EQUIPMENT	119.59	
					101 - 542 30 21 00 - UNIFORMS & EQUIPMENT	119.55	
					001 - 576 80 21 00 - UNIFORMS & EQUIPMENT	119.55	
6736	11/27/2017	Claims	2	96028	EMBROIDERY NORTHWEST	161.46	COUNCIL & CH SHIRT
					001 - 511 60 21 00 - POLO SHIRTS	136.71	
					001 - 514 23 31 00 - SUPPLIES	12.38	
					001 - 514 30 31 00 - SUPPLIES	12.37	
6737	11/27/2017	Claims	2	96029	FASTENAL	131.67	CS WDG ANCHOR; NITR GLOVES, LOCK NUT,
					001 - 576 80 31 00 - SUPPLIES	131.67	
6738	11/27/2017	Claims	2	96030	FRANK'S TIRE FACTORY	1,884.59	REPAIR, USED TIRE, SVC CALL; FLAT REPAIR - PARK EQUIPMENT; NEW TIRES VEH 23
					001 - 521 10 48 00 - PD ADMIN REPAIRS & MAI	868.80	
					101 - 542 30 31 00 - SUPPLIES	14.87	
					101 - 542 70 31 00 - SUPPLIES	29.72	
					001 - 576 80 31 00 - SUPPLIES	14.87	
					001 - 576 80 41 00 - PROFESSIONAL SERVICES	94.59	
					001 - 576 80 48 00 - REPAIRS & MAINTENANCE	842.82	
					001 - 576 80 48 00 - REPAIRS & MAINTENANCE	18.92	
6739	11/27/2017	Claims	2	96031	GAP AUTO PARTS	831.67	KWIKCONNECT BLADES FOR VEHICLE #3; TURN SIGNAL BULB VEH 1; ANTIFREEZE, FUNNEL, JUMP STARTER & DC PORTABLE POWER, OIL, WIPERS, ICE CUTTER, ORANGE PUMICE; REPAIR PARTS & CREDIT; CHIPPER GAGE REPAIR
					001 - 521 22 48 00 - PATROL REPAIRS & MAIN	6.15	
					001 - 524 20 31 00 - SUPPLIES	12.24	
					401 - 534 50 31 00 - SUPPLIES	75.91	
					401 - 534 50 48 00 - REPAIRS & MAINTENANCE	57.50	
					403 - 535 50 31 00 - SUPPLIES	75.92	
					403 - 535 50 48 00 - REPAIRS & MAINTENANCE	13.14	
					402 - 537 50 31 00 - SUPPLIES	75.91	
					402 - 537 50 48 00 - REPAIRS & MAINTENANCE	1.45	
					101 - 542 30 31 00 - SUPPLIES	14.47	
					101 - 542 30 31 00 - SUPPLIES	75.91	
					101 - 542 30 48 00 - REPAIRS & MAINTENANCE	16.21	
					101 - 542 66 48 00 - REPAIRS & MAINTENANCE	1.13	
					101 - 542 67 48 00 - REPAIRS & MAINTENANCE	1.13	
					101 - 542 70 48 00 - REPAIRS & MAINTENANCE	40.27	
					101 - 542 70 48 00 - REPAIRS & MAINTENANCE	18.96	
					001 - 558 60 31 00 - SUPPLIES	12.24	
					001 - 576 80 31 00 - SUPPLIES	75.91	
					001 - 576 80 35 00 - SMALL TOOLS & EQUIPME	172.13	
					001 - 576 80 48 00 - REPAIRS & MAINTENANCE	37.58	
					001 - 576 80 48 00 - REPAIRS & MAINTENANCE	28.56	
					001 - 576 80 48 00 - REPAIRS & MAINTENANCE	18.95	
6740	11/27/2017	Claims	2	96032	JERRY GARRISON	25.52	REFUND UTILITY DEPOSIT
					414 - 586 00 04 14 - DEPOSIT REFUND	25.52	
6741	11/27/2017	Claims	2	96033	GEARJAMMER	1,018.24	FUEL OCT 16-31 2017
					001 - 521 10 32 00 - PD ADMIN FUEL	114.54	
					001 - 521 21 32 00 - INVESTIGATION FUEL	156.95	
					001 - 521 22 32 00 - PATROL FUEL	746.75	

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6742	11/27/2017	Claims	2	96034	GENE WEINMANN CONSULTING	210.00	CDBG REHAB COORDINATOR-11/2017
					170 - 559 30 41 00 - PROFESSIONAL SERVICES	210.00	
6743	11/27/2017	Claims	2	96035	GN NORTHERN, INC	1,074.00	CITY CIVIC CAMPUS CONSTRUCTION SERVICES
					116 - 595 10 41 33 - USDA APP-CITY COMPLEX	1,074.00	
6744	11/27/2017	Claims	2	96036	GRANITE CONSTRUCTION CO	6,078.80	7.10 TN CLASS G - WA (2601); MOD B - WA (2598) 5.19 TON; REPLACE WATER STOCK PILE
					101 - 542 30 31 00 - SUPPLIES	612.87	
					101 - 542 30 31 00 - SUPPLIES	448.00	
					101 - 542 64 31 00 - SUPPLIES	5,017.93	
6745	11/27/2017	Claims	2	96037	H.D. FOWLER COMPANY	1,408.14	WATER SUPPLIES
					401 - 534 50 31 00 - SUPPLIES	1,408.14	
6746	11/27/2017	Claims	2	96038	ROBERT M HENNESSY	100.00	SAFETY BOOTS REIMBURSEMENT
					001 - 576 80 21 00 - UNIFORMS & EQUIPMENT	100.00	
6747	11/27/2017	Claims	2	96039	YOLANDA HEWITT	95.17	Refund Utility Deposit
					414 - 586 00 04 14 - DEPOSIT REFUND	95.17	Refund Utility Deposit
6748	11/27/2017	Claims	2	96040	KNOBELS ELECTRIC INC	19,235.27	INSTALL GENERATOR & SAFETY SWITCH; BALLAST/LABOR
					001 - 522 50 48 00 - REPAIRS & MAINTENANCE	277.77	
					113 - 596 22 62 13 - BUILDINGS & STRUCTURE	18,957.50	
6749	11/27/2017	Claims	2	96041	LAW OFFICE OF GARY M CUILLIER	1,190.00	SUTHERLAND BUSINESS PARK BINDING SITE PLAN
					001 - 558 60 41 00 - PROFESSIONAL SERVICES	1,190.00	
6750	11/27/2017	Claims	2	96042	LAW OFFICES OF MARGITA DORNAY	10,000.00	PROSECUTING ATTORNEY-11/2017
					001 - 515 30 41 02 - PROF SERVICES - PROS. AT	10,000.00	
6751	11/27/2017	Claims	2	96043	MCCOYS DISTRIBUTING INC	265.87	BINGO SHEETS 2 BOXES
					001 - 571 21 31 00 - SUPPLIES	265.87	
6752	11/27/2017	Claims	2	96044	MENKE JACKSON BEYER LLP	4,232.90	PRR SUIT
					001 - 515 30 41 00 - PROFESSIONAL SERVICES	4,232.90	
6753	11/27/2017	Claims	2	96045	DBA GEARJAMMER TRAVEL PLA MONROOP FUEL INC	917.79	PD FUEL OCT 25-31 2017
					001 - 521 10 32 00 - PD ADMIN FUEL	67.97	
					001 - 521 21 32 00 - INVESTIGATION FUEL	267.79	
					001 - 521 22 32 00 - PATROL FUEL	582.03	
6754	11/27/2017	Claims	2	96046	MORTON & SONS	267.06	SHAVINGS FOR WATER METERS; WATER METER SHAVINGS
					401 - 534 50 31 00 - SUPPLIES	121.39	
					401 - 534 50 31 00 - SUPPLIES	145.67	
6755	11/27/2017	Claims	2	96047	MORTONS SUPPLY	183.60	SLEDGE HAMMER, CUT OFF WHL, THREAD SEAL, TEFLON, LIQUID PRESSURE GAUGE; PARK IRRIGATION SUPPLIES
					401 - 534 50 48 00 - REPAIRS & MAINTENANCE	48.29	
					101 - 542 66 35 00 - SMALL TOOLS & EQUIPME	67.90	

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			001 - 576 80 31 00 - SUPPLIES			67.41	
6756	11/27/2017	Claims	2	96048	N C MACHINERY CO	675.35	WASHER, BOLT, STRAINER; #7004 LIFT STATION BACKUP GENERATOR; #7004 EQUIPMENT
			403 - 535 50 48 00 - REPAIRS & MAINTENANCE			388.29	
			403 - 535 50 48 00 - REPAIRS & MAINTENANCE			226.57	
			101 - 542 30 48 00 - REPAIRS & MAINTENANCE			60.49	
6757	11/27/2017	Claims	2	96049	NATIONAL BARRICADE CO	341.59	SANDWICH BOARD/BALLOT DROP OFF; SIGN; HANDICAP PARKING; CH ANNEX; SIGNS; STREETS
			001 - 511 60 31 01 - SUPPLIES			162.25	
			001 - 518 20 31 00 - SUPPLIES			71.30	
			101 - 542 64 31 00 - SUPPLIES			108.04	
6758	11/27/2017	Claims	2	96050	NEOFUNDS BY NEOPOST	961.00	POSTAGE-10/2017
			001 - 511 60 42 01 - COMMUNICATION			176.54	
			001 - 514 23 42 00 - COMMUNICATIONS			157.57	
			001 - 514 30 42 00 - COMMUNICATIONS			117.23	
			001 - 521 10 42 00 - PD ADMIN COMMUNICATI			32.44	
			001 - 524 20 42 00 - COMMUNICATION			41.28	
			401 - 534 50 42 00 - COMMUNICATION			108.97	
			403 - 535 50 42 00 - COMMUNICATION			108.97	
			402 - 537 50 42 00 - COMMUNICATION			108.97	
			101 - 543 30 42 00 - COMMUNICATION			108.97	
			001 - 576 80 42 00 - COMMUNICATION			0.06	
6759	11/27/2017	Claims	2	96051	NORTH WIND	1,363.32	COUG PHOTO FLIGHT
			001 - 558 60 49 00 - MISCELLANEOUS			1,363.32	
6760	11/27/2017	Claims	2	96052	OFFICE SOLUTIONS NORTHWEST	498.27	BANKER BOXES; DATA BINDERS AND AIR FLESHNER; 2018 CALENDAR; COPY PAPER, GEL PENS & LETTER OPENER
			001 - 511 60 31 01 - SUPPLIES			4.12	
			001 - 513 10 31 00 - SUPPLIES			0.29	
			001 - 514 23 31 00 - SUPPLIES			16.21	
			001 - 514 23 31 00 - SUPPLIES			57.58	
			001 - 514 23 31 00 - SUPPLIES			17.12	
			001 - 514 30 31 00 - SUPPLIES			16.21	
			001 - 514 30 31 00 - SUPPLIES			57.58	
			001 - 514 30 31 00 - SUPPLIES			13.01	
			001 - 518 31 31 00 - SUPPLIES			5.19	
			001 - 521 10 31 00 - PD ADMIN SUPPLIES			0.31	
			001 - 524 20 31 00 - SUPPLIES			5.48	
			401 - 534 50 31 00 - SUPPLIES			67.89	
			401 - 534 50 31 00 - SUPPLIES			8.27	
			401 - 534 50 31 00 - SUPPLIES			8.19	
			401 - 534 50 31 00 - SUPPLIES			13.79	
			403 - 535 50 31 00 - SUPPLIES			67.89	
			403 - 535 50 31 00 - SUPPLIES			8.27	
			403 - 535 50 31 00 - SUPPLIES			13.79	
			403 - 535 50 31 00 - SUPPLIES			8.19	
			402 - 537 50 31 00 - SUPPLIES			67.88	
			402 - 537 50 31 00 - SUPPLIES			8.27	
			402 - 537 50 31 00 - SUPPLIES			13.80	
			402 - 537 50 31 00 - SUPPLIES			8.19	
			101 - 543 30 31 00 - SUPPLIES			8.19	
			001 - 558 60 31 00 - SUPPLIES			0.28	
			001 - 576 80 31 00 - SUPPLIES			2.28	
6761	11/27/2017	Claims	2	96053	OXARC INC	85.98	HIP WADERS; EMPLOYEE J. HILL
			401 - 534 50 21 00 - UNIFORMS & EQUIPMENT			42.99	

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			101 - 542 30 21 00		- UNIFORMS & EQUIPMENT	42.99	
6762	11/27/2017	Claims	2	96054	PACIFIC POWER	16,259.12	PD POWER OCT 2017; WELLS-10/2017
			001 - 521 50 47 00		- PD FACILITIES UTILITIES	333.01	
			401 - 534 50 47 00		- UTILITIES	15,926.11	
6763	11/27/2017	Claims	2	96055	PAPE MACHINERY	84.14	TANK LID; STREETS
			101 - 542 30 31 00		- SUPPLIES	84.14	
6764	11/27/2017	Claims	2	96056	PAUL DECCIO INSTALLATIONS	2,043.63	TRUCK#1022-PARTS AND LABOR
			101 - 542 64 48 00		- REPAIRS & MAINTENANCE	2,043.63	
6765	11/27/2017	Claims	2	96057	PEPSI COLA - YAKIMA	68.00	WATER/RENT
			001 - 521 22 31 00		- PATROL SUPPLIES	56.00	
			001 - 521 22 45 00		- PATROL OPERATING RENT	12.00	
6766	11/27/2017	Claims	2	96058	PETTY CASH	30.02	MISC RECEIPTS - 11/2017
			001 - 511 60 31 01		- SUPPLIES	10.79	
			001 - 514 23 42 00		- COMMUNICATIONS	0.28	
			001 - 521 10 42 00		- PD ADMIN COMMUNICATION	0.21	
			403 - 531 30 42 00		- STORMWATER COMMUNIC	2.45	
			401 - 534 50 42 00		- COMMUNICATION	2.81	
			403 - 535 50 42 00		- COMMUNICATION	5.39	
			403 - 535 50 42 00		- COMMUNICATION	2.81	
			402 - 537 50 42 00		- COMMUNICATION	2.82	
			001 - 576 80 42 00		- COMMUNICATION	2.46	
6767	11/27/2017	Claims	2	96059	REPUBLIC PUBLISHING CO	322.84	NTC 2018 PRELIMINARY BUDGET HEARING; NTC 2018 BUDGET HEARING
			001 - 514 23 44 00		- ADVERTISING	161.42	
			001 - 514 23 44 00		- ADVERTISING	161.42	
6768	11/27/2017	Claims	2	96060	MARCIE RIVERA	300.00	CLEANING DEPOSIT REFUND
			001 - 589 00 00 03		- PARK DEPOSIT REFUND	300.00	
6769	11/27/2017	Claims	2	96061	ROYAL ARMS	450.00	AMMUNITION
			001 - 521 40 31 00		- PS TRAINING SUPPLIES	450.00	
6770	11/27/2017	Claims	2	96062	RWC GROUP	83.10	MARKER KIT
			401 - 534 50 31 00		- SUPPLIES	20.77	
			403 - 535 50 31 00		- SUPPLIES	20.77	
			101 - 542 30 31 00		- SUPPLIES	20.79	
			001 - 576 80 31 00		- SUPPLIES	20.77	
6771	11/27/2017	Claims	2	96063	SCI DOOR	17,502.43	DOORS/WINDOWS/LIFTMASTE R/SAFETY LIGHT CURTAIN
			113 - 596 22 62 13		- BUILDINGS & STRUCTURE	17,502.43	
6772	11/27/2017	Claims	2	96064	SHRED-IT	93.52	SHRED SVC-10/01/2017-10/31/2017
			001 - 511 60 41 01		- PROFESSIONAL SERVICES	15.62	
			001 - 513 10 41 01		- PROFESSIONAL SERVICES	15.62	
			001 - 514 23 41 00		- PROFESSIONAL SERVICES	15.62	
			001 - 514 30 41 00		- PROFESSIONAL SERVICES	15.62	
			001 - 524 20 41 00		- PROFESSIONAL SERVICES	7.81	
			401 - 534 50 41 00		- PROFESSIONAL SERVICES	3.12	
			403 - 535 50 41 00		- PROFESSIONAL SERVICES	3.12	
			402 - 537 50 41 00		- PROFESSIONAL SERVICES	3.12	
			101 - 542 30 41 00		- PROFESSIONAL SERVICES	3.12	
			001 - 558 60 41 00		- PROFESSIONAL SERVICES	7.81	
			001 - 576 80 41 00		- PROFESSIONAL SERVICES	2.94	
6773	11/27/2017	Claims	2	96065	SHUELS WHOLESALE LUMBER	245.17	STOP SIGN POSTS
			101 - 542 64 31 00		- SUPPLIES	245.17	

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6774	11/27/2017	Claims	2	96066	SIX ROBBLEES	70.27	TARP TIE 50
					101 - 542 66 31 00 - SUPPLIES	70.27	
6775	11/27/2017	Claims	2	96067	DON C. SMITH	392.49	LEOFF 1 RETIREE RX
					001 - 521 10 22 00 - LEOFF 1 BENEFITS	392.49	
6776	11/27/2017	Claims	2	96068	SUPPLYWORKS	139.12	PARK; ICE MELT
					001 - 576 80 31 00 - SUPPLIES	139.12	
6777	11/27/2017	Claims	2	96069	THE ROTARY CLUB OF YAKIMA	335.00	ADMISSION FEES & DUES - 10/2017-12/2017
					001 - 513 10 49 01 - MISCELLANEOUS	335.00	
6778	11/27/2017	Claims	2	96070	THE VINE VENUE	1,349.25	VENUE MANAGEMENT-10/14/2017; VENUE MANAGEMENT-11/04/2017-AB/ARN; VENUE MANAGEMENT-10/28/2017
					001 - 576 80 41 01 - PROF SVC- VENUE MANAC	577.50	
					001 - 576 80 41 01 - PROF SVC- VENUE MANAC	444.50	
					001 - 576 80 41 01 - PROF SVC- VENUE MANAC	327.25	
6779	11/27/2017	Claims	2	96071	THOMPSON AUDIOLOGY	519.36	EARPLUGS WAY, JIMENEZ, RIVERA, LEVESQUE
					001 - 521 22 31 00 - PATROL SUPPLIES	519.36	
6780	11/27/2017	Claims	2	96072	UNITED PARCEL SERVICE	14.95	SHIPPING OCT 2017; HACH CO PW RETURN SERVICE FEE
					001 - 521 10 42 00 - PD ADMIN COMMUNICATI	13.80	
					403 - 535 50 49 00 - MISCELLANEOUS	1.15	
6781	11/27/2017	Claims	2	96073	UNITED STATES POSTMASTER	781.43	UB POSTAGE-11/2017
					401 - 534 50 42 00 - COMMUNICATION	260.48	
					403 - 535 50 42 00 - COMMUNICATION	260.48	
					402 - 537 50 42 00 - COMMUNICATION	260.47	
6782	11/27/2017	Claims	2	96074	US LINEN & UNIFORM	513.88	UNIFORM SERVICE; 2017-10/02-10/23
					401 - 534 50 21 00 - UNIFORMS & EQUIPMENT	128.56	
					403 - 535 50 21 00 - UNIFORMS & EQUIPMENT	128.56	
					402 - 537 50 21 00 - UNIFORMS & EQUIPMENT	55.10	
					101 - 542 30 21 00 - UNIFORMS & EQUIPMENT	128.55	
					001 - 576 80 21 00 - UNIFORMS & EQUIPMENT	73.11	
6783	11/27/2017	Claims	2	96075	VALLEY LOCK & KEY SERVICE	135.57	DUPLICATE KEYS; SERVICE CALL; REKEY LOCK
					401 - 534 50 31 00 - SUPPLIES	5.62	
					101 - 542 30 31 00 - SUPPLIES	5.62	
					001 - 576 80 31 00 - SUPPLIES	43.25	
					001 - 576 80 41 00 - PROFESSIONAL SERVICES	81.08	
6784	11/27/2017	Claims	2	96076	VERIZON WIRELESS - CH #742100945-0001	431.86	CH/COUNCIL-10/14/17-11/13/17
					001 - 511 60 42 01 - COMMUNICATION	320.08	
					001 - 513 10 42 01 - COMMUNICATION	55.89	
					001 - 514 23 42 00 - COMMUNICATIONS	55.89	
6785	11/27/2017	Claims	2	96077	WA STATE CRIMINAL JUSTICE	150.00	ACMLP INSTRUCTOR RECERTIFICATION - BROWNELL
					001 - 521 40 49 00 - PD TRAINING MISCELLAN.	150.00	
6786	11/27/2017	Claims	2	96078	WA STATE TREASURER	14,599.59	CJRS-10/2017
					001 - 586 00 01 00 - STATE BUILDING CODE FE	18.00	
					001 - 586 00 04 00 - PSEA 1 STATE SHARE	6,572.50	

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			001 - 586 00 05 00		PSEA 2 STATE SHARE	3,743.42	
			001 - 586 00 06 00		PSEA 3 STATE SHARE	127.29	
			001 - 586 00 07 00		CRIME LAB/BREATH ST SF	125.03	
			001 - 586 00 08 00		JIS STATE SHARE	2,005.77	
			001 - 586 00 09 00		SCH ZONE SAFETY ST SHA	822.51	
			001 - 586 00 10 00		TRAUMA CARE STATE SH	480.32	
			001 - 586 00 13 00		AUTO THEFT PREVENTION	695.40	
			001 - 586 00 14 00		CRIME LAB ANALYSIS FEE	9.35	
6787	11/27/2017	Claims	2	96079	WAPATO POLICE DEPT	22,700.00	INMATE HOUSING/TRANSPORT OCT 2017
			001 - 523 20 51 00		DETENTION & CORRECTIC	21,700.00	
			001 - 523 20 51 01		TRANSPORT OF PRISONER	1,000.00	
6788	11/27/2017	Claims	2	96080	WASHINGTON TRACTOR	69.95	REVERSE PAYMENT INV#575670; SCREW, SPINDLE
			401 - 534 50 48 00		REPAIRS & MAINTENANCE	-1.95	
			403 - 535 50 48 00		REPAIRS & MAINTENANCE	-1.95	
			101 - 542 70 48 00		REPAIRS & MAINTENANCE	-6.51	
			001 - 576 80 31 00		SUPPLIES	135.01	
			001 - 576 80 48 00		REPAIRS & MAINTENANCE	-54.65	
6789	11/27/2017	Claims	2	96081	YAKIMA BINDERY	30.62	SEWER OFFICE SUPPLIES
			403 - 535 50 31 00		SUPPLIES	30.62	
6790	11/27/2017	Claims	2	96082	YAKIMA CO AUDITOR	34.00	UTILITY LIEN
			402 - 537 50 49 00		MISCELLANEOUS	34.00	
6791	11/27/2017	Claims	2	96083	YAKIMA CO DEPT OF CORRECTIONS	16,423.64	INMATE HOUSING AND MEDICAL OCT 2017
			001 - 523 20 51 00		DETENTION & CORRECTIC	4,387.46	
			001 - 523 20 51 00		DETENTION & CORRECTIC	12,036.18	
6792	11/27/2017	Claims	2	96084	YAKIMA CO DISTRICT COURT	21,255.67	MUNICIPAL COURT OPERATIONS-11/2017
			001 - 512 50 51 01		INTERGOVERNMENTAL PF	21,255.67	
6793	11/27/2017	Claims	2	96085	YAKIMA CO PUBLIC SERVICES	2,776.32	FIRE PLAN REVIEW FEES-07/1-09/30/2017
			001 - 522 10 51 00		FIRE PROTECTION SERVIC	2,776.32	
6794	11/27/2017	Claims	2	96086	YAKIMA CO PUBLIC SERVICES	3,121.22	BRIDGE INSPECTION EQUIP RENT & LABOR; FIRE PLAN REVIEW FEE 070117 TO 093017
			001 - 522 10 51 00		FIRE PROTECTION SERVIC	2,776.32	
			101 - 542 30 51 01		INTERGOVERNMENTAL PF	344.90	
6795	11/27/2017	Claims	2	96087	YAKIMA CO PUBLIC SERVICES	291.39	GARBAGE & YARD WASTE
			402 - 537 50 49 00		MISCELLANEOUS	291.39	
6796	11/27/2017	Claims	2	96088	YAKIMA CO TREAS PROSECUTING	232.35	CVC-10/2017
			001 - 586 00 03 00		CRIME VICTIMS COMP CN	232.35	
6797	11/27/2017	Claims	2	96089	YAKIMA COOPERATIVE ASSN	435.20	#2 DIESEL DYED; PARKS
			001 - 576 80 32 00		FUEL	435.20	
6798	11/27/2017	Claims	2	96090	YAKIMA VALLEY CONFERENCE	4,260.28	TECHINICAL ASSISTANCE CONTRACT-010117UG
			001 - 558 60 41 00		PROFESSIONAL SERVICES	4,260.28	

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6799	11/27/2017	Claims	2	96091	YAKIMA VALLEY PUBLISHING INC	940.00	UNION GAP COMMUNITY PROFILE
					108 - 557 30 44 08 - YAK VALLEY TOURISM-AI	940.00	
6800	11/27/2017	Claims	2	96092	YAKIMA VALLEY SPORTS COMMISSION	5,000.00	4TH QTR SPORT MANAGEMENT 2017
					107 - 557 30 44 00 - ADVERTISING-YAK VALLI	5,000.00	
6801	11/27/2017	Claims	2	96093	YAKIMA VALLEY TOURISM	7,600.00	1889 WA MAG-OCT/NOV/DEC/JAN; TOURISM CONTRACT 4TH QTR & FACEBOOK-10/17
					107 - 557 30 41 00 - YAKIMA VALLEY TOURISM	5,500.00	
					108 - 557 30 44 08 - YAK VALLEY TOURISM-AI	1,600.00	
					108 - 557 30 44 08 - YAK VALLEY TOURISM-AI	500.00	
6802	11/27/2017	Claims	2	96094	YAKIMA WASTE SYSTEMS INC	1,568.54	WASTE-10/01/2017-10/31/2017
					402 - 537 60 49 00 - CONTRACTED SERVICES	1,568.54	
6803	11/27/2017	Claims	2	96095	YAKIMA WELDERS SUPPLY INC	163.56	ACETYLENE OXYGEN HAZMAT CHARGE
					401 - 534 50 32 00 - FUEL	32.71	
					403 - 535 50 32 00 - FUEL	32.71	
					402 - 537 50 32 00 - FUEL	32.71	
					101 - 542 30 32 00 - FUEL	32.71	
					001 - 576 80 32 00 - FUEL	32.72	
					001 Current Expense Fund	125,956.35	
					101 Street Fund	12,166.46	
					107 Convention Center Reserve Fund	11,859.50	
					108 Tourism Promotion Area Fund	3,040.00	
					113 Fire Truck Reserve Fund	38,116.54	
					116 City Hall Building Reserve Fund	11,754.58	
					123 Criminal Justice Fund	28,388.74	
					124 Infrastructure Reserve Fund	105.42	
					128 Transit System Fund	107.35	
					131 Drug Seizure Forfeiture Fund	432.39	
					170 Housing Rehabilitation Fund	210.00	
					401 Water Fund	20,929.52	
					402 Garbage Fund	2,798.43	
					403 Sewer Fund	7,022.02	
					414 Water Deposits	319.06	
						263,206.36	Claims: 263,206.36