



## City Council REGULAR MEETING Agenda

April 4, 2023 at 6:30 PM

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

The City of Kennewick broadcasts Council meetings on the City's website at <https://www.go2kennewick.com/CouncilMeetingBroadcasts> and via Zoom. If you are unable to attend in person and wish to comment during one of the Visitors sections or if applicable to provide public testimony for a Public Hearing, please register at [https://us02web.zoom.us/webinar/register/WN\\_LSSM-nsDQCGGaUUXOIPJvQ](https://us02web.zoom.us/webinar/register/WN_LSSM-nsDQCGGaUUXOIPJvQ). Registrations must be received by 4:00 p.m. on the day of the meeting.

The public can also submit comments by either filling out an online form at <https://www.go2kennewick.com/PublicComments> via e-mail to [clerkinfo@ci.kennewick.wa.us](mailto:clerkinfo@ci.kennewick.wa.us), or submitting written comments to P.O. Box 6108, Kennewick, WA 99336. Comments must be received no later than 4:00 p.m. on the Monday before the meeting.

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### 1. CALL TO ORDER

Roll Call/Pledge of Allegiance/Welcome/Invocation

### HONORS & RECOGNITIONS

### 2. VISITORS

Public comments for item(s) on the agenda not covered under a public hearing. Please limit your comments to three minutes. Records intended for Council (9 copies are required) must be given to the City Clerk by 4:00 p.m. on the Monday before the meeting.

### 3. APPROVAL OF AGENDA

### 4. CONSENT AGENDA

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

a. Meeting Minutes Approval

*I move to approve the meeting minutes of March 21, 2023.*

b. Payroll Roster Approval

*I move to approve the Payroll Roster for the pay period ending 3/15/2023.*

c. Resolution 23-02: ROW Vacation - 4621 Southridge Blvd

d. Resolution 23-03: ROW Vacation - 5654 W. Canal Dr

e. Six-Year Transportation Plan Amendment (2023-2028).

*I move to set a public hearing on April 18, 2023 to amend the Six-Year Transportation Plan (2023-2028).*

f. Mills End Final Plat

*I move to authorize the Mayor (or in his absence Mayor Pro Tem) to sign the Final Plat of Mills End, contingent upon payment of fees and bonding for incomplete sidewalk and landscape work.*

### 5. ORDINANCES/RESOLUTIONS

**6. PUBLIC HEARINGS/MEETINGS**

**7. NEW BUSINESS**

**8. UNFINISHED BUSINESS**

**9. VISITORS**

Public comments for any item(s) the public wants to bring to Council. Please limit your comments to three minutes. Records intended for Council (9 copies are required) must be given to the City Clerk by 4:00 p.m. on the Monday before the meeting.

**10. COUNCIL COMMENTS/DISCUSSION**

**11. EXECUTIVE SESSION - PER RCW 42.30.110(C) - REAL ESTATE (15-MINUTES)**

**12. ADJOURNMENT**

<b>Council Agenda Coversheet</b>	<b>Agenda Item Number:</b> 4.a. <b>Council Date:</b> 4/4/2023 <b>Agenda Item Type:</b> General Business Item	<b>Category:</b> Consent Agenda
	<b>Subject:</b> Meeting Minutes Approval <b>Department:</b> Management Services <b>Ordinance/Reso #</b> <b>Contract #</b> <b>Project #</b> <b>Permit #</b>	
<p><b><u>Recommendation</u></b>  That City Council approve the meeting minutes of March 21, 2023.</p> <p><b><u>Motion for Consideration</u></b>  I move to approve the meeting minutes of March 21, 2023.</p> <p><b><u>Summary</u></b>  The City Clerk has prepared the March 21, 2023 meeting minutes for City Council's review and approval.</p> <p><b><u>Alternatives</u></b>  None.</p> <p><b><u>Fiscal Impact</u></b>  None.</p>		
<p><b><u>Attachments:</u></b>  1. Minutes</p>		

# DRAFT

CITY OF KENNEWICK  
CITY COUNCIL  
Regular Meeting  
March 21, 2023

## 1. CALL TO ORDER

Mayor Bill McKay called the meeting to order at 6:33 p.m.

City Council and Staff Present:

Mayor Pro Tem Gretl Crawford	Marie Mosley	Nick Farline
John Trumbo	Anthony Muai	Chris Guerrero
Chuck Torelli	Christina Palmer	Chad Michael
Jim Millbauer	Lisa Beaton	Laurencio Sanguino
Brad Beauchamp	Cary Roe	Michael Heffner
Loren Anderson - Remotely	Terri Wright	
Mayor Bill McKay	Dan Legard	

Mr. Millbauer led the Pledge of Allegiance.

No invocation was provided.

## 2. VISITORS

None.

## 3. APPROVAL OF AGENDA

Mr. Torelli moved, seconded by Mr. Millbauer to move the Executive Session pursuant to RCW 42.30.110(c) - Real Estate for Sale to the April 4, 2023 Council meeting and approve the agenda as amended. The motion passed unanimously.

## 4. CONSENT AGENDA

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

### a. Meeting Minutes - March 7, 2023

Motion to approve the meeting minutes of March 7, 2023.

### b. Claims Roster - February

Motion to approve the Claims Roster for February 2023 in the amount of \$4,160,164.31, comprised of electronic payments and check numbers 308441-308841.

### c. Payroll Roster for the Pay Period Ending 2/28/2023.

Motion to approve the Payroll Roster for the pay period ending 2/28/2023.

## DRAFT

- d. Kennewick Public Facilities District Appointment  
Motion to accept the recommendation of the local agencies and reappoint Calvin Dudney to the Kennewick Public Facilities Board of Directors for a four-year term to expire March 31, 2027.
- e. License Agreement with Redeeming Grace for 5807 W. Umatilla Ave.  
Motion to authorize the City Manager to sign a license agreement with Redeeming Grace at 5807 W Umatilla Ave.
- f. Columbia Park Playground of Dreams Restroom Repair  
Motion to award Contract K2113-23 in the amount of \$371,754 to Booth and Sons Construction, Inc. and authorize the City Manager to sign the contract.
- g. WWTP Phase 2 Upgrades - Owners Rep  
Motion to authorize the City Manager to sign the Supplemental Agreement No. 2 with JUB Engineering, as the owner's rep, in the Progressive Design Build alternative delivery process.
- h. NW HIDTA Audio Visual System  
Motion to award RFP 23-006 for NW HIDTA Audio Visual System to Conference Technologies Inc. in the amount of \$116,412.88 and authorize the City Manager to execute the contract.
- i. Boards and Commissions Appointment: Arts Commission  
Motion to appoint McKenzie Kennedy to the Arts Commission for a term expiring March 31, 2027.
- j. Boards and Commissions Appointment: Block Grant Advisory Committee  
Motion to reappoint Ron Hue to the Block Grant Advisory Board with a term expiring March 31, 2027.
- k. Boards and Commissions Appointment: Historic Preservation Commission  
Motion to appoint Richard Babillis, Gary Younger, and Julie Nelson to the Historic Preservation Commission with terms expiring March 31, 2027.
- l. Boards and Commissions Appointment: Parks & Recreation Commission  
Motion to make appointments to the Parks & Recreation commission as follows: Sergio Villegas to a term expiring on March 31, 2027; Uby Creek to fill an unexpired term that will expire on March 31, 2025; and reappoint Ken Hahn to a term expiring March 31, 2027.
- m. Boards and Commissions Appointment: Planning Commission  
Motion to appoint Lola Franklin to fill the unexpired position vacated by Clark Stolle expiring March 31, 2024 and reappoint James Hempstead for a term expiring March 31, 2027 to the Planning Commission.

# DRAFT

## 5. ORDINANCES/RESOLUTIONS

- a. Ordinance 6015: Amendment of KMC 15.30.240 (Fireworks)  
Micheal Heffner, Deputy Fire Chief reported.

City Clerk Terri Wright read the ordinance by title.  
ORDINANCE NO. 6015 - AN ORDINANCE RELATING TO FIREWORKS AND  
AMENDING SECTION 15.30.240 OF THE KENNEWICK MUNICIPAL CODE

Mr. Torelli moved, seconded by Mr. Milbauer to adopt Ordinance No. 6015. The motion passed unanimously.

- b. Ordinance 6016: Amending KMC 9.32.010 and 9.32.020 (Controlled Substances)  
Laurencio Sanguino, Assistant City Attorney reported.

City Clerk Wright read the ordinance by title.  
ORDINANCE NO. 6016 - AN ORDINANCE AMENDING SECTIONS 9.32.010 AND  
9.32.020 OF THE KENNEWICK MUNICIPAL CODE

Mr. Torelli moved, seconded by Mr. Trumbo to adopt Ordinance No. 6016. The motion passed unanimously.

## 6. PUBLIC HEARINGS/MEETINGS

None.

## 7. NEW BUSINESS

None.

## 8. UNFINISHED BUSINESS

None.

## 9. VISITORS

Mark Christensen, Kennewick - Commented on personal recollections and Ukraine.

Tina Gregory, Kennewick - Commented on current events and opinion on the same.

The following provided comments regarding Tri-Cities Animal Shelter and their opinions on animal euthanasia:

Christine Roemeling, Kennewick  
Brian Moreno, Pasco  
Emilia Keener, Pasco  
Kristi Kesler, Kennewick  
Valerie Landon, Tri-Cities  
Jennifer Valencia, Kennewick

# DRAFT

## 10. COUNCIL COMMENTS/DISCUSSION

Council members reported on their respective activities.

## 11. ADJOURNMENT

The meeting concluded at 7:24 p.m.

Terri L. Wright, MMC  
City Clerk

<b>Council Agenda Coversheet</b>	<b>Agenda Item Number:</b> 4.b. <span style="float: right;"><b>Council Date:</b> 4/4/2023</span> <b>Agenda Item Type:</b> General Business Item	<b>Category:</b> Consent Agenda
	<b>Subject:</b> Payroll Roster Approval <b>Department:</b> Finance <b>Ordinance/Reso #</b> <span style="float: right;"><b>Contract #</b></span> <b>Project #</b> <span style="float: right;"><b>Permit #</b></span>	
<p><b><u>Recommendation</u></b>  Staff recommends that Council approve the Payroll Roster.</p> <p><b><u>Motion for Consideration</u></b>  I move to approve the Payroll Roster for the pay period ending 3/15/2023.</p> <p><b><u>Summary</u></b>  None.</p> <p><b><u>Alternatives</u></b>  None.</p> <p><b><u>Fiscal Impact</u></b>  Total: \$2,870,928.01.</p>		
<p><b><u>Attachments:</u></b>  1. Roster</p>		

April 4, 2023

All Departments:

March 15, 2023

ADMINISTRATIVE TEAM		3,557.24
CITY COUNCIL		4,787.50
CITY MANAGER		13,583.77
CIVIL SERVICE		5,525.65
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT		27,779.75
EMPLOYEE & COMMUNITY RELATIONS		49,135.80
ENGINEERING		63,149.94
FACILITIES & GROUNDS		82,917.01
FINANCE		59,204.43
FIRE		97,751.27
LEGAL SERVICES		46,432.34
MANAGEMENT SERVICES		104,761.27
POLICE		523,227.76
	Subtotal General Fund	<u>1,081,813.73</u>
STREETS		23,017.44
TRAFFIC		27,615.35
	Subtotal Street Fund	<u>50,632.79</u>
BI-PIN		11,398.44
BUILDING SAFETY		47,183.93
COMMUNITY DEVELOPMENT		3,232.95
CRIMINAL JUSTICE		78,393.98
EQUIPMENT RENTAL		14,117.21
MEDICAL SERVICES		358,440.60
RISK MANAGEMENT		4,078.73
STORMWATER UTILITY		24,863.19
WATER & SEWER		146,615.54
	Subtotal Other Funds	<u>688,324.57</u>
	Total Salaries and Wages	<u>1,820,771.09</u>
<u>Benefits:</u>		
Dental Insurance		46,421.70
Industrial Insurance		54,768.53
Life Insurance		5,387.06
Long Term Disability Insurance		6,212.39
Medical Insurance		681,222.15
Medical Retirement Account		3,187.50
Retirement		133,819.65
Social Security (FICA)		108,158.46
Vision Insurance		7,200.44
WA Family Leave		3,779.04
	Total Benefits	<u>1,050,156.92</u>
	Grand Total	<u><u>\$2,870,928.01</u></u>

I, Dan Legard, Finance Director, at the direction of the Council, do hereby certify that the Payroll hereinabove specified is approved for payment in the amount of \$2,870,928.01 comprised of check numbers 76502 through 76505 and direct deposit numbers 211442 through 211888.

Approved for payment:



\_\_\_\_\_  
Dan Legard, Finance Director

<b>Council Agenda Coversheet</b>	<b>Agenda Item Number:</b> 4.c. <span style="float: right;"><b>Council Date:</b> 4/4/2023</span> <b>Agenda Item Type:</b> Resolution	<b>Category:</b> Ordinance/Reso Consent Agenda
	<b>Subject:</b> Resolution 23-02: ROW Vacation - 4621 Southridge Blvd <b>Department:</b> Public Works <b>Ord/Reso #23-02</b> <span style="float: right;"><b>Contract #</b></span> <b>Project #</b> <span style="float: right;"><b>Permit #</b> ENG-2023-0606</span>	
<p><b><u>Recommendation</u></b>  Staff recommends that Council Adopt Resolution 23-02 setting the date of May 2, 2023, for a public hearing to consider the vacation of public right-of-way (ROW) adjacent to 4621 Southridge Boulevard.</p> <p><b><u>Motion for Consideration</u></b>  I move to adopt Resolution 23-02.</p> <p><b><u>Summary</u></b>  Knutzen Engineering on behalf of the property owner Pride of Pasco Development LLC is requesting the vacation of a portion of unused Southridge Boulevard ROW adjacent to 4621 Southridge Boulevard.</p> <p>When I-82 and US-395 interchange was constructed Southridge Boulevard became a dead end street eliminating access to US-395.</p> <p>Pride of Pasco Development LLC would like to utilize the unused ROW for landscaping as part of their storage unit development.</p> <p>Affected City Utility companies and City Staff have reviewed the request and have no objection to the proposed vacation.</p> <p><b><u>Alternatives</u></b>  None recommended.</p> <p><b><u>Fiscal Impact</u></b>  Pride of Pasco Development LLC will compensate the City \$9,590.88 for the purchase of the ROW.</p>		
<p><b><u>Attachments:</u></b></p> <ol style="list-style-type: none"> <li>1. Resolution</li> <li>2. Map</li> </ol>		

CITY OF KENNEWICK  
RESOLUTION NO. 23-02

A RESOLUTION OF THE CITY OF KENNEWICK SETTING A DATE FOR A  
PUBLIC HEARING ON A REQUEST FOR VACATION OF A PORTION OF  
SOUTHRIDGE BOULEVARD LYING ADJACENT TO 4621 SOUTHRIDGE  
BOULEVARD

WHEREAS, a petition has been received for the vacation of a portion of Southridge Boulevard lying adjacent to 4621 Southridge Boulevard; and

WHEREAS, a petition has been signed by the owners of more than two-thirds of the property abutting upon the part of such street sought to be vacated; NOW, THEREFORE,

BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, that a public hearing on said proposed vacation shall be held on May 2, 2023. The City Clerk shall give notice thereof as required by law and the City Attorney shall draft an ordinance for said vacation.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 4<sup>th</sup> day of April, 2023, and signed in authentication of its passage this 4<sup>th</sup> day of April, 2023.

Attest:

\_\_\_\_\_  
W.D. MCKAY, Mayor

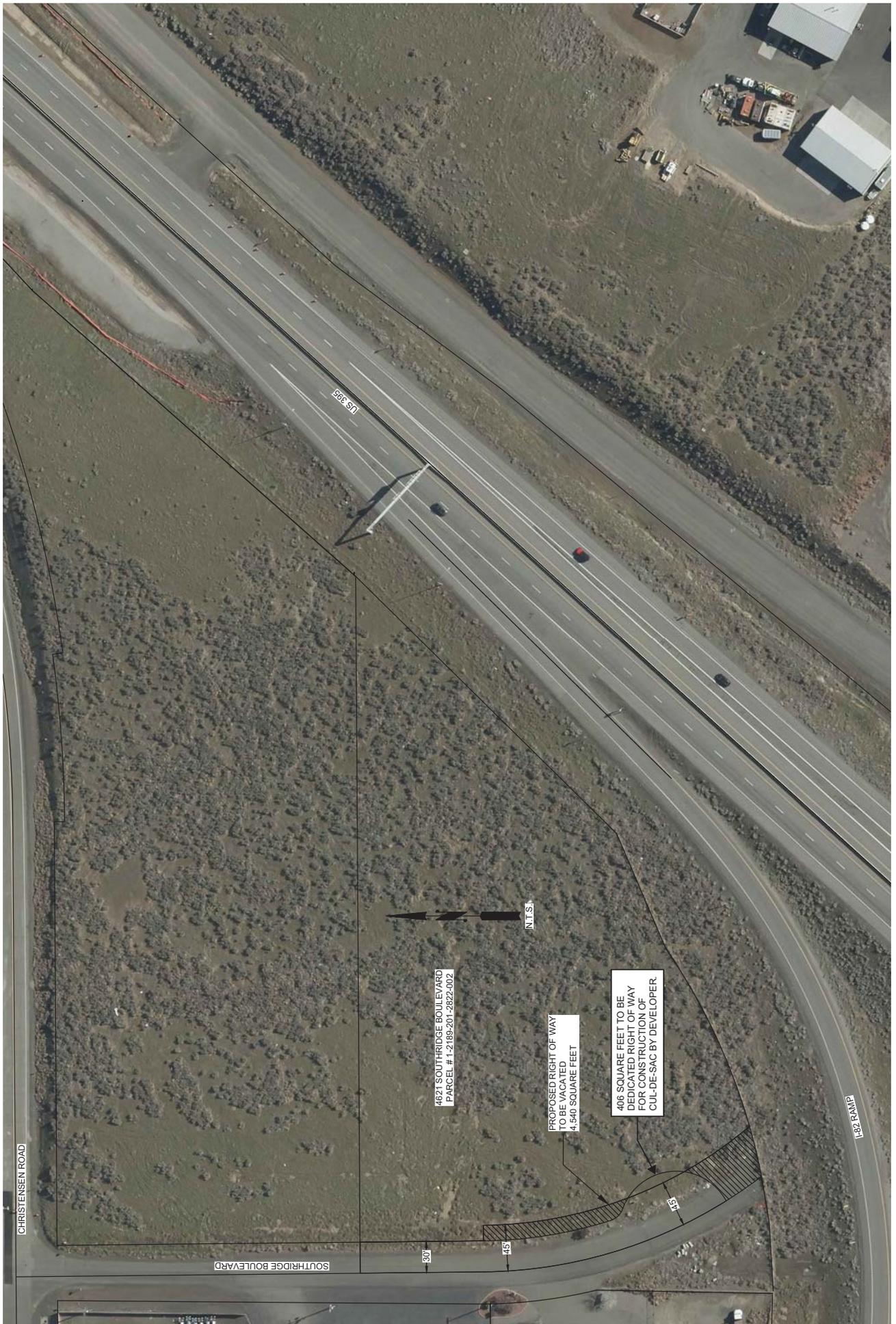
\_\_\_\_\_  
TERRI L. WRIGHT, City Clerk

RESOLUTION NO. 23-02 filed and recorded in the office of the City Clerk of the City of Kennewick, Washington, this 5<sup>th</sup> day of April, 2023.

Approved as to Form:

\_\_\_\_\_  
LISA BEATON, City Attorney

\_\_\_\_\_  
TERRI L. WRIGHT, City Clerk



<b>Council Agenda Coversheet</b>	<b>Agenda Item Number:</b> 4.d. <span style="float: right;"><b>Council Date:</b> 4/4/2023</span> <b>Agenda Item Type:</b> Resolution	<b>Category:</b> Ordinance/Reso Consent Agenda
	<b>Subject:</b> Resolution 23-03: ROW Vacation - 5654 W. Canal Dr <b>Department:</b> Public Works <b>Ord/Reso #23-03</b> <span style="float: right;"><b>Contract #</b> 0</span> <b>Project #</b> <span style="float: right;"><b>Permit #</b> ENG-2023-0666</span>	
<p><b><u>Recommendation</u></b>  Staff recommends that Council Adopt Resolution 23-03 setting the date of May 2, 2023, for a public hearing to consider the vacation of public right-of-way (ROW) adjacent to 5654 W. Canal Dr.</p> <p><b><u>Motion for Consideration</u></b>  I move to adopt Resolution 23-03.</p> <p><b><u>Summary</u></b>  Khurshed Sharifov is requesting the vacation of a portion of unused W. Canal Dr ROW adjacent to 5654 W. Canal Dr.</p> <p>The portion proposed to be vacated was an additional 60 foot wide strip deeded to the county in the early 1950's to be used for a frontage road and was never constructed.</p> <p>Khurshed Sharifov would like to utilize the unused ROW for development of apartment buildings.</p> <p>Affected City Utility companies and City Staff have reviewed the request and have no objection to the proposed vacation.</p> <p><b><u>Alternatives</u></b>  None recommended.</p> <p><b><u>Fiscal Impact</u></b>  Khurshed Sharifov will compensate the City \$29,872.08 for purchase of the ROW.</p>		
<p><b><u>Attachments:</u></b></p> <ol style="list-style-type: none"> <li>1. Resolution</li> <li>2. Map</li> </ol>		

CITY OF KENNEWICK  
RESOLUTION NO. 23-03

A RESOLUTION OF THE CITY OF KENNEWICK SETTING A DATE FOR A  
PUBLIC HEARING ON A REQUEST FOR VACATION OF A PORTION OF  
WEST CANAL DRIVE LYING ADJACENT TO 5654 WEST CANAL DRIVE

WHEREAS, a petition has been received for the vacation of a portion of West Canal Drive lying adjacent to 5654 West Canal Drive; and

WHEREAS, a petition has been signed by the owners of more than two-thirds of the property abutting upon the part of such street sought to be vacated; NOW, THEREFORE,

BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, that a public hearing on said proposed vacation shall be held on May 2, 2023. The City Clerk shall give notice thereof as required by law and the City Attorney shall draft an ordinance for said vacation.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 4<sup>th</sup> day of April, 2023, and signed in authentication of its passage this 4<sup>th</sup> day of April, 2023.

Attest:

\_\_\_\_\_  
W.D. MCKAY, Mayor

\_\_\_\_\_  
TERRI L. WRIGHT, City Clerk

RESOLUTION NO. 23-03 filed and recorded in the office of the City Clerk of the City of Kennewick, Washington, this 5<sup>th</sup> day of April, 2023.

Approved as to Form:

\_\_\_\_\_  
LISA BEATON, City Attorney

\_\_\_\_\_  
TERRI L. WRIGHT, City Clerk



WEST UMATILLA AVENUE

N.T.S.

5654 WEST CANAL DRIVE  
PARCEL # 1-3399-201-1560-002

PROPOSED RIGHT OF WAY  
TO BE VACATED  
17,781 SQUARE FEET

120'

60'

WEST CANAL DRIVE



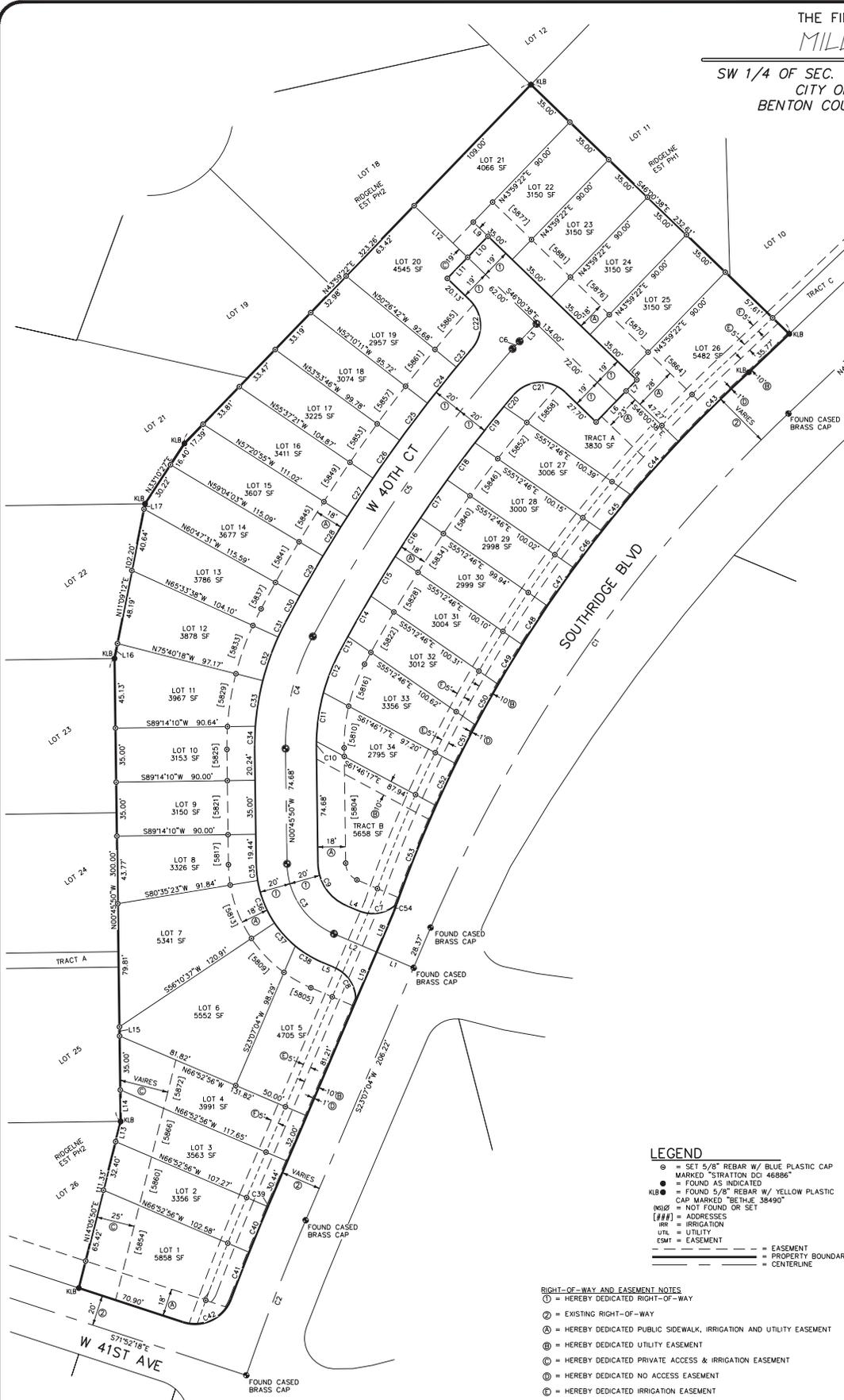
<b>Council Agenda Coversheet</b>	<b>Agenda Item Number:</b> 4.f. <span style="float: right;"><b>Council Date:</b> 4/4/2023</span> <b>Agenda Item Type:</b> Final Plat	<b>Category:</b> Consent Agenda
	<b>Subject:</b> Mills End Final Plat <b>Department:</b> Community Planning <b>Ord/Reso #</b> <span style="float: right;"><b>Contract #</b></span> <b>Project #</b> <span style="float: right;"><b>Permit #</b> SUB-2023-0002</span>	
<p><b><u>Recommendation</u></b>  That City Council authorize the Mayor (or in his absence Mayor Pro Tem) to sign the Final Plat of Mills End, contingent upon payment of fees and bonding for incomplete sidewalk and landscape work.</p> <p><b><u>Motion for Consideration</u></b>  I move to authorize the Mayor (or in his absence Mayor Pro Tem) to sign the Final Plat of Mills End, contingent upon payment of fees and bonding for incomplete sidewalk and landscape work.</p> <p><b><u>Summary</u></b>  Knutzen Engineering, c/o Nathan Machiela, submitted the Mills End Final Plat Application. The plat consists of 34 lots and 2 tracts on 3.63 acres, located at 3900 Southridge Boulevard. The site is zoned Residential, Medium Density (RM) with a minimum lot size of 1,800 square feet for townhomes. The smallest lot is 2,795 square feet and the largest lot is 5,858 square feet. The Hearing Examiner issued preliminary plat approval on February 28, 2022.</p> <p><b><u>Alternatives</u></b>  No alternatives were reviewed or are recommended.</p> <p><b><u>Fiscal Impact</u></b>  None</p>		
<p><b><u>Attachments:</u></b>  1. Final Plat</p>		

THE FINAL PLAT OF  
*MILLS END*

SW 1/4 OF SEC. 16, T.08N., R.29E., W.M.,  
CITY OF KENNEWICK,  
BENTON COUNTY, WASHINGTON



VICINITY SKETCH  
NOT TO SCALE

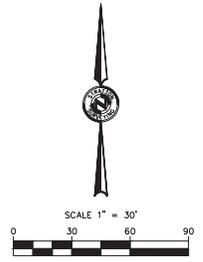


**LEGEND**

- ⊙ = SET 5/8" REBAR W/ BLUE PLASTIC CAP
- MARKED "STRATTON DCI 46886"
- = FOUND AS INDICATED
- ⊙ = FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP MARKED "ETH-E 35490"
- (N)⊙ = NOT FOUND OR SET
- (###) = ADDRESSES
- IR = IRRIGATION
- UTL = UTILITY
- ESMT = EASEMENT
- = EASEMENT
- = PROPERTY BOUNDARY
- = CENTERLINE

**RIGHT-OF-WAY AND EASEMENT NOTES**

- ① = HEREBY DEDICATED RIGHT-OF-WAY
- ② = EXISTING RIGHT-OF-WAY
- ③ = HEREBY DEDICATED PUBLIC SIDEWALK, IRRIGATION AND UTILITY EASEMENT
- ④ = HEREBY DEDICATED UTILITY EASEMENT
- ⑤ = HEREBY DEDICATED PRIVATE ACCESS & IRRIGATION EASEMENT
- ⑥ = HEREBY DEDICATED NO ACCESS EASEMENT
- ⑦ = HEREBY DEDICATED IRRIGATION EASEMENT
- ⑧ = IRRIGATION EASEMENT PER RIDGELINE ESTATES PH2 HEREBY VACATED



SCALE 1" = 30'  
BASIS OF BEARING  
WA STATE GRID  
SOUTH ZONE NAD 83(2011)  
EQUIPMENT USED  
A THREE-SECOND TOTAL STATION  
SPECTRA PRECISION RTK GPS

**SURVEYOR'S CERTIFICATE:**  
I, DEREK C. INGALSBIE, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE PLAT OF "MILLS END", AS SHOWN HEREON, IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED, AND THAT ALL COURSES AND DISTANCES ARE CORRECTLY SHOWN, AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.



DEREK C. INGALSBIE LS46886 DATE \_\_\_\_\_

**INDEX**

1/4	SEC	T.	R.
16	08N	29E	

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_  
\_\_\_\_\_, AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS PAGE \_\_\_\_\_, AT THE REQUEST OF AARON A. DYCK, P.L.S.  
BENTON COUNTY AUDITOR \_\_\_\_\_ DEPUTY \_\_\_\_\_ FEE NO. \_\_\_\_\_

FINAL PLAT FOR  
**COLUMBIA BASIN LAND DEVELOPERS LLC**

**STRATTON SURVEYING & MAPPING P.C.**  
313 NORTH MORAIN STREET  
KENNEWICK, WA 98336  
(509) 735-7364  
FAX: (509) 735-6560  
www.strattonsurvey.com

6007P1.DWG © 2022  
DATE: 11/16/22 SHET. 1 OF 2  
DRAWN BY: DCI JOB # 6007

**DESCRIPTION**

LOT 31, AND TRACT C OF RIDGELINE ESTATES PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME 15, PAGE 480, RECORDS OF BENTON COUNTY, WASHINGTON.

**DEDICATION**

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AND THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS AND TRACTS AND THAT ALL STREETS, ROAD RIGHTS-OF-WAY, UTILITY EASEMENTS, SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC AND THAT THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME MILLS END.

COLUMBIA BASIN LAND DEVELOPERS LLC

SIGNED \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

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

DATE: \_\_\_\_\_

PRINTED NOTARY PUBLIC \_\_\_\_\_

NOTARY STAMP  
BLACK INK ONLY

SIGNED NOTARY PUBLIC \_\_\_\_\_ MY APPOINTMENT EXPIRES \_\_\_\_\_

THE FINAL PLAT OF  
*MILLS END*

SW 1/4 OF SEC. 16, T.08N., R.29E., W.M.,  
CITY OF KENNEWICK,  
BENTON COUNTY, WASHINGTON

**CITY REQUIRED NOTES**

1. TRANSPORTATION AND PARK IMPACT FEES ARE PAYABLE AT TIME OF BUILDING PERMIT.

**IRRIGATION**

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT BUT THAT THIS PROPERTY IS NOT CLASSIFIED AS IRRIGABLE LAND AND IS NOT ENTITLED TO IRRIGATION WATER UNDER THE EXISTING OPERATING RULES AND REGULATIONS OF THIS DISTRICT. I FURTHER CERTIFY THAT THE IRRIGATION EASEMENTS SHOWN ON THIS PLAT \_\_\_\_\_ ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON PER THE REQUIREMENTS OF RCW 58.17.310.

KENNEWICK IRRIGATION DISTRICT \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVALS**

THE PLAT "MILLS END" IS HEREBY APPROVED BY AND FOR THE CITY OF KENNEWICK, STATE OF WASHINGTON.

CITY OF KENNEWICK PLAT ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_  
FILE NO. SUB-20\_\_\_\_-00\_\_\_\_, PARCEL NOS. 11689303000031 & 116893030003000

KENNEWICK CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

MAYOR, CITY OF KENNEWICK \_\_\_\_\_ DATE \_\_\_\_\_

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

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

CASCADE NATURAL GAS \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY APPROVED BY ZIPLY.

ZIPLY \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY APPROVED BY SPECTRUM.

SPECTRUM \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

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

BENTON P.U.D. No. 1 \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

**TREASURERS CERTIFICATE**

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR \_\_\_\_\_ A.D. PARCEL NOS. 11689303000031 & 116893030003000

BENTON COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

BENTON COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

LINE	LENGTH	DIRECTION
L1	26.01	N66°52'56"W
L2	30.06	N66°52'56"W
L3	15.81	N43°59'22"E
L4	8.80	S66°52'56"E
L5	8.82	N66°52'56"W
L6	28.00	S43°59'22"W
L7	10.00	S43°59'22"W
L8	7.23	S46°00'38"E
L9	13.23	N46°00'38"W
L10	19.00	N43°59'22"E
L11	19.00	N43°59'22"E
L12	48.23	N46°00'38"W
L13	13.52	N14°05'50"E
L14	20.40	N00°45'50"W
L15	5.90	N00°45'50"W
L16	9.89	N11°09'12"E
L17	3.48	N11°09'12"E
L18	28.39	S23°07'04"W
L19	34.19	S23°07'04"W

CURVE	LENGTH	RADIUS	Δ	CH DIREC.	CHORD
C1	408.70	1000.00	2°32'50"	S34°49'34"W	405.86
C2	107.68	1432.39	4°18'25"	S20°57'51"W	107.65
C3	57.70	50.00	66°07'06"	S33°49'23"E	54.55
C4	75.59	150.00	28°52'25"	S13°40'22"W	74.79
C5	227.42	976.83	13°20'21"	S34°46'46"W	226.91
C6	6.65	123.49	3°05'10"	S42°43'09"W	6.65
C7	26.29	23.00	65°28'57"	N80°22'36"E	24.88
C8	27.09	23.00	67°28'30"	N33°08'41"W	25.55
C9	34.62	30.00	66°07'06"	S33°49'23"E	32.73
C10	4.41	130.00	1°56'37"	S00°12'28"W	4.41
C11	32.01	130.00	14°06'21"	S08°13'58"W	31.92
C12	29.10	130.00	12°49'26"	S21°41'52"W	29.04
C13	10.74	956.83	0°38'35"	S28°25'52"W	10.74
C14	30.12	956.83	1°48'13"	S29°39'16"W	30.12
C15	30.05	956.83	1°47'58"	S31°27'22"W	30.05
C16	30.01	956.83	1°47'50"	S33°15'16"W	30.01
C17	30.00	956.83	1°47'47"	S35°03'05"W	30.00
C18	30.02	956.83	1°47'52"	S36°50'54"W	30.02
C19	30.07	956.83	1°48'02"	S38°38'51"W	30.07
C20	9.74	956.83	0°35'00"	S39°50'22"W	9.74
C21	37.68	23.00	93°51'30"	S87°03'37"W	33.60
C22	34.71	23.00	86°28'03"	N02°46'37"W	31.51
C23	15.71	996.83	0°54'10"	S40°00'20"W	15.71
C24	30.00	996.83	1°43'28"	S38°41'31"W	30.00
C25	30.00	996.83	1°43'28"	S36°58'03"W	30.00
C26	30.00	996.83	1°43'28"	S35°14'36"W	30.00
C27	30.00	996.83	1°43'28"	S33°31'08"W	30.00
C28	30.00	996.83	1°43'28"	S31°47'41"W	30.00
C29	30.00	996.83	1°43'28"	S30°04'13"W	30.00
C30	19.11	996.83	1°05'54"	S28°39'32"W	19.11

CURVE	LENGTH	RADIUS	Δ	CH DIREC.	CHORD
C31	10.89	170.00	3°40'13"	S26°16'28"W	10.89
C32	30.00	170.00	10°06'40"	S19°23'02"W	29.96
C33	30.00	170.00	10°06'40"	S09°16'22"W	29.96
C34	14.78	170.00	4°58'52"	S01°43'36"W	14.77
C35	10.56	70.00	8°38'47"	S05°05'14"E	10.55
C36	29.83	70.00	24°24'46"	S21°37'00"E	29.60
C37	20.17	70.00	16°30'46"	S42°04'46"E	20.10
C38	20.22	70.00	16°32'47"	S58°36'33"E	20.15
C39	1.56	1458.39	0°03'41"	S23°05'13"W	1.56
C40	32.00	1458.39	1°15'26"	S22°25'40"W	32.00
C41	32.42	1458.39	1°16'26"	S21°09'44"W	32.42
C42	38.22	25.00	87°36'11"	N64°19'36"E	34.61
C43	64.30	854.63	4°18'39"	S45°22'45"W	64.28
C44	46.26	854.63	3°06'04"	S41°40'24"W	46.25
C45	30.09	854.63	2°01'02"	S39°06'51"W	30.09
C46	30.03	854.63	2°00'47"	S37°05'57"W	30.03
C47	30.00	854.63	2°00'41"	S35°05'12"W	30.00
C48	30.02	854.63	2°00'45"	S33°04'29"W	30.02
C49	30.07	854.63	2°00'57"	S31°03'38"W	30.07
C50	30.15	854.63	2°01'18"	S29°02'31"W	30.15
C51	28.10	854.63	1°53'01"	S27°05'21"W	28.10
C52	30.05	854.63	2°00'52"	S25°08'25"W	30.05
C53	68.95	854.63	4°37'20"	S21°49'19"W	68.93
C54	5.08	854.63	0°20'26"	S19°20'26"W	5.08

BEARING	DISTANCE	PLAT CLOSURE			
		NORTH	SOUTH	EAST	WEST
N46°00'38"W	232.61	161.5538	0.0000	0.0000	167.2553
S43°59'22"W	323.26	0.0000	232.5783	0.0000	224.5123
S33°10'27"W	46.62	0.0000	39.0215	0.0000	25.5098
S11°09'12"W	102.20	0.0000	100.2698	0.0000	19.7691
S00°45'50"E	300.00	0.0000	299.9733	3.9996	0.0000
S14°05'50"W	111.33	0.0000	107.9772	0.0000	27.1164
S71°52'18"E	70.90	0.0000	22.0604	67.3806	0.0000
N64°19'36"E	34.61	14.9945	0.0000	31.1932	0.0000
N21°49'17"E	65.98	61.2524	0.0000	24.5257	0.0000
N23°07'04"E	206.22	189.6605	0.0000	80.9665	0.0000
N33°21'09"E	418.78	349.8087	0.0000	230.2402	0.0000
N46°32'04"E	35.77	24.8069	0.0000	25.9814	0.0000
		801.8766	801.8774	464.2674	464.2628

**SURVEYOR NOTES**

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY STRATTON SURVEYING AND MAPPING P.C. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD SEE SUBDIVISION GUARANTEE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER 5003353-3873763, DATED 11/01/2022, OF WHICH WAS RELIED UPON TO PLOT SAID ITEMS.

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FINAL PLAT FOR  
**COLUMBIA BASIN LAND DEVELOPERS LLC**

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