



City Council Meeting Schedule September 2020

City Council passed Resolution 20-08 on June 23, 2020, which temporarily designates the location for regular, special and study session meetings to the virtual location until Benton County enters into Phase Three of the Governor's Safe Start Reopening Plan. The City broadcasts City Council meetings on the City's website <https://www.go2kennewick.com/CouncilMeetingBroadcasts>.

September 1, 2020

Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

September 8, 2020

Tuesday, 6:30 p.m.

WORKSHOP MEETING (the workshop meeting will be done via Zoom and broadcast on the City's website <https://www.go2kennewick.com/CouncilMeetingBroadcasts>)

1. WWTP Phase II Update
2. Capital Improvement Plan Update
3. City Attorney's Office Annual Update
4. Closed Session RCW 42.30.140(4)(b) Collective Bargaining beginning immediately at the conclusion of the workshop

September 15, 2020

Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

September 22, 2020

Tuesday, 6:30 p.m.

WORKSHOP MEETING (the workshop meeting will be done via Zoom and broadcast on the City's website <https://www.go2kennewick.com/CouncilMeetingBroadcasts>)

1. Water & Sewer Rate Study Update
2. Council Sub-Committees
3. 2021/2022 Budget Assumptions

September 29, 2020

Tuesday, 6:30 p.m.

NO MEETING SCHEDULED

To assure disabled persons the opportunity to participate in or benefit from City services, please provide twenty-four (24) hour advance notice for additional arrangements to reasonably accommodate special needs.

Please be advised that all Kennewick City Council Meetings are Audio and Video Taped

August 2020
Updated 08/27/20



CITY COUNCIL REGULAR MEETING AGENDA
September 1, 2020 at 6:30 p.m.
City's Website

City Council passed Resolution 20-08 on June 23, 2020, which temporarily designates the location for regular, special and study session meetings to the virtual location until Benton County enters into Phase Three of the Governor's Safe Start Reopening Plan.

The City of Kennewick broadcasts City Council meetings on the City's website at <https://www.go2kennewick.com/CouncilMeetingBroadcasts>. The City will be providing options for citizen comment via Zoom and the City's website (see more information under Visitors on the agenda); for the public hearing (see more information under Public Hearings/Meetings on the agenda)

1. CALL TO ORDER

Roll Call/Pledge of Allegiance/Welcome

HONORS & RECOGNITIONS

- Retiree Recognition – Debra Rushin

2. APPROVAL OF AGENDA

3. CONSENT AGENDA

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

- a. Minutes of Regular Meeting of August 18, 2020.
- b. ~~(1) Motion to approve Claims Roster for August 14, 2020.~~ – Moved to New Business as Item 7.a.
(2) Motion to approve Claims Roster for the Columbia Park Golf Course Account for July 2020.
- c. Motion to approve Payroll Roster for August 15, 2020.
- d. Motion to accept the work of Iron Horse, LLC. for Contract P1604-19, UPRR 24-inch Interceptor Sewer Rehab Phase 2, in the amount of \$1,004,193.88.
- e. Motion to authorize the Mayor to sign deeds to execute a Boundary Line Adjustment, exchanging property between the City and Tri Cities Development Company LLC.

4. VISITORS

The City asks all members of the public that would like to comment under the Visitors section of the agenda to fill out an online form at <https://www.go2kennewick.com/VisitorsComments> no later than 5:00 p.m. on Monday, August 31st to be included in the Council packet.

Interested parties may also submit written comments to P.O. Box 6108, Kennewick, WA 99336; or e-mail clerkinfo@ci.kennewick.wa.us no later than 5:00 p.m. on Monday, August 31st to be included in the Council packet.

If you wish to comment under the Visitors section during the meeting, please register at https://us02web.zoom.us/webinar/register/WN_GEME4wUcSyOgc-KVxzGGNw. Registrations must be received by 4:00 p.m. on Tuesday, September 1st.

5. ORDINANCES/RESOLUTIONS

- a. Ordinance 5880: Change of Zone 20-04, from Business Park (BP) to Commercial, Community, (CC) at 10600 Ridgeline Drive.

6. PUBLIC HEARINGS/MEETINGS

The City asks all members of the public that would like to comment regarding items under Public Hearings/Meetings fill out an online form at <https://www.go2kennewick.com/PublicHearing> no later than 5:00 p.m. on Monday, August 31st to be included in the Council packet.

Interested parties may also submit written comments to P.O. Box 6108, Kennewick, WA 99336; or e-mail clerkinfo@ci.kennewick.wa.us no later than 5:00 p.m. on Monday, August 31st to be included in the Council packet.

If you wish to comment on the public hearing during the meeting, please register at https://us02web.zoom.us/webinar/register/WN_GEME4wUcSyOgc-KVxzGGNw. Registrations must be received by 4:00 p.m. on Tuesday, September 1st.

- a. Ordinance 5878: Parking Moratorium & Regulations

7. NEW BUSINESS

- a. Motion to approve Claims Roster for August 14, 2020

8. UNFINISHED BUSINESS

9. COUNCIL COMMENTS/DISCUSSION

10. ADJOURNMENT

CITY OF KENNEWICK
CITY COUNCIL
Virtual Meeting
August 18, 2020

1. CALL TO ORDER

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

Meeting was conducted through an online, virtual meeting platform. Councilmembers and staff joined remotely. Council passed Resolution 20-08 on June 23, 2020, which temporarily designates the location for regular, special and study session meetings to the virtual location until Benton County enters into Phase Three of the Governor's Safe Start Reopening Plan.

City Council and Staff Present:

Mayor Pro Tem Steve Lee	Marie Mosley	Emily Estes-Cross
John Trumbo	Greg McCormick	Ken Hohenberg
Bill McKay	Christina Palmer	Chad Michael
Chuck Torelli	Lisa Beaton	Evelyn Lusignan
Jim Millbauer	Cary Roe	Bruce Mills
Brad Beauchamp	Terri Wright	
Mayor Don Britain	Dan Legard	

Mayor Britain led the Pledge of Allegiance.

HONORS & RECOGNITIONS

- Retiree Recognition - Dale Kuehny

Mayor Britain read the retirement plaque words and thanked Mr. Kuehny for his 12-years of service to the City.

2. APPROVAL OF AGENDA

Mr. Trumbo began to have technical difficulties connecting to the Zoom meeting at this time and was unable to reconnect to the meeting. Mr. Trumbo informed the City Manager that he listened to the meeting by phone as a non-participant.

Mayor Pro Tem Lee moved, seconded by Mr. Millbauer to approve the Agenda as presented. The motion passed unanimously.

3. APPROVAL OF CONSENT AGENDA

- Minutes of Regular Meeting of August 4, 2020.
- Motion to approve Claims Roster for the Toyota Center Operations and Box Office Accounts for June 2020.
- Motion to approve Payroll Roster for July 31, 2020.
- Motion to accept the recommendation of the Tri-Cities Hotel & Lodging Association to reappoint Mark Blotz to serve a 2-year term as Kennewick's Representative on the Tri-City Regional Hotel Motel Commission.
- Resolution 20-11: Setting a public hearing on September 15th for a right-of-way vacation at 614 E. 45th Ave.
- Motion to authorize the Mayor (or in his absence Mayor Pro Tem) to sign the Final Plat of Southridge Phases 7-8, contingent upon bonding for incomplete sidewalk construction and payment of fees.
- Motion to authorize the Mayor to execute an agreement for WSDOT to perform construction administration of the US395/Ridgeline Drive Interchange project.
- Motion to authorize the Mayor to sign a Memorandum of Understanding for sharing power relocation costs with Benton PUD for the US395/Ridgeline Interchange project.
- Motion to award the Pedestrian Pathway – Edison to Union Project, to Central Washington Asphalt in the amount of \$316,213.88, plus a 10% contingency amount of

\$31,621.39, for a total amount of \$347,835.27.

Mayor Pro Tem Lee moved, seconded by Mr. Torelli to approve the Consent Agenda. The motion passed unanimously.

4. VISITORS - None

5. ORDINANCE/RESOLUTIONS

a. Ordinance 5876: Blasting Ordinance. Chad Michael, Fire Chief reported.

ORDINANCE NO. 5876

AN ORDINANCE RELATING TO BLASTING REGULATIONS AND AMENDING SECTIONS 15.35.010, 15.35.020, 15.35.030, 15.35.040, 15.35.050, 15.35.070, AND 15.35.090 OF THE KENNEWICK MUNICIPAL CODE

Mayor Pro Tem Lee moved, seconded by Mayor Britain to adopt Ordinance No. 5876.

Council members discussed ordinance at length.

Mr. McKay moved, seconded by Mr. Beauchamp to amend Ordinance No. 5876, Section 7, 15.35.090 subsection (4)(a) and double the distance in (i), double the distance in (ii) and double the distance in (iii.) The motion passed unanimously.

Mayor Britain returned to the main motion to adopt Ordinance No. 5876. The motion passed unanimously.

b. Ordinance 5877: Franchise Agreement Extension. Lisa Beaton, City Attorney reported.

ORDINANCE NO. 5877

AN ORDINANCE OF THE CITY OF KENNEWICK WASHINGTON, GRANTING A CABLE TELEVISION FRANCHISE EXTENSION TO FALCON VIDEO COMMUNICATIONS, L.P., AND FIXING AN EFFECTIVE DATE

Mayor Pro Tem Lee moved, seconded by Mr. Torelli to adopt Ordinance No. 5877. The motion passed unanimously.

6. PUBLIC HEARINGS/MEETINGS - None

7. NEW BUSINESS - None

8. UNFINISHED BUSINESS - None

9. COUNCIL COMMENTS/DISCUSSION

Council members reported on their respective activities.

10. ADJOURNMENT

Meeting was adjourned at 7:56 p.m.

Terri L. Wright, CMC
City Clerk

Council Agenda Coversheet



Agenda Item Number	3.b.(1)	Council Date	09/01/2020
Agenda Item Type	General Business Item		
Subject	Claims Roster		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Finance		

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

Recommendation

That Council approve the Claims Roster.

Motion for Consideration

I move to approve the Claims Roster dated August 14, 2020, in the amount \$6,481,585.93, and comprised of check numbers 154068 through 154341.

Summary

The payments on this Claims Roster are comprised of the following issued 07/25/20 – 08/14/20:

Check numbers 154068 through 154341	\$6,481,585.93

Total	\$6,481,585.93

The above total excludes checks written for payment of refunds and collected amounts due to other entities.

Alternatives

None.

Fiscal Impact

\$6,481,585.93.

Through	Lynne Brown Aug 17, 14:28:33 GMT-0700 2020
Dept Head Approval	Dan Legard Aug 17, 17:13:45 GMT-0700 2020
City Mgr Approval	Marie Mosley Aug 28, 10:02:40 GMT-0700 2020

Attachments: claims roster

☐ Recording
Required?

City of Kennewick

Claims Roster

7/25/2020 - 8/14/2020

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
001 GENERAL FUND						
010 CITY COUNCIL						
154185	08/14/2020	00440	ENERGY COMMUNITIES ALLIANCE	in	ECA MEMBERSHIP DUES	2,500.00
Total amount by Department						\$ 2,500.00
020 CITY MANAGER						
154299	08/14/2020	09238	THE MEJORANDO GROUP PATRICK IBAR	in	CONSULTING SERVICES	2,750.00
154319	08/14/2020	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	124.72
Total amount by Department						\$ 2,874.72
032 SUPPORT SERVICES-FINANCE						
154275	08/14/2020	01314	REHN & ASSOCIATES, INC.	in	COBRA NOTIFICATION	125.00
Total amount by Department						\$ 125.00
033 SUPPORT SERVICES-PURCHASING						
154319	08/14/2020	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	36.95
Total amount by Department						\$ 36.95
034 SUPPORT SERVICES - INFO SYSTEMS						
154147	08/14/2020	02481	CI INFORMATION MANAGEMENT CI SUP.	in	HARD DRIVE DESTRUCTION	2,733.50
154153	08/14/2020	08131	CIVICPLUS ICON ENTERPRISES INC	in	CIVIC REC ANNUAL FEE	16,208.56
154249	08/14/2020	08210	MOBILEGUARD INC	in	NET GUARD	1,356.27
154287	08/14/2020	07970	SOFTWAREONE INC	in	VISUAL STUDIO ENTERPRISE - YEAR 1	1,184.45
154319	08/14/2020	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	1,416.40
154339	08/14/2020	05471	ZIPLY FIBER NORTHWEST FIBER, LLC DE	in	TELEPHONE SVC	6,674.54
Total amount by Department						\$ 29,573.72
035 SUPPORT SERVICES-CUSTOMER SERVICE						
154173	08/14/2020	03530	DATAPROSE INC	in	JULY 2020	7,562.32
154330	08/14/2020	04479	WEBCHECK INC	in	WEBCHECK - JULY 2020	2,202.41
Total amount by Department						\$ 9,764.73
041 CITY CLERK						
154124	08/14/2020	00034	BENTON COUNTY AUDITOR	in	RECORDING FEE	107.50
154125	08/14/2020	00034	BENTON COUNTY AUDITOR	in	RECORDING FEE	107.50
154128	08/14/2020	00034	BENTON COUNTY AUDITOR	in	RECORDING FEE	103.50
Total amount by Department						\$ 318.50
042 LEGAL SERVICES						
154270	08/14/2020	03467	PRONTO PROCESS SERVICE, INC	in	MESSENGER SERVICES	40.00

City of Kennewick

Claims Roster

7/25/2020 - 8/14/2020

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
154319	08/14/2020	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	185.01
154333	08/14/2020	00853	WEST GROUP PAYMENT CENTER	in	WEST LAW CHARGES	2,223.14
Total amount by Department						\$ 2,448.15
050 CIVIL SERVICE						
154319	08/14/2020	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	60.28
Total amount by Department						\$ 60.28
061 CODE ENFORCEMENT						
154158	08/14/2020	09501	COLUMBIA CONSTRUCTION SERVICES L	in	CONTRACTING SERVICES	361.63
154158	08/14/2020	09501	COLUMBIA CONSTRUCTION SERVICES L	in	CONTRACTING SERVICES	130.32
154319	08/14/2020	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	99.74
Total amount by Department						\$ 591.69
062 LONG RANGE PLANNING						
154218	08/14/2020	05850	JAMES M DRISCOLL	in	HEARING EXAMINER	4,400.00
154300	08/14/2020	00172	THE TRI-CITY HERALD	in	LEGAL PUBLICATION	121.10
Total amount by Department						\$ 4,521.10
063 ECONOMIC & BUSINESS DEVELOPMENT						
154319	08/14/2020	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	162.75
Total amount by Department						\$ 162.75
071 POLICE DEPT. - ADMINISTRATION						
154147	08/14/2020	02481	CI INFORMATION MANAGEMENT CI SUP	in	SHRED SERVICE	313.90
154231	08/14/2020	02280	LANGUAGE LINE SERVICES, INC	in	INTERPRETATION SERVICE	63.70
154290	08/14/2020	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OFFICE SUPPLIES	97.71
154314	08/14/2020	04764	UNITED PARCEL SERVICE	in	SHIPPING	24.85
154314	08/14/2020	04764	UNITED PARCEL SERVICE	in	SHIPPING	24.39
154314	08/14/2020	04764	UNITED PARCEL SERVICE	in	SHIPPING	34.20
154339	08/14/2020	05471	ZIPLY FIBER NORTHWEST FIBER, LLC DE	in	TELEPHONE SVC	209.35
Total amount by Department						\$ 768.10
072 POLICE DEPT.- CRIMINAL INVESTIGATION						
154129	08/14/2020	03331	BENTON COUNTY DISTRICT COURT	in	WEAPONS FORFEITURE FILING FEE	83.00
154151	08/14/2020	02134	CITY OF SPOKANE UTILITIES BILLING	in	DRUG DISPOSAL	99.44
154246	08/14/2020	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25
154306	08/14/2020	07228	TRANSUNION RISK ALTERNATIVE DATA	in	PEOPLE SEARCH	228.39
Total amount by Department						\$ 465.08
073 POLICE DEPT. - PATROL						

City of Kennewick

Claims Roster

7/25/2020 - 8/14/2020

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
154094	08/14/2020	10639	AARDVARK	in	EQUIPMENT	3,615.09
154149	08/14/2020	00435	CITY OF PASCO	in	UTM TRAINING	2,250.00
154175	08/14/2020	09827	DAY WIRELESS SYSTEMS	in	EQUIPMENT INSTALL	553.86
154246	08/14/2020	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	64.02
154246	08/14/2020	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25
154246	08/14/2020	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25
154246	08/14/2020	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25
154246	08/14/2020	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25
154246	08/14/2020	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25
154246	08/14/2020	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25
154246	08/14/2020	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25
154246	08/14/2020	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25
154273	08/14/2020	00957	RANCH & HOME INC	in	K9 SUPPLIES	59.72
154319	08/14/2020	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	7,493.67
154322	08/14/2020	03997	VISTA VETERINARY HOSPITAL INC	in	K9 BOARDING	157.50
154322	08/14/2020	03997	VISTA VETERINARY HOSPITAL INC	in	K9 MEDICAL CARE	69.11
154322	08/14/2020	03997	VISTA VETERINARY HOSPITAL INC	in	K9 BOARDING/MEDICAL CARE	226.10
154322	08/14/2020	03997	VISTA VETERINARY HOSPITAL INC	in	K9 MEDICAL CARE	140.08
154322	08/14/2020	03997	VISTA VETERINARY HOSPITAL INC	in	K9 MEDICAL CARE	69.11
154322	08/14/2020	03997	VISTA VETERINARY HOSPITAL INC	in	K9 MEDICAL CARE	69.11
Total amount by Department						\$ 15,201.37
074 POLICE DEPT. - STAFF SERVICES						
154272	08/14/2020	09461	RAMOS FERNANDO	in	UNIFORM ALLOWANCE	229.17
154290	08/14/2020	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OFFICE SUPPLIES	137.23
154290	08/14/2020	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OFFICE SUPPLIES	35.81
154290	08/14/2020	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OFFICE SUPPLIES	275.25
154290	08/14/2020	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OFFICE SUPPLIES	180.40
154326	08/14/2020	01033	WASHINGTON STATE PATROL	in	CPL BACKGROUND CHECKS	13.25
Total amount by Department						\$ 871.11
075 POLICE DEPT. - INTERGOVERNMENTAL						
154092	08/14/2020	10204	WILLIS OF FLORIDA INC	in	LIABILITY INS - HIDTA	4,326.00
154116	08/14/2020	00014	BENTON COUNTY	in	WORK CREW 4	5,961.63
154116	08/14/2020	00014	BENTON COUNTY	in	JAIL SERVICE	247,337.76
154118	08/14/2020	00014	BENTON COUNTY	in	KIDS HAVEN	4,424.83
154180	08/14/2020	10225	DURAN MATTHEW LAWRENCE	in	HIDTA FISCAL OFFICER SERVICES	6,299.00
154280	08/14/2020	10002	SEDAM PENNY	in	HIDTA FISCAL OFFICER SERVICES	4,305.00

City of Kennewick

Claims Roster

7/25/2020 - 8/14/2020

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
154331	08/14/2020	10001	WEINER JONATHAN M	in	HIDTA DIRECTOR SERVICES	7,365.00
154339	08/14/2020	05471	ZIPLY FIBER NORTHWEST FIBER, LLC DE	in	TELEPHONE SVC	70.04
Total amount by Department						\$ 280,089.26
076 POLICE DEPT - PROFESSIONAL STANDARDS						
154097	08/14/2020	08623	ACE SALES & SERVICE INC	in	EQUIPMENT RENTAL	65.00
154134	08/14/2020	00084	BENTON PUD NO. 1	in	ELECTRICITY	22.00
154149	08/14/2020	00435	CITY OF PASCO	in	UTM TRAINING	750.00
154230	08/14/2020	04244	L N CURTIS & SONS	in	CREDIT	-45.61
154230	08/14/2020	04244	L N CURTIS & SONS	in	CREDIT	-299.64
154230	08/14/2020	04244	L N CURTIS & SONS	in	QUARTERMASTER SUPPLIES	80.19
Total amount by Department						\$ 571.94
081 FIRE DEPT. - ADMINISTRATION						
154102	08/14/2020	05681	AMERIGAS PROPANE LP	in	TANK RENTAL - STATION #5	63.53
154147	08/14/2020	02481	CI INFORMATION MANAGEMENT CI SUP	in	SHRED SERVICE	63.98
154157	08/14/2020	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE	24.89
154157	08/14/2020	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE	18.34
154157	08/14/2020	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE	15.72
154157	08/14/2020	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE	23.58
154157	08/14/2020	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE	19.65
154157	08/14/2020	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE	20.96
154157	08/14/2020	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE	26.20
154157	08/14/2020	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE	15.72
154157	08/14/2020	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE	17.03
154157	08/14/2020	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE	26.20
154157	08/14/2020	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE	13.10
154157	08/14/2020	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE	24.89
154157	08/14/2020	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE	26.20
154273	08/14/2020	00957	RANCH & HOME INC	in	PROPANE	2.38
154314	08/14/2020	04764	UNITED PARCEL SERVICE	in	SHIPPING	6.50
Total amount by Department						\$ 408.87
082 FIRE DEPT. - SUPPRESSION						
154089	08/11/2020	10729	BENDER RYAN	in	WILDLAND BOOTS REIMB	25.00
154090	08/11/2020	10728	CLAWSON JEFFREY	in	WILDLAND BOOTS REIMB	25.00
154091	08/11/2020	10730	SUTTON AARON	in	WILDLAND BOOTS REIMB	25.00
154093	08/14/2020	00552	10TH AVENUE CLEANERS,LLC	in	UNIFORM ALTERATIONS	11.24
154093	08/14/2020	00552	10TH AVENUE CLEANERS,LLC	in	UNIFORM ALTERATIONS	7.91

City of Kennewick

Claims Roster

7/25/2020 - 8/14/2020

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
154093	08/14/2020	00552	10TH AVENUE CLEANERS,LLC	in	UNIFORM ALTERATIONS	13.68
154093	08/14/2020	00552	10TH AVENUE CLEANERS,LLC	in	UNIFORM ALTERATIONS	28.34
154093	08/14/2020	00552	10TH AVENUE CLEANERS,LLC	in	UNIFORM ALTERATIONS	13.68
154093	08/14/2020	00552	10TH AVENUE CLEANERS,LLC	in	UNIFORM ALTERATIONS	9.45
154093	08/14/2020	00552	10TH AVENUE CLEANERS,LLC	in	UNIFORM PATCHES	1.23
154093	08/14/2020	00552	10TH AVENUE CLEANERS,LLC	in	UNIFORM ALTERATIONS	20.36
154107	08/14/2020	01568	ATOMIC SCREEN PRINT & EMBROIDERY	in	KFD BEANIE & SWEATSHIRTS	80.80
154109	08/14/2020	00214	BASIN DEPARTMENT STORE	in	STATION BOOTS	30.06
154179	08/14/2020	04304	DUO SAFETY CORPORATION	in	LADDER	1,090.89
154198	08/14/2020	05823	GALLS, LLC	in	NAME PLATES	14.26
154198	08/14/2020	05823	GALLS, LLC	in	UNIFORM PANTS	622.35
154198	08/14/2020	05823	GALLS, LLC	in	UNIFORM JACKETS	80.02
154198	08/14/2020	05823	GALLS, LLC	in	UNIFORM SHIRTS	131.36
154198	08/14/2020	05823	GALLS, LLC	in	UNIFORM SHIRTS	93.83
154204	08/14/2020	07790	HAGLUND'S TROPHIES LLC PATRICK J H	in	TAGS & PASSPORT CARDS	572.92
154230	08/14/2020	04244	L N CURTIS & SONS	in	CREDIT	-476.30
154230	08/14/2020	04244	L N CURTIS & SONS	in	SCBA FACEPIECES	715.41
154230	08/14/2020	04244	L N CURTIS & SONS	in	STRUCTURE GLOVES	951.63
154251	08/14/2020	03450	MUNICIPAL EMERGENCY SVS DEPOSITO	in	THERMAL IMAGER -	5,510.60
154258	08/14/2020	05059	NORTHWEST SAFETY CLEAN	in	NAMEPLATES	411.31
154264	08/14/2020	00917	OXARC, INC.	in	FIRE EXTINGUISHER MAINT	294.14
154273	08/14/2020	00957	RANCH & HOME INC	in	WILDLAND BOOTS	274.76
154273	08/14/2020	00957	RANCH & HOME INC	in	WILDLAND BOOTS	274.76
154273	08/14/2020	00957	RANCH & HOME INC	in	WILDLAND BOOTS	275.00
154273	08/14/2020	00957	RANCH & HOME INC	in	WILDLAND BOOTS	274.76
154273	08/14/2020	00957	RANCH & HOME INC	in	WILDLAND BOOTS	275.00
154273	08/14/2020	00957	RANCH & HOME INC	in	WILDLAND BOOTS	275.00
154273	08/14/2020	00957	RANCH & HOME INC	in	STATION BOOTS	30.95
154273	08/14/2020	00957	RANCH & HOME INC	in	STATION BOOTS	30.95
154304	08/14/2020	10435	TRAFFIC MANAGEMENT INC	in	RESTRIPING MEDIC UNIT	134.39
154314	08/14/2020	04764	UNITED PARCEL SERVICE	in	SHIPPING	3.09
154315	08/14/2020	05807	UPTOWN CLEANERS SANDRA R NINEMII	in	2019-2020 UNIFORM LAUNDRY SERVICES	15.96
154315	08/14/2020	05807	UPTOWN CLEANERS SANDRA R NINEMII	in	2019-2020 UNIFORM LAUNDRY SERVICES	16.53
154315	08/14/2020	05807	UPTOWN CLEANERS SANDRA R NINEMII	in	2019-2020 UNIFORM LAUNDRY SERVICES	15.96
154315	08/14/2020	05807	UPTOWN CLEANERS SANDRA R NINEMII	in	2019-2020 UNIFORM LAUNDRY SERVICES	18.53
154315	08/14/2020	05807	UPTOWN CLEANERS SANDRA R NINEMII	in	2019-2020 UNIFORM LAUNDRY SERVICES	15.96
154315	08/14/2020	05807	UPTOWN CLEANERS SANDRA R NINEMII	in	2019-2020 UNIFORM LAUNDRY SERVICES	15.11

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154315	08/14/2020	05807	UPTOWN CLEANERS SANDRA R NINEMII	in	2019-2020 UNIFORM LAUNDRY SERVICES	17.39
154315	08/14/2020	05807	UPTOWN CLEANERS SANDRA R NINEMII	in	2019-2020 UNIFORM LAUNDRY SERVICES	17.96
154315	08/14/2020	05807	UPTOWN CLEANERS SANDRA R NINEMII	in	2019-2020 UNIFORM LAUNDRY SERVICES	15.39
154315	08/14/2020	05807	UPTOWN CLEANERS SANDRA R NINEMII	in	2019-2020 UNIFORM LAUNDRY SERVICES	24.11
154319	08/14/2020	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	1,183.70
154332	08/14/2020	10696	WEST COAST SCREEN PRINTING STEVEN	in	PATCHES	488.70
Total amount by Department						\$ 13,998.13
090 ENGINEERING						
154123	08/14/2020	00034	BENTON COUNTY AUDITOR	in	RECORDING FEE	109.50
154126	08/14/2020	00034	BENTON COUNTY AUDITOR	in	RECORDING FEE	105.50
154157	08/14/2020	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE	12.45
154214	08/14/2020	00529	INTERMOUNTAIN MATERIAL TESTING	in	TESTING SERVICES	896.50
154260	08/14/2020	03700	OFFICE DEPOT INC	in	OFFICE SUPPLIES	8.80
154260	08/14/2020	03700	OFFICE DEPOT INC	in	OFFICE SUPPLIES	48.90
154260	08/14/2020	03700	OFFICE DEPOT INC	in	OFFICE SUPPLIES	22.10
154290	08/14/2020	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OFFICE SUPPLIES	39.09
154300	08/14/2020	00172	THE TRI-CITY HERALD	in	PUBLIC HEARING NOTICE	127.99
154319	08/14/2020	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	770.24
Total amount by Department						\$ 2,141.07
101 CORPORATE & COMMUNITY SERVICES						
154253	08/14/2020	01030	NAVIA BENEFIT SOLUTIONS CLIENT PAY	in	FLEX PLAN SERVICES	452.35
154293	08/14/2020	08315	STERLING	in	PROFESSIONAL SERVICES	32.58
Total amount by Department						\$ 484.93
113 PARKS DEPT.-RECREATION SERVICES						
154171	08/14/2020	07711	CULLIGAN WATER CONDITIONING	in	WATER DELIVERY	66.37
154303	08/14/2020	05913	TOWNSQUARE MEDIA WEST CENT. RADI	in	ADVERTISING	250.00
154319	08/14/2020	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	271.13
Total amount by Department						\$ 587.50
114 PARKS DEPT.-FACILITIES MAINT.						
154096	08/14/2020	10510	ABSCO SOLUTIONS ABSCO ALARMS INC	in	REPAIR & MAINT	1,839.47
154097	08/14/2020	08623	ACE SALES & SERVICE INC	in	EQUIPMENT RENTAL	359.00
154097	08/14/2020	08623	ACE SALES & SERVICE INC	in	EQUIPMENT RENTAL	308.65
154097	08/14/2020	08623	ACE SALES & SERVICE INC	in	EQUIPMENT RENTAL	667.65
154097	08/14/2020	08623	ACE SALES & SERVICE INC	in	EQUIPMENT RENTAL	308.65
154097	08/14/2020	08623	ACE SALES & SERVICE INC	in	EQUIPMENT RENTAL	359.00

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154097	08/14/2020	08623	ACE SALES & SERVICE INC	in	EQUIPMENT RENTAL	337.80
154097	08/14/2020	08623	ACE SALES & SERVICE INC	in	EQUIPMENT RENTAL	359.00
154101	08/14/2020	05911	AMERICAN BUILDING MAINTENANCE	in	JANITORIAL SVC	13,085.47
154105	08/14/2020	03088	APOLLO MECHANICAL CONTRACTORS A	in	REPAIR & MAINT	247.61
154105	08/14/2020	03088	APOLLO MECHANICAL CONTRACTORS A	in	REPAIR & MAINT	179.19
154105	08/14/2020	03088	APOLLO MECHANICAL CONTRACTORS A	in	2020 HVAC MAINTENANCE	3,049.47
154110	08/14/2020	04052	BATTERIES PLUS	in	BATTERIES	21.98
154111	08/14/2020	01726	BAVCO APPARATUS & VALVE CO	in	BACKFLOW REPAIR	98.61
154114	08/14/2020	05693	BENJAMIN'S CARPET ONE	in	FLOORING INSTALL	1,672.44
154133	08/14/2020	00093	BENTON FRANKLIN DISTRICT HEALTH	in	SPLASH PAD PERMITS	10.00
154134	08/14/2020	00084	BENTON PUD NO. 1	in	ELECTRICITY	27.58
154134	08/14/2020	00084	BENTON PUD NO. 1	in	COLUMBIA PARK	3,368.71
154134	08/14/2020	00084	BENTON PUD NO. 1	in	COLUMBIA PARK	44.59
154134	08/14/2020	00084	BENTON PUD NO. 1	in	CITY PARKS	3,291.74
154134	08/14/2020	00084	BENTON PUD NO. 1	in	ELECTRICITY	920.76
154134	08/14/2020	00084	BENTON PUD NO. 1	in	CITY PARKS	309.08
154134	08/14/2020	00084	BENTON PUD NO. 1	in	CITY FACILITIES	15,342.55
154141	08/14/2020	10584	CAMTEK INC	in	REPAIR & MAINT	510.42
154157	08/14/2020	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE	74.66
154169	08/14/2020	00322	CUBBY'S ELECTRIC MOTOR & PUMP	in	PUMP REPLACEMENT	1,927.65
154169	08/14/2020	00322	CUBBY'S ELECTRIC MOTOR & PUMP	in	PUMP PARTS	135.75
154189	08/14/2020	05426	EWING IRRIGATION PRODUCTS, INC	in	PARTS & SUPPLIES	33.34
154189	08/14/2020	05426	EWING IRRIGATION PRODUCTS, INC	in	CREDIT	-274.38
154189	08/14/2020	05426	EWING IRRIGATION PRODUCTS, INC	in	PARTS & SUPPLIES	34.85
154190	08/14/2020	00166	FARMERS EXCHANGE	in	PARTS & SUPPLIES	47.83
154190	08/14/2020	00166	FARMERS EXCHANGE	in	PARTS & SUPPLIES	477.83
154190	08/14/2020	00166	FARMERS EXCHANGE	in	PARTS & SUPPLIES	92.60
154190	08/14/2020	00166	FARMERS EXCHANGE	in	EQUIPMENT	146.60
154201	08/14/2020	01775	GRAINGER	in	PARTS & SUPPLIES	158.56
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	0.42
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	15.53
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	10.14
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	315.57
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	8.12
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	57.10
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	12.65
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	2.31

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154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	11.62
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	84.50
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	15.06
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	20.61
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	131.22
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	136.76
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	136.76
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	23.21
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	18.51
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	9.33
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	40.05
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	21.22
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	149.76
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	22.32
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	0.01
154262	08/14/2020	04217	O'REILLY AUTO PARTS	in	PARTS & SUPPLIES	24.40
154263	08/14/2020	04520	OTIS ELEVATOR	in	ELEVATOR SERVICE	12,648.21
154265	08/14/2020	00112	PALLIS POOL & PATIO INC	in	PUMP PARTS	325.66
154265	08/14/2020	00112	PALLIS POOL & PATIO INC	in	DRY CHEMICALS	890.52
154273	08/14/2020	00957	RANCH & HOME INC	in	PARTS & SUPPLIES	27.14
154273	08/14/2020	00957	RANCH & HOME INC	in	PARTS & SUPPLIES	48.32
154273	08/14/2020	00957	RANCH & HOME INC	in	PARTS & SUPPLIES	16.27
154273	08/14/2020	00957	RANCH & HOME INC	in	PARTS & SUPPLIES	3.79
154273	08/14/2020	00957	RANCH & HOME INC	in	PARTS & SUPPLIES	22.77
154281	08/14/2020	00817	SENSKE LAWN & TREE CARE INC	in	PARKS MAINT	1,303.20
154281	08/14/2020	00817	SENSKE LAWN & TREE CARE INC	in	CONTRACT 18-040	3,518.41
154281	08/14/2020	00817	SENSKE LAWN & TREE CARE INC	in	CONTRACT 18-040	1,830.15
154284	08/14/2020	00680	SIERRA ELECTRIC, INC.	in	REPAIR & MAINT	184.62
154284	08/14/2020	00680	SIERRA ELECTRIC, INC.	in	REPAIR & MAINT	369.24
154301	08/14/2020	05945	THYSSENKRUPP ELEVATOR CORP	in	ELEVATOR MAINTENANCE	50.43
154302	08/14/2020	09823	TOP TREE SERVICE LLC	in	TREE ASSESSMENT	3,198.00
154302	08/14/2020	09823	TOP TREE SERVICE LLC	in	TREE ASSESSMENT	663.00
154314	08/14/2020	04764	UNITED PARCEL SERVICE	in	SHIPPING	4.60
154316	08/14/2020	03564	US LINEN AND UNIFORM	in	LINEN SERVICE	204.58
154319	08/14/2020	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	1,260.20
154325	08/14/2020	01035	WASHINGTON HARDWARE AND FURNIT	in	PARTS & SUPPLIES	10.84
154325	08/14/2020	01035	WASHINGTON HARDWARE AND FURNIT	in	COVID BARRIERS	58.58

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154325	08/14/2020	01035	WASHINGTON HARDWARE AND FURNIT	in	PARTS & SUPPLIES	10.85
154325	08/14/2020	01035	WASHINGTON HARDWARE AND FURNIT	in	PARTS & SUPPLIES	36.54
154325	08/14/2020	01035	WASHINGTON HARDWARE AND FURNIT	in	PARTS & SUPPLIES	40.14
154325	08/14/2020	01035	WASHINGTON HARDWARE AND FURNIT	in	COVID BARRIERS	117.23
Total amount by Department						\$ 77,685.18
120 NON-DEPARTMENTAL						
154101	08/14/2020	05911	AMERICAN BUILDING MAINTENANCE	in	JANITORIAL SVC	4,751.54
154105	08/14/2020	03088	APOLLO MECHANICAL CONTRACTORS A	in	2020 HVAC MAINTENANCE	247.61
154115	08/14/2020	08297	BENTON CO COMMISSIONERS	in	DIST COURT/OPD BILLINGS	102,408.87
154115	08/14/2020	08297	BENTON CO COMMISSIONERS	in	DIST COURT/OPD BILLINGS	38,773.91
154134	08/14/2020	00084	BENTON PUD NO. 1	in	CITY FACILITIES	3,503.11
154171	08/14/2020	07711	CULLIGAN WATER CONDITIONING	in	WATER DELIVERY	300.82
154171	08/14/2020	07711	CULLIGAN WATER CONDITIONING	in	WATER DELIVERY	34.74
154241	08/14/2020	08208	MCBRIDE PUBLIC AFFAIRS LLC THOMAS	in	LOBBYIST EXPENSES	4,120.00
Total amount by Department						\$ 154,140.60
360 MISCELLANEOUS REVENUE						
154282	08/14/2020	00148	SHAW, LEONARD	in	REIMB BANK FEE	9.00
Total amount by Department						\$ 9.00
Total amount by Fund						\$ 600,399.73
101 STREET FUND						
010 STREETS						
154106	08/14/2020	02181	ARROW CONSTRUCTION SUPPLY INC	in	COLD MIX	1,151.86
154117	08/14/2020	00014	BENTON COUNTY	in	ECOLOGY CPG	25,746.76
154205	08/14/2020	09288	HAWK EQUIPMENT SERVICES INC	in	BLACKLINE RENEWAL	636.00
154223	08/14/2020	05148	KELLEY'S TELE-COMMUNICATIONS	in	ANSWERING SERVICE	80.00
154262	08/14/2020	04217	O'REILLY AUTO PARTS	in	PARTS & SUPPLIES	11.94
154300	08/14/2020	00172	THE TRI-CITY HERALD	in	LEGAL PUBLICATION	50.70
154319	08/14/2020	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	147.64
Total amount by Department						\$ 27,824.90
020 TRAFFIC						
154134	08/14/2020	00084	BENTON PUD NO. 1	in	ELECTRICITY	793.60
154134	08/14/2020	00084	BENTON PUD NO. 1	in	CITY FACILITIES	32.37
154134	08/14/2020	00084	BENTON PUD NO. 1	in	FLASHERS	235.05
154138	08/14/2020	00080	BRUTZMAN'S INC	in	STENCILS	30.30

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154144	08/14/2020	05050	CENTRAL HOSE & FITTINGS INC	in	PARTS & SUPPLIES	1,541.66
154157	08/14/2020	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE	62.23
154164	08/14/2020	00035	CONSOLIDATED ELECTRICAL DISTRIBUTION	in	PARTS & SUPPLIES	1,498.14
154201	08/14/2020	01775	GRAINGER	in	PARTS & SUPPLIES	638.63
154205	08/14/2020	09288	HAWK EQUIPMENT SERVICES INC	in	BLACKLINE RENEWAL	636.00
154223	08/14/2020	05148	KELLEY'S TELE-COMMUNICATIONS	in	ANSWERING SERVICE	80.00
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	90.43
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	5.30
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	45.77
154243	08/14/2020	02254	MCMaster-CARR SUPPLY COMPANY	in	PARTS & SUPPLIES	40.97
154260	08/14/2020	03700	OFFICE DEPOT INC	in	OFFICE SUPPLIES	8.78
154260	08/14/2020	03700	OFFICE DEPOT INC	in	OFFICE SUPPLIES	22.10
154266	08/14/2020	01040	PARAMOUNT SUPPLY COMPANY	in	PARTS & SUPPLIES	72.33
154271	08/14/2020	01817	RADIO SERVICE COMPANY INC	in	MAINTENANCE CHARGES	55.19
154308	08/14/2020	06270	TRI-CITY SIGN & BARRICADE CONSTRUCTION	in	MARKING PAINT	57.23
154319	08/14/2020	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	591.01
154325	08/14/2020	01035	WASHINGTON HARDWARE AND FURNITURE	in	PARTS & SUPPLIES	4.95
154325	08/14/2020	01035	WASHINGTON HARDWARE AND FURNITURE	in	PARTS & SUPPLIES	3.15
154335	08/14/2020	02368	WESTERN SYSTEMS INC	in	TESTING EQUIPMENT	1,899.64
Total amount by Department						\$ 8,444.83
Total amount by Fund						\$ 36,269.73
102 ARTERIAL STREET FUND						
010 ARTERIAL STREET FUND						
154213	08/14/2020	00113	INLAND ASPHALT COMPANY CPM DEVELOPMENT	in	CONTRACT P2001-20	208,954.60
Total amount by Department						\$ 208,954.60
Total amount by Fund						\$ 208,954.60
103 URBAN ARTERIAL STREET FUND						
010 REIMBURSEABLE GRANTS						
154074	08/03/2020	00034	BENTON COUNTY AUDITOR	in	RECORDING FEE	106.50
154075	08/03/2020	00094	BENTON COUNTY TREASURER	in	PROCESSING FEE - EASEMENT	10.00
154121	08/14/2020	00034	BENTON COUNTY AUDITOR	in	RECORDING FEE	218.00
154122	08/14/2020	00034	BENTON COUNTY AUDITOR	in	RECORDING FEE	214.00
154130	08/14/2020	00094	BENTON COUNTY TREASURER	in	RECORDING FEE	30.00
154131	08/14/2020	00094	BENTON COUNTY TREASURER	in	RECORDING FEE	20.00
154132	08/14/2020	00094	BENTON COUNTY TREASURER	in	RECORDING FEE	20.00

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154137	08/14/2020	10735	BRL DEVELOPMENT LLC	in	ROW PAYMENT	2,325,056.40
154148	08/14/2020	10736	CIRCLE ONE PROPERTIES LLC ALFRED JO	in	ROW PAYMENT	118,200.00
154170	08/14/2020	02966	CULBERT CONSTRUCTION INC	in	P1714-19	404,115.04
154174	08/14/2020	00867	DAVID EVANS & ASSOCIATES, INC.	in	CONSULTANT SERVICES	52,523.18
154188	08/14/2020	10765	ERWIN L AND I LLC	in	ROW PAYMENT	1,100,600.00
154214	08/14/2020	00529	INTERMOUNTAIN MATERIAL TESTING	in	TESTING SERVICES	956.50
154226	08/14/2020	00377	KENNEWICK IRRIGATION DISTRICT	in	MITIGATION AGREEMENT	20,000.00
154247	08/14/2020	10734	MILLS END CENTER LLC FRANK DEAN M	in	ROW PAYMENT	258,343.60
Total amount by Department						\$ 4,280,413.22
Total amount by Fund						\$ 4,280,413.22
107 COMMUNITY DEVELOPMENT FUND						
330 INTERGOVERNMENTAL REVENUE						
154150	08/14/2020	00100	CITY OF RICHLAND	in	HOME LOAN PAYOFF	9,000.00
154150	08/14/2020	00100	CITY OF RICHLAND	in	HOME LOAN PAYOFF	5,000.00
Total amount by Department						\$ 14,000.00
Total amount by Fund						\$ 14,000.00
111 ASSET FORFEITURE FUND						
010 ASSET FORFEITURE FUND						
154234	08/14/2020	03914	LITTRELL, CHRISTOPHER	in	CAT REIMBURSEMENT	100.00
154234	08/14/2020	03914	LITTRELL, CHRISTOPHER	in	CAT REIMBURSEMENT	100.00
Total amount by Department						\$ 200.00
Total amount by Fund						\$ 200.00
116 LODGING TAX FUND						
010 LODGING TAX FUND						
154307	08/14/2020	00176	TRI-CITIES VISITOR & CONVENTION BUI	in	CONTRACT DUES 2020	23,254.00
Total amount by Department						\$ 23,254.00
Total amount by Fund						\$ 23,254.00
117 CRIMINAL JUSTICE SALES TAX FUND						
010 CRIMINAL JUSTICE SALES TAX FUND						
154068	07/27/2020	07685	SPECIAL CONSULTING SERVICES LLC	in	SPECIAL INVESTIGATIONS	1,516.75
154286	08/14/2020	07910	SMARTFORCE TECHNOLOGIES INC	in	ANNUAL SMARFORCE LICENSE FEES	26,064.00
154289	08/14/2020	07685	SPECIAL CONSULTING SERVICES LLC	in	SPECIAL INVESTIGATIONS	1,516.75

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154319	08/14/2020	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	1,027.36
154333	08/14/2020	00853	WEST GROUP PAYMENT CENTER	in	WEST LAW CHARGES	741.04
Total amount by Department						\$ 30,865.90
Total amount by Fund						\$ 30,865.90
300 CAPITAL IMPROVEMENTS FUND						
010 STREET IMPROVEMENTS						
154127	08/14/2020	00034	BENTON COUNTY AUDITOR	in	RECORDING FEE	105.50
154211	08/14/2020	10766	IBEW LOCAL 112	in	REIMB FEES	500.00
154248	08/14/2020	09992	MIOVISION TECHNOLOGIES INC	in	TRAFFIC DATA	64.80
154268	08/14/2020	06433	PAVEMENT SURFACE CONTROL	in	CONTRACT P2007-20	58,045.47
154274	08/14/2020	03569	RAY POLAND AND SONS INC	in	CONTRACT P1934-19	286,589.24
154341	08/14/2020	04578	ZUMAR INDUSTRIES INC	in	SIGN BLANKS	443.74
Total amount by Department						\$ 345,748.75
020 LAND AND FACILITIES						
154105	08/14/2020	03088	APOLLO MECHANICAL CONTRACTORS A	in	HVAC UNIT REPLACEMENT	20,853.90
154235	08/14/2020	10613	LOCUTION SYSTEMS, INC.	in	PRIME ALERT SYSTEM	27,397.61
154235	08/14/2020	10613	LOCUTION SYSTEMS, INC.	in	PRIME ALERT SYSTEM	1,686.02
154281	08/14/2020	00817	SENSKE LAWN & TREE CARE INC	in	TREE REMOVAL	1,745.75
154281	08/14/2020	00817	SENSKE LAWN & TREE CARE INC	in	TREE REMOVAL	920.39
154281	08/14/2020	00817	SENSKE LAWN & TREE CARE INC	in	MAINT CONTRACT 18-040	2,903.20
154302	08/14/2020	09823	TOP TREE SERVICE LLC	in	BRANCH REMOVAL	733.05
154325	08/14/2020	01035	WASHINGTON HARDWARE AND FURNIT	in	PARTS & SUPPLIES	10.84
Total amount by Department						\$ 56,250.76
075 GO BOND 2020A						
154099	08/14/2020	10058	ALLIANCE MANAGEMENT & CONSTRU	in	CONSTRUCTION MANAGEMENT	8,437.00
154214	08/14/2020	00529	INTERMOUNTAIN MATERIAL TESTING	in	TESTING SERVICES	539.00
154295	08/14/2020	07079	TCA ARCHITECTURE PLANNING INC	in	DESIGN SERVICES	2,490.00
154295	08/14/2020	07079	TCA ARCHITECTURE PLANNING INC	in	DESIGN SERVICES	27,572.91
154310	08/14/2020	10302	TTAP CONSTRUCTION SERVICES LLC	in	CONTRACT 20-022	1,577.60
Total amount by Department						\$ 40,616.51
900 CAPITAL PURCHASES						
154312	08/14/2020	01566	TYLER TECHNOLOGIES INC	in	EDEN REPLACEMENT PROJECT	12,000.00
154312	08/14/2020	01566	TYLER TECHNOLOGIES INC	in	EDEN REPLACEMENT PROJECT	3,780.00
154312	08/14/2020	01566	TYLER TECHNOLOGIES INC	in	EDEN REPLACEMENT PROJECT	3,780.00

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154312	08/14/2020	01566	TYLER TECHNOLOGIES INC	in	EDEN REPLACEMENT PROJECT	4,410.00
Total amount by Department						\$ 23,970.00
Total amount by Fund						\$ 466,586.02
401 WATER AND SEWER FUND						
154195	08/14/2020	00086	FERGUSON ENTERPRISES INC	in	INVENTORY	1,546.81
154206	08/14/2020	00865	HD FOWLER COMPANY INC	in	INVENTORY	3,262.31
154206	08/14/2020	00865	HD FOWLER COMPANY INC	in	INVENTORY	2,260.38
Total amount by Department						\$ 7,069.50
010 WATER/SEWER OPERATIONS						
154100	08/14/2020	06567	ALLIED ELECTRONICS INC	in	PARTS & SUPPLIES	6.04
154101	08/14/2020	05911	AMERICAN BUILDING MAINTENANCE	in	JANITORIAL SVC	548.76
154103	08/14/2020	05681	AMERIGAS PROPANE LP	in	PROPANE	20.32
154103	08/14/2020	05681	AMERIGAS PROPANE LP	in	CREDIT	-11.23
154104	08/14/2020	07400	ANALYTICAL SERVICES INC	in	LAB SERVICES	215.00
154104	08/14/2020	07400	ANALYTICAL SERVICES INC	in	LAB SERVICES	215.00
154104	08/14/2020	07400	ANALYTICAL SERVICES INC	in	LAB SERVICES	215.00
154105	08/14/2020	03088	APOLLO MECHANICAL CONTRACTORS A	in	2020 HVAC MAINTENANCE	700.49
154110	08/14/2020	04052	BATTERIES PLUS	in	CREDIT	-12.05
154110	08/14/2020	04052	BATTERIES PLUS	in	BATTERIES	171.31
154110	08/14/2020	04052	BATTERIES PLUS	in	BATTERIES	18.57
154112	08/14/2020	03707	BAXTER AUTO PARTS	in	PARTS & SUPPLIES	20.03
154113	08/14/2020	08246	BEAVER BARK & ROCK PRODUCTS	in	CONCRETE	152.02
154113	08/14/2020	08246	BEAVER BARK & ROCK PRODUCTS	in	CONCRETE	130.30
154133	08/14/2020	00093	BENTON FRANKLIN DISTRICT HEALTH	in	QUARTERLY SAMPLES	76.00
154134	08/14/2020	00084	BENTON PUD NO. 1	in	ELECTRICITY	91.96
154134	08/14/2020	00084	BENTON PUD NO. 1	in	ELECTRICITY	37,463.46
154134	08/14/2020	00084	BENTON PUD NO. 1	in	ELECTRICITY	33,143.14
154134	08/14/2020	00084	BENTON PUD NO. 1	in	CITY PARKS	18,401.64
154134	08/14/2020	00084	BENTON PUD NO. 1	in	ELECTRICITY	352.69
154134	08/14/2020	00084	BENTON PUD NO. 1	in	WATER FILTRATION	28,268.59
154136	08/14/2020	00458	BRIGGS, PAUL	in	UNIFORM ALLOWANCE	119.12
154140	08/14/2020	00310	BUILDERS FIRSTSOURCE	in	PARTS & SUPPLIES	17.88
154140	08/14/2020	00310	BUILDERS FIRSTSOURCE	in	PARTS & SUPPLIES	11.19
154157	08/14/2020	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE	99.56

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154165	08/14/2020	00013	CORE & MAIN LP	in	FIRE HYDRANT PARTS	189.00
154170	08/14/2020	02966	CULBERT CONSTRUCTION INC	in	P1714-19	5,350.62
154182	08/14/2020	05375	EASTSIDE ELECTRIC	in	AERATOR REPAIR	3,795.57
154184	08/14/2020	09032	ENDRESS + HAUSER INC	in	SCADA EQUIPMENT	1,129.13
154184	08/14/2020	09032	ENDRESS + HAUSER INC	in	SCADA EQUIPMENT	1,129.13
154184	08/14/2020	09032	ENDRESS + HAUSER INC	in	LEVEL SENSOR	1,129.13
154187	08/14/2020	05861	ERSHIGS INC	in	TANK REPAIR	27,030.54
154192	08/14/2020	05736	FCS GROUP	in	CONSULTANT AGREEMENT	517.50
154194	08/14/2020	04147	FEDEX	in	SHIPPING	141.37
154195	08/14/2020	00086	FERGUSON ENTERPRISES INC	in	PARTS & SUPPLIES	118.66
154195	08/14/2020	00086	FERGUSON ENTERPRISES INC	in	PARTS & SUPPLIES	7.18
154195	08/14/2020	00086	FERGUSON ENTERPRISES INC	in	PARTS & SUPPLIES	89.60
154195	08/14/2020	00086	FERGUSON ENTERPRISES INC	in	PARTS & SUPPLIES	415.50
154195	08/14/2020	00086	FERGUSON ENTERPRISES INC	in	PARTS & SUPPLIES	677.66
154196	08/14/2020	03862	FISHER SCIENTIFIC	in	LAB EQUIPMENT	1,395.14
154201	08/14/2020	01775	GRAINGER	in	PARTS & SUPPLIES	150.42
154201	08/14/2020	01775	GRAINGER	in	PARTS & SUPPLIES	143.38
154201	08/14/2020	01775	GRAINGER	in	PARTS & SUPPLIES	47.70
154201	08/14/2020	01775	GRAINGER	in	PARTS & SUPPLIES	105.04
154201	08/14/2020	01775	GRAINGER	in	CREDIT	-215.29
154201	08/14/2020	01775	GRAINGER	in	CREDIT	-215.29
154203	08/14/2020	01482	HACH COMPANY	in	LAB SUPPLIES	948.08
154203	08/14/2020	01482	HACH COMPANY	in	LAB SUPPLIES	286.76
154203	08/14/2020	01482	HACH COMPANY	in	LAB SUPPLIES	36.60
154205	08/14/2020	09288	HAWK EQUIPMENT SERVICES INC	in	BLACKLINE RENEWAL	2,544.00
154206	08/14/2020	00865	HD FOWLER COMPANY INC	in	CREDIT	-209.21
154206	08/14/2020	00865	HD FOWLER COMPANY INC	in	PARTS & SUPPLIES	209.21
154206	08/14/2020	00865	HD FOWLER COMPANY INC	in	PARTS & SUPPLIES	256.54
154206	08/14/2020	00865	HD FOWLER COMPANY INC	in	PARTS & SUPPLIES	1,364.75
154206	08/14/2020	00865	HD FOWLER COMPANY INC	in	PARTS & SUPPLIES	118.73
154212	08/14/2020	09099	IDEXX DISTRIBUTION INC	in	LAB SUPPLIES	1,382.23
154212	08/14/2020	09099	IDEXX DISTRIBUTION INC	in	LAB SUPPLIES	179.48
154215	08/14/2020	06486	ITRON, INC.	in	ANNUAL MAINT 2020/2021	6,239.53
154215	08/14/2020	06486	ITRON, INC.	in	SUBSCRIPTION	569.24
154219	08/14/2020	04624	JCI JONES CHEMICALS INC	in	SODIUM HYPOCHLORITE	5,393.33
154223	08/14/2020	05148	KELLEY'S TELE-COMMUNICATIONS	in	ANSWERING SERVICE	79.78
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	23.57

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154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	62.98
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	19.20
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	-0.46
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	9.47
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	37.55
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	9.14
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	18.61
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	33.09
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	28.01
154225	08/14/2020	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	4.66
154240	08/14/2020	10207	MATERIALS TESTING & INSPECTION	in	TESTING SERVICES	234.72
154250	08/14/2020	10362	MOUNTAIN STATES PIPE AND SUPPLY CC	in	DEVICE CARRY ACCESSORIES	73.50
154254	08/14/2020	01290	NCL OF WISCONSIN, INC.	in	LAB SUPPLIES	376.15
154254	08/14/2020	01290	NCL OF WISCONSIN, INC.	in	LAB SUPPLIES	252.44
154260	08/14/2020	03700	OFFICE DEPOT INC	in	OFFICE SUPPLIES	61.89
154266	08/14/2020	01040	PARAMOUNT SUPPLY COMPANY	in	PARTS & SUPPLIES	117.94
154271	08/14/2020	01817	RADIO SERVICE COMPANY INC	in	MAINTENANCE CHARGES	56.86
154273	08/14/2020	00957	RANCH & HOME INC	in	PARTS & SUPPLIES	87.04
154273	08/14/2020	00957	RANCH & HOME INC	in	PARTS & SUPPLIES	12.99
154284	08/14/2020	00680	SIERRA ELECTRIC, INC.	in	REPAIR & MAINT	92.31
154284	08/14/2020	00680	SIERRA ELECTRIC, INC.	in	REPAIR & MAINT	92.31
154284	08/14/2020	00680	SIERRA ELECTRIC, INC.	in	REPAIR & MAINT	92.31
154291	08/14/2020	00028	STAR RENTALS INC	in	PARTS & SUPPLIES	133.94
154292	08/14/2020	00953	STELLAR INDUSTRIAL SUPPLY INC	in	MONITOR SENSORS	1,387.76
154294	08/14/2020	06864	TAPANI UNDERGROUND INC	in	CONTRACT P1912-19	345,627.83
154300	08/14/2020	00172	THE TRI-CITY HERALD	in	NOTICE WORK ACCEPTANCE	21.73
154313	08/14/2020	03883	U R M CASH & CARRY	in	PRETREATMENT SUPPLIES	46.06
154313	08/14/2020	03883	U R M CASH & CARRY	in	LAB SUPPLIES	22.96
154316	08/14/2020	03564	US LINEN AND UNIFORM	in	LINEN SERVICE	81.45
154317	08/14/2020	07925	USA BLUEBOOK HD SUPPLY FACILITIES	in	CHLORINE	526.66
154318	08/14/2020	03881	UTILITIES UNDERGROUND LOCATION CI	in	UTILITY LOCATES	517.29
154319	08/14/2020	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	3,515.52
154320	08/14/2020	00030	VERIZON NORTHWEST	in	AIR CARD FOR CAMERA PROJECT	50.04
154323	08/14/2020	00063	WA STATE DEPT TRANSPORTATION HIGH	in	INSPECTION FEE	481.71
154325	08/14/2020	01035	WASHINGTON HARDWARE AND FURNITI	in	PARTS & SUPPLIES	2.15
154325	08/14/2020	01035	WASHINGTON HARDWARE AND FURNITI	in	PARTS & SUPPLIES	15.18
154329	08/14/2020	01346	WEBB, KEVIN	in	UNIFORM REIMBURSEMENT	260.58

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154339	08/14/2020	05471	ZIPLY FIBER NORTHWEST FIBER, LLC DE	in	TELEPHONE SVC	401.90
Total amount by Department						\$ 537,854.57
050 2020 REVENUE BOND						
154240	08/14/2020	10207	MATERIALS TESTING & INSPECTION	in	TESTING SERVICES	1,012.46
154240	08/14/2020	10207	MATERIALS TESTING & INSPECTION	in	TESTING SERVICES	2,131.50
Total amount by Department						\$ 3,143.96
Total amount by Fund						\$ 548,068.03
402 MEDICAL SERVICES FUND						
010 MEDICAL SERVICES						
154093	08/14/2020	00552	10TH AVENUE CLEANERS,LLC	in	UNIFORM ALTERATIONS	63.69
154093	08/14/2020	00552	10TH AVENUE CLEANERS,LLC	in	UNIFORM ALTERATIONS	44.76
154093	08/14/2020	00552	10TH AVENUE CLEANERS,LLC	in	UNIFORM ALTERATIONS	77.54
154093	08/14/2020	00552	10TH AVENUE CLEANERS,LLC	in	UNIFORM ALTERATIONS	160.62
154093	08/14/2020	00552	10TH AVENUE CLEANERS,LLC	in	UNIFORM ALTERATIONS	77.54
154093	08/14/2020	00552	10TH AVENUE CLEANERS,LLC	in	UNIFORM ALTERATIONS	53.54
154093	08/14/2020	00552	10TH AVENUE CLEANERS,LLC	in	UNIFORM PATCHES	6.92
154093	08/14/2020	00552	10TH AVENUE CLEANERS,LLC	in	UNIFORM ALTERATIONS	115.39
154102	08/14/2020	05681	AMERIGAS PROPANE LP	in	TANK RENTAL - STATION #5	63.53
154107	08/14/2020	01568	ATOMIC SCREEN PRINT & EMBROIDERY	in	KFD BEANIE & SWEATSHIRTS	457.86
154109	08/14/2020	00214	BASIN DEPARTMENT STORE	in	STATION BOOTS	170.30
154135	08/14/2020	03495	BOUND TREE MEDICAL LLC	in	MEDICAL SUPPLIES	109.34
154135	08/14/2020	03495	BOUND TREE MEDICAL LLC	in	MEDICATION	106.00
154135	08/14/2020	03495	BOUND TREE MEDICAL LLC	in	MEDICAL SUPPLIES	197.16
154135	08/14/2020	03495	BOUND TREE MEDICAL LLC	in	MEDICAL SUPPLIES	304.29
154143	08/14/2020	07715	CARDINAL HEALTH 411, INC	in	MEDICATION	168.81
154143	08/14/2020	07715	CARDINAL HEALTH 411, INC	in	MEDICATION	193.56
154143	08/14/2020	07715	CARDINAL HEALTH 411, INC	in	MEDICATION	125.16
154147	08/14/2020	02481	CI INFORMATION MANAGEMENT CI SUP	in	SHRED SERVICE	63.98
154156	08/14/2020	00695	COLUMBIA BASIN COLLEGE	in	SUMMER 2020 ALS/OTEP CLASSES	1,281.60
154157	08/14/2020	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE	24.89
154157	08/14/2020	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE	18.34
154157	08/14/2020	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE	15.72
154157	08/14/2020	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE	23.58
154157	08/14/2020	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE	19.65
154157	08/14/2020	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE	20.96

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154157	08/14/2020	07849	COLUMBIA BASIN ICE AND TRANSPORT	in ICE	26.20
154157	08/14/2020	07849	COLUMBIA BASIN ICE AND TRANSPORT	in ICE	15.72
154157	08/14/2020	07849	COLUMBIA BASIN ICE AND TRANSPORT	in ICE	17.03
154157	08/14/2020	07849	COLUMBIA BASIN ICE AND TRANSPORT	in ICE	26.20
154157	08/14/2020	07849	COLUMBIA BASIN ICE AND TRANSPORT	in ICE	13.10
154157	08/14/2020	07849	COLUMBIA BASIN ICE AND TRANSPORT	in ICE	24.89
154157	08/14/2020	07849	COLUMBIA BASIN ICE AND TRANSPORT	in ICE	26.20
154183	08/14/2020	02931	ENCOMPASS TEXTILES & INTERIORS	in AMBULANCE BLANKETS	944.82
154198	08/14/2020	05823	GALLS, LLC	in NAME PLATES	80.84
154198	08/14/2020	05823	GALLS, LLC	in UNIFORM PANTS	3,526.71
154198	08/14/2020	05823	GALLS, LLC	in UNIFORM JACKETS	453.44
154198	08/14/2020	05823	GALLS, LLC	in UNIFORM SHIRTS	744.39
154198	08/14/2020	05823	GALLS, LLC	in UNIFORM SHIRTS	531.71
154233	08/14/2020	08868	LIFE-ASSIST	in MEDICAL SUPPLIES	521.99
154233	08/14/2020	08868	LIFE-ASSIST	in MEDICAL SUPPLIES	283.05
154233	08/14/2020	08868	LIFE-ASSIST	in MEDICAL SUPPLIES	115.59
154233	08/14/2020	08868	LIFE-ASSIST	in IV SUPPLIES	14.12
154233	08/14/2020	08868	LIFE-ASSIST	in MEDICAL SUPPLIES	412.83
154233	08/14/2020	08868	LIFE-ASSIST	in MEDICAL SUPPLIES	139.31
154233	08/14/2020	08868	LIFE-ASSIST	in IV SUPPLIES	14.12
154233	08/14/2020	08868	LIFE-ASSIST	in MEDICAL SUPPLIES	1,280.64
154233	08/14/2020	08868	LIFE-ASSIST	in MEDICAL SUPPLIES	578.62
154233	08/14/2020	08868	LIFE-ASSIST	in MEDICAL SUPPLIES	583.32
154233	08/14/2020	08868	LIFE-ASSIST	in MEDICAL SUPPLIES	95.20
154244	08/14/2020	01676	MEDLINE INDUSTRIES INC	in IV SUPPLIES	414.03
154244	08/14/2020	01676	MEDLINE INDUSTRIES INC	in IV SUPPLIES	151.83
154244	08/14/2020	01676	MEDLINE INDUSTRIES INC	in IV SUPPLIES	414.03
154245	08/14/2020	01206	MED-TECH RESOURCE INC	in MEDICAL SUPPLIES	64.95
154255	08/14/2020	05532	NORCO, INC.	in CYLINDER RENTAL	23.57
154259	08/14/2020	09789	OFFICE ALLY INC	in NON-PARTICIPATING CLAIMS FEE	35.00
154264	08/14/2020	00917	OXARC, INC.	in OXYGEN	72.60
154264	08/14/2020	00917	OXARC, INC.	in OXYGEN	47.15
154264	08/14/2020	00917	OXARC, INC.	in OXYGEN	138.75
154264	08/14/2020	00917	OXARC, INC.	in OXYGEN	113.31
154264	08/14/2020	00917	OXARC, INC.	in CYLINDER RENTAL	177.24
154273	08/14/2020	00957	RANCH & HOME INC	in PROPANE	2.38
154273	08/14/2020	00957	RANCH & HOME INC	in STATION BOOTS	175.38

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154273	08/14/2020	00957	RANCH & HOME INC	in	STATION BOOTS	175.38
154297	08/14/2020	07618	TELEFLEX LLC	in	IV SUPPLIES	562.50
154297	08/14/2020	07618	TELEFLEX LLC	in	IV SUPPLIES	64.62
154315	08/14/2020	05807	UPTOWN CLEANERS SANDRA R NINEMII	in	2019-2020 UNIFORM LAUNDRY SERVICES	90.46
154315	08/14/2020	05807	UPTOWN CLEANERS SANDRA R NINEMII	in	2019-2020 UNIFORM LAUNDRY SERVICES	93.69
154315	08/14/2020	05807	UPTOWN CLEANERS SANDRA R NINEMII	in	2019-2020 UNIFORM LAUNDRY SERVICES	90.46
154315	08/14/2020	05807	UPTOWN CLEANERS SANDRA R NINEMII	in	2019-2020 UNIFORM LAUNDRY SERVICES	105.00
154315	08/14/2020	05807	UPTOWN CLEANERS SANDRA R NINEMII	in	2019-2020 UNIFORM LAUNDRY SERVICES	90.46
154315	08/14/2020	05807	UPTOWN CLEANERS SANDRA R NINEMII	in	2019-2020 UNIFORM LAUNDRY SERVICES	85.61
154315	08/14/2020	05807	UPTOWN CLEANERS SANDRA R NINEMII	in	2019-2020 UNIFORM LAUNDRY SERVICES	98.54
154315	08/14/2020	05807	UPTOWN CLEANERS SANDRA R NINEMII	in	2019-2020 UNIFORM LAUNDRY SERVICES	101.77
154315	08/14/2020	05807	UPTOWN CLEANERS SANDRA R NINEMII	in	2019-2020 UNIFORM LAUNDRY SERVICES	87.23
154315	08/14/2020	05807	UPTOWN CLEANERS SANDRA R NINEMII	in	2019-2020 UNIFORM LAUNDRY SERVICES	136.61
154319	08/14/2020	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	874.88
154340	08/14/2020	06869	ZOLL MEDICAL CORPORATION	in	MEDICAL SUPPLIES	174.88
154340	08/14/2020	06869	ZOLL MEDICAL CORPORATION	in	MEDICAL SUPPLIES	416.28
154340	08/14/2020	06869	ZOLL MEDICAL CORPORATION	in	MEDICAL SUPPLIES	77.73
154340	08/14/2020	06869	ZOLL MEDICAL CORPORATION	in	MEDICAL SUPPLIES	327.70
154340	08/14/2020	06869	ZOLL MEDICAL CORPORATION	in	MEDICAL SUPPLIES	174.88
154340	08/14/2020	06869	ZOLL MEDICAL CORPORATION	in	MEDICAL SUPPLIES	1,211.91
Total amount by Department						\$ 21,305.58
Total amount by Fund						\$ 21,305.58
403 BUILDING SAFETY FUND						
010 BUILDING SAFETY						
154319	08/14/2020	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	354.45
Total amount by Department						\$ 354.45
Total amount by Fund						\$ 354.45
405 STORMWATER UTILITY FUND						
010 STORMWATER						
154186	08/14/2020	10299	ENVIRONMENTAL PRODUCTS AND ACCE	in	PARTS & SUPPLIES	569.91
154228	08/14/2020	10737	KNUTZEN ENGINEERING KNUTZEN CON	in	PROFESSIONAL SERVICES	1,905.00
154271	08/14/2020	01817	RADIO SERVICE COMPANY INC	in	MAINTENANCE CHARGES	55.19
154273	08/14/2020	00957	RANCH & HOME INC	in	PARTS & SUPPLIES	62.97
154300	08/14/2020	00172	THE TRI-CITY HERALD	in	LEGAL PUBLICATION	24.15
154319	08/14/2020	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	393.83

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154339	08/14/2020	05471	ZIPLY FIBER NORTHWEST FIBER, LLC DE in	TELEPHONE SVC	60.17
Total amount by Department					\$ 3,071.22
Total amount by Fund					\$ 3,071.22
501 EQUIPMENT RENTAL FUND					
154160	08/14/2020	08852	COMMERCIAL TIRE in	TIRE INVENTORY	103.55
154163	08/14/2020	04853	CONNELL OIL INC 76 DISTRIBUTING in	INVENTORY	1,370.20
154167	08/14/2020	05727	COSTCO ANYWHERE CITI VISA in	TIRE INVENTORY	319.09
154176	08/14/2020	00601	DIRECT AUTOMOTIVE DISTRIBUTING in	INVENTORY	213.01
154176	08/14/2020	00601	DIRECT AUTOMOTIVE DISTRIBUTING in	INVENTORY	116.13
154190	08/14/2020	00166	FARMERS EXCHANGE in	INVENTORY	195.48
154190	08/14/2020	00166	FARMERS EXCHANGE in	INVENTORY	174.27
154252	08/14/2020	08875	NAPA PASCO AUTO PARTS THM MANAGE in	INVENTORY	320.32
154252	08/14/2020	08875	NAPA PASCO AUTO PARTS THM MANAGE in	INVENTORY	134.31
154252	08/14/2020	08875	NAPA PASCO AUTO PARTS THM MANAGE in	INVENTORY	313.63
154252	08/14/2020	08875	NAPA PASCO AUTO PARTS THM MANAGE in	INVENTORY	67.07
154252	08/14/2020	08875	NAPA PASCO AUTO PARTS THM MANAGE in	INVENTORY	248.43
154252	08/14/2020	08875	NAPA PASCO AUTO PARTS THM MANAGE in	INVENTORY	7.93
154252	08/14/2020	08875	NAPA PASCO AUTO PARTS THM MANAGE in	INVENTORY	256.14
154267	08/14/2020	06241	PASCO TIRE FACTORY INC in	TIRE INVENTORY	705.99
154334	08/14/2020	05380	WESTERN SYSTEMS FABRICATION INC in	INVENTORY	1,090.62
154334	08/14/2020	05380	WESTERN SYSTEMS FABRICATION INC in	CREDIT	-349.09
Total amount by Department					\$ 5,287.08
010 EQUIPMENT RENTAL					
154073	08/03/2020	01787	BUD CLARY CHEVROLET in	2020 CHEVROLET 2500	35,339.48
154108	08/14/2020	04247	AUTOZONE in	PARTS & SUPPLIES	40.39
154142	08/14/2020	10504	CANYON COUNTRY CYCLE CANYON CO in	PARTS & SUPPLIES	84.70
154145	08/14/2020	03110	CHARLIE'S AUTOMOTIVE INC in	REPAIR & MAINT	267.18
154155	08/14/2020	01310	COLEMAN OIL COMPANY in	FUEL	324.27
154155	08/14/2020	01310	COLEMAN OIL COMPANY in	FLEETWIDE FUEL ACCT #0870469	20,600.16
154159	08/14/2020	02579	COLUMBIA FORD in	2020 FORD INTERCEPTOR AWD	40,758.40
154160	08/14/2020	08852	COMMERCIAL TIRE in	TIRES - VEH 4204	430.62
154160	08/14/2020	08852	COMMERCIAL TIRE in	TIRES - VEH 0085	396.47
154160	08/14/2020	08852	COMMERCIAL TIRE in	FLAT REPAIR - VEH 0093	309.05
154160	08/14/2020	08852	COMMERCIAL TIRE in	FLAT REPAIR - VEH 0059	165.14

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154160	08/14/2020	08852	COMMERCIAL TIRE	in	TIRE ROTATION - VEH 2105	282.15
154166	08/14/2020	07868	CORWIN FORD - TRI CITIES CORWIN OF I	in	PARTS & SUPPLIES	210.75
154166	08/14/2020	07868	CORWIN FORD - TRI CITIES CORWIN OF I	in	PARTS & SUPPLIES	130.03
154166	08/14/2020	07868	CORWIN FORD - TRI CITIES CORWIN OF I	in	PARTS & SUPPLIES	10.40
154166	08/14/2020	07868	CORWIN FORD - TRI CITIES CORWIN OF I	in	REPAIR & MAINT - VEH 2309	1,174.68
154172	08/14/2020	09415	CUMMINS INC	in	LOAD TEST - GEN W101	746.40
154172	08/14/2020	09415	CUMMINS INC	in	LOAD TEST - GEN W077	537.52
154172	08/14/2020	09415	CUMMINS INC	in	LOAD TEST - GEN W010	544.63
154172	08/14/2020	09415	CUMMINS INC	in	LOAD TEST - GEN W009	575.81
154172	08/14/2020	09415	CUMMINS INC	in	LOAD TEST - GEN W007	554.46
154172	08/14/2020	09415	CUMMINS INC	in	LOAD TEST - GEN W006	493.04
154172	08/14/2020	09415	CUMMINS INC	in	LOAD TEST - GEN W004	554.46
154172	08/14/2020	09415	CUMMINS INC	in	LOAD TEST - GEN W003	554.46
154172	08/14/2020	09415	CUMMINS INC	in	LOAD TEST - GEN G002	689.98
154172	08/14/2020	09415	CUMMINS INC	in	LOAD TEST - GEN G001	457.82
154175	08/14/2020	09827	DAY WIRELESS SYSTEMS	in	EQUIPMENT	177.85
154175	08/14/2020	09827	DAY WIRELESS SYSTEMS	in	REPAIR & MAINT	46.16
154175	08/14/2020	09827	DAY WIRELESS SYSTEMS	in	EQUIPMENT INSTALL	1,857.88
154175	08/14/2020	09827	DAY WIRELESS SYSTEMS	in	EQUIPMENT INSTALL	7,609.95
154175	08/14/2020	09827	DAY WIRELESS SYSTEMS	in	EQUIPMENT INSTALL	17,460.16
154175	08/14/2020	09827	DAY WIRELESS SYSTEMS	in	LIGHT PACKAGE	1,659.72
154177	08/14/2020	09442	DIVERSIFIED INSPECTIONS ITL INC	in	SAFETY INSPECTION	360.00
154186	08/14/2020	10299	ENVIRONMENTAL PRODUCTS AND ACCE	in	CREDIT	-499.00
154190	08/14/2020	00166	FARMERS EXCHANGE	in	PARTS & SUPPLIES	247.76
154190	08/14/2020	00166	FARMERS EXCHANGE	in	PARTS & SUPPLIES	46.78
154190	08/14/2020	00166	FARMERS EXCHANGE	in	PARTS & SUPPLIES	121.95
154190	08/14/2020	00166	FARMERS EXCHANGE	in	PARTS & SUPPLIES	207.83
154208	08/14/2020	08572	HIGH DESERT MAINTENANCE INC	in	PART - VEH 3606	321.46
154208	08/14/2020	08572	HIGH DESERT MAINTENANCE INC	in	REPAIR - VEH 5116	319.28
154210	08/14/2020	08711	HUGHES FIRE EQUIPMENT INC	in	REPAIR & MAINT	82.07
154210	08/14/2020	08711	HUGHES FIRE EQUIPMENT INC	in	PARTS & SUPPLIES	291.22
154210	08/14/2020	08711	HUGHES FIRE EQUIPMENT INC	in	REPAIR & MAINT	273.67
154210	08/14/2020	08711	HUGHES FIRE EQUIPMENT INC	in	PARTS & SUPPLIES	421.01
154210	08/14/2020	08711	HUGHES FIRE EQUIPMENT INC	in	PARTS & SUPPLIES	764.55
154210	08/14/2020	08711	HUGHES FIRE EQUIPMENT INC	in	PARTS & SUPPLIES	301.00
154210	08/14/2020	08711	HUGHES FIRE EQUIPMENT INC	in	PARTS & SUPPLIES	675.87
154216	08/14/2020	03313	J & L HYDRAULICS	in	REPAIR & MAINT - VEH 0086	185.33

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154217	08/14/2020	01205	JACK'S SUPERIOR AUTO BODY,LLC	in	PARTS & SUPPLIES	450.08
154220	08/14/2020	03363	JIM'S PACIFIC GARAGES INC	in	REPAIR & MAINT - VEH 4206	1,304.99
154220	08/14/2020	03363	JIM'S PACIFIC GARAGES INC	in	REPAIR & MAINT - VEH 2717	138.14
154220	08/14/2020	03363	JIM'S PACIFIC GARAGES INC	in	REPAIR & MAINT - VEH 2801	6,817.55
154220	08/14/2020	03363	JIM'S PACIFIC GARAGES INC	in	PARTS & SUPPLIES	146.02
154227	08/14/2020	06243	KIMBALL MIDWEST	in	PARTS & SUPPLIES	498.77
154227	08/14/2020	06243	KIMBALL MIDWEST	in	PARTS & SUPPLIES	94.92
154227	08/14/2020	06243	KIMBALL MIDWEST	in	PARTS & SUPPLIES	218.72
154236	08/14/2020	03154	M & M BOLT COMPANY, LLC	in	PARTS & SUPPLIES	3.53
154239	08/14/2020	02669	MASCOTT EQUIPMENT COMPANY	in	SHOP SUPPLIES	133.58
154242	08/14/2020	02357	MCCURLEY CHEVROLET INC	in	PARTS - VEH 5518	127.61
154242	08/14/2020	02357	MCCURLEY CHEVROLET INC	in	PARTS - VEH 7924	93.09
154243	08/14/2020	02254	MCMaster-CARR SUPPLY COMPANY	in	PARTS & SUPPLIES	25.56
154243	08/14/2020	02254	MCMaster-CARR SUPPLY COMPANY	in	PARTS & SUPPLIES	50.29
154243	08/14/2020	02254	MCMaster-CARR SUPPLY COMPANY	in	PARTS & SUPPLIES	16.52
154243	08/14/2020	02254	MCMaster-CARR SUPPLY COMPANY	in	PARTS & SUPPLIES	40.77
154243	08/14/2020	02254	MCMaster-CARR SUPPLY COMPANY	in	PARTS & SUPPLIES	54.47
154252	08/14/2020	08875	NAPA PASCO AUTO PARTS THM MANAGE	in	PARTS & SUPPLIES	8.10
154252	08/14/2020	08875	NAPA PASCO AUTO PARTS THM MANAGE	in	PARTS & SUPPLIES	10.19
154252	08/14/2020	08875	NAPA PASCO AUTO PARTS THM MANAGE	in	PARTS & SUPPLIES	15.87
154252	08/14/2020	08875	NAPA PASCO AUTO PARTS THM MANAGE	in	PARTS & SUPPLIES	24.04
154252	08/14/2020	08875	NAPA PASCO AUTO PARTS THM MANAGE	in	PARTS & SUPPLIES	5.73
154252	08/14/2020	08875	NAPA PASCO AUTO PARTS THM MANAGE	in	PARTS & SUPPLIES	9.17
154252	08/14/2020	08875	NAPA PASCO AUTO PARTS THM MANAGE	in	PARTS & SUPPLIES	14.94
154252	08/14/2020	08875	NAPA PASCO AUTO PARTS THM MANAGE	in	PARTS & SUPPLIES	13.66
154252	08/14/2020	08875	NAPA PASCO AUTO PARTS THM MANAGE	in	PARTS & SUPPLIES	38.77
154252	08/14/2020	08875	NAPA PASCO AUTO PARTS THM MANAGE	in	PARTS & SUPPLIES	83.08
154252	08/14/2020	08875	NAPA PASCO AUTO PARTS THM MANAGE	in	PARTS & SUPPLIES	21.36
154252	08/14/2020	08875	NAPA PASCO AUTO PARTS THM MANAGE	in	PARTS & SUPPLIES	18.13
154252	08/14/2020	08875	NAPA PASCO AUTO PARTS THM MANAGE	in	PARTS & SUPPLIES	22.00
154252	08/14/2020	08875	NAPA PASCO AUTO PARTS THM MANAGE	in	PARTS & SUPPLIES	14.95
154252	08/14/2020	08875	NAPA PASCO AUTO PARTS THM MANAGE	in	PARTS & SUPPLIES	0.86
154252	08/14/2020	08875	NAPA PASCO AUTO PARTS THM MANAGE	in	PARTS & SUPPLIES	143.88
154252	08/14/2020	08875	NAPA PASCO AUTO PARTS THM MANAGE	in	PARTS & SUPPLIES	170.65
154252	08/14/2020	08875	NAPA PASCO AUTO PARTS THM MANAGE	in	PARTS & SUPPLIES	18.56
154252	08/14/2020	08875	NAPA PASCO AUTO PARTS THM MANAGE	in	PARTS & SUPPLIES	48.67
154252	08/14/2020	08875	NAPA PASCO AUTO PARTS THM MANAGE	in	PARTS & SUPPLIES	102.58

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154252	08/14/2020	08875	NAPA PASCO AUTO PARTS THM MANAGE	in	PARTS & SUPPLIES	18.56
154257	08/14/2020	01677	NORTHSTAR CLEAN CONCEPTS HOTSY C	in	MAINTENANCE	381.75
154262	08/14/2020	04217	O'REILLY AUTO PARTS	in	PARTS & SUPPLIES	8.68
154262	08/14/2020	04217	O'REILLY AUTO PARTS	in	PARTS & SUPPLIES	244.50
154262	08/14/2020	04217	O'REILLY AUTO PARTS	in	BATTERIES	161.94
154262	08/14/2020	04217	O'REILLY AUTO PARTS	in	BATTERIES	161.94
154273	08/14/2020	00957	RANCH & HOME INC	in	PROPANE	15.23
154278	08/14/2020	05006	SAFETY-KLEEN SYSTEMS INC	in	PARTS & SUPPLIES	50.00
154298	08/14/2020	07370	THE FAB SHOP LLC	in	PARTS & SUPPLIES	2,651.53
154311	08/14/2020	04283	TURF STAR - WESTERN	in	PARTS & SUPPLIES	3,438.26
154311	08/14/2020	04283	TURF STAR - WESTERN	in	PARTS & SUPPLIES	315.95
154311	08/14/2020	04283	TURF STAR - WESTERN	in	PARTS & SUPPLIES	192.47
154311	08/14/2020	04283	TURF STAR - WESTERN	in	PARTS & SUPPLIES	988.36
154311	08/14/2020	04283	TURF STAR - WESTERN	in	PARTS & SUPPLIES	771.58
154311	08/14/2020	04283	TURF STAR - WESTERN	in	PARTS & SUPPLIES	2,034.65
154311	08/14/2020	04283	TURF STAR - WESTERN	in	PARTS & SUPPLIES	1,025.15
154311	08/14/2020	04283	TURF STAR - WESTERN	in	PARTS & SUPPLIES	1,130.47
154311	08/14/2020	04283	TURF STAR - WESTERN	in	PARTS & SUPPLIES	596.17
154311	08/14/2020	04283	TURF STAR - WESTERN	in	PARTS & SUPPLIES	348.78
154314	08/14/2020	04764	UNITED PARCEL SERVICE	in	SHIPPING	6.45
154316	08/14/2020	03564	US LINEN AND UNIFORM	in	LINEN SERVICE	76.35
154319	08/14/2020	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	167.51
154334	08/14/2020	05380	WESTERN SYSTEMS FABRICATION INC	in	PARTS & SUPPLIES	631.67
154334	08/14/2020	05380	WESTERN SYSTEMS FABRICATION INC	in	PARTS & SUPPLIES	231.01
Total amount by Department						\$ 165,813.71
Total amount by Fund						\$ 171,100.79
502 CENTRAL STORES FUND						
154146	08/14/2020	08416	CHEMSEARCH NCH CORPORATION	in	INVENTORY	1,620.99
154167	08/14/2020	05727	COSTCO ANYWHERE CITI VISA	in	INVENTORY	29.65
154168	08/14/2020	00481	CROWN PAPER & JANITORIAL SUPPLY	in	INVENTORY	720.02
154189	08/14/2020	05426	EWING IRRIGATION PRODUCTS, INC	in	INVENTORY	1,508.07
154189	08/14/2020	05426	EWING IRRIGATION PRODUCTS, INC	in	INVENTORY	51.65
154189	08/14/2020	05426	EWING IRRIGATION PRODUCTS, INC	in	INVENTORY	2,194.95
154189	08/14/2020	05426	EWING IRRIGATION PRODUCTS, INC	in	INVENTORY	333.32
154189	08/14/2020	05426	EWING IRRIGATION PRODUCTS, INC	in	INVENTORY	296.16

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154201	08/14/2020	01775	GRAINGER	in INVENTORY	270.72
154201	08/14/2020	01775	GRAINGER	in INVENTORY	158.73
154201	08/14/2020	01775	GRAINGER	in INVENTORY	623.58
154201	08/14/2020	01775	GRAINGER	in INVENTORY	416.58
154233	08/14/2020	08868	LIFE-ASSIST	in MEDICAL SUPPLIES	177.24
154233	08/14/2020	08868	LIFE-ASSIST	in INVENTORY	135.88
154233	08/14/2020	08868	LIFE-ASSIST	in INVENTORY	85.95
154233	08/14/2020	08868	LIFE-ASSIST	in INVENTORY	354.47
154256	08/14/2020	02904	NORTHERN SAFETY CO., INC.	in INVENTORY	163.03
154283	08/14/2020	00724	SHOWCASE SPECIALTIES, INC.	in INVENTORY	886.18
154292	08/14/2020	00953	STELLAR INDUSTRIAL SUPPLY INC	in INVENTORY	460.94
154305	08/14/2020	00367	TRAFFIC SAFETY SUPPLY CO INC	in INVENTORY	461.79
154328	08/14/2020	07216	WCP ENVELOPE LLC	in INVENTORY	354.36
Total amount by Department					\$ 11,304.26
010 CENTRAL STORES					
154095	08/14/2020	01526	ABADAN	in COPIER MAINTENANCE	280.08
154095	08/14/2020	01526	ABADAN	in COPIER MAINTENANCE	213.72
154095	08/14/2020	01526	ABADAN	in COPIER MAINTENANCE	246.63
154095	08/14/2020	01526	ABADAN	in COPIER MAINTENANCE	409.60
154232	08/14/2020	06743	LEAF CAPITAL FUNDING LLC	in COPIER RENTAL	1,214.72
154232	08/14/2020	06743	LEAF CAPITAL FUNDING LLC	in COPIER RENTAL	519.11
154232	08/14/2020	06743	LEAF CAPITAL FUNDING LLC	in COPIER RENTAL	622.49
Total amount by Department					\$ 3,506.35
Total amount by Fund					\$ 14,810.61
503 RISK MANAGEMENT FUND					
010 RISK MANAGEMENT					
154154	08/14/2020	06312	CODE RED WASHINGTON LLC WILSON S.	in BATTERY REPLACEMENT	423.46
154164	08/14/2020	00035	CONSOLIDATED ELECTRICAL DISTRIBUTION	in PARTS & SUPPLIES	172.96
154164	08/14/2020	00035	CONSOLIDATED ELECTRICAL DISTRIBUTION	in PARTS & SUPPLIES	432.90
154190	08/14/2020	00166	FARMERS EXCHANGE	in PARTS & SUPPLIES	555.84
154190	08/14/2020	00166	FARMERS EXCHANGE	in PARTS & SUPPLIES	174.27
154197	08/14/2020	00409	FRONTIER FENCE INC	in FENCE REPAIR	1,379.22
154197	08/14/2020	00409	FRONTIER FENCE INC	in FENCE REPAIR	2,986.50
154284	08/14/2020	00680	SIERRA ELECTRIC, INC.	in REPAIR & MAINT	570.08
154319	08/14/2020	00030	VERIZON NORTHWEST	in CITY WIDE CELL PHONES	60.28

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Total amount by Department						\$ 6,755.51
Total amount by Fund						\$ 6,755.51
611 FIREMEN'S PENSION FUND						
010 FIREMEN'S PENSION						
154076	08/04/2020	05685	ECKERT NANCY	in	LEOFF 1 PENSION	1,852.01
154077	08/04/2020	06700	PURDY PAULA	in	LEOFF 1 PENSION	1,182.39
154078	08/04/2020	04065	BERNA LETA	in	LEOFF 1 PENSION	434.00
154079	08/04/2020	10500	WELCH BETTY JEAN	in	LEOFF 1 PENSION	18.17
Total amount by Department						\$ 3,486.57
Total amount by Fund						\$ 3,486.57
612 OPEB TRUST FUND						
010 OPEB TRUST FUND						
154098	08/14/2020	00024	ADKINS WILLIAM	in	RETIREE MEDICAL	144.60
154139	08/14/2020	00185	BUCK, GARY E	in	RETIREE MEDICAL	144.60
154161	08/14/2020	00128	COMSTOCK WILLIAM J	in	RETIREE MEDICAL	4,699.00
154162	08/14/2020	00128	COMSTOCK WILLIAM J	in	RETIREE MEDICAL	135.50
154178	08/14/2020	00324	DUNCAN LARRY	in	RETIREE MEDICAL	144.60
154181	08/14/2020	01894	EASLING, CONNIE	in	RETIREE MEDICAL	144.60
154191	08/14/2020	00041	FARNKOFF, ROBERT C	in	RETIREE MEDICAL	144.60
154193	08/14/2020	00058	FEARING, DOUG	in	RETIREE MEDICAL	317.38
154199	08/14/2020	00181	GIER, CHARLES W.	in	RETIREE MEDICAL	144.60
154200	08/14/2020	00134	GONDERMAN, DAVID A	in	RETIREE MEDICAL	144.60
154202	08/14/2020	00062	GROSS ROBERT	in	RETIREE MEDICAL	135.50
154207	08/14/2020	00455	HEIMBIGNER MICHAEL	in	RETIREE MEDICAL	144.60
154209	08/14/2020	06744	HIRSCHEL ARTHUR D	in	RETIREE MEDICAL	104.90
154221	08/14/2020	03891	JOPLIN ALAN	in	RETIREE MEDICAL	144.60
154222	08/14/2020	00065	JUERGENS, CURT	in	RETIREE MEDICAL	1,696.60
154229	08/14/2020	00060	KRAFT, JAMES	in	RETIREE MEDICAL	496.60
154237	08/14/2020	00050	MACE, BILL	in	RETIREE MEDICAL	144.60
154238	08/14/2020	00052	MAPLETHORPE, JOHN G., JR	in	RETIREE MEDICAL	144.60
154261	08/14/2020	00142	O'HAIR, RONALD L	in	RETIREE MEDICAL	144.60
154269	08/14/2020	05554	PENNEY MICHAEL	in	RETIREE MEDICAL	134.00
154276	08/14/2020	00145	REMUS, LARRY J	in	RETIREE MEDICAL	307.60
154277	08/14/2020	00147	RUMLEY, LARRY M	in	RETIREE MEDICAL	115.60
154279	08/14/2020	01821	SCHARNHORST, DEAN	in	RETIREE MEDICAL	144.60

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154282	08/14/2020	00148	SHAW, LEONARD	in	RETIREE MEDICAL	239.60
154285	08/14/2020	00150	SLEATER, LARRY L	in	RETIREE MEDICAL	144.60
154288	08/14/2020	00066	SOUTHWICK, JOHN J., JR.	in	RETIREE MEDICAL	144.60
154309	08/14/2020	01318	TRIPP, GREG	in	RETIREE MEDICAL	135.50
154321	08/14/2020	00152	VICKERMAN THOMAS	in	RETIREE MEDICAL	144.60
154324	08/14/2020	08584	WAGNER BRIAN	in	RETIREE MEDICAL	137.60
154327	08/14/2020	09944	WATERS DENNIS	in	RETIREE MEDICAL	144.60
154336	08/14/2020	00154	WILLEBY, DONALD R	in	RETIREE MEDICAL	4,993.37
154337	08/14/2020	02997	WILLIAMS GARY	in	RETIREE MEDICAL	135.50
154338	08/14/2020	01415	WILLIAMS, KEN	in	RETIREE MEDICAL	135.50
Total amount by Department						\$ 16,377.95
Total amount by Fund						\$ 16,377.95
634 BI-COUNTY POLICE INFO NETWORK						
010 BI-COUNTY POLICE INFO NETWORK						
154296	08/14/2020	00008	TELCO WIRING & REPAIR INC	in	BIPIN NETWORK TRANSFER	9,151.70
154296	08/14/2020	00008	TELCO WIRING & REPAIR INC	in	BIPIN NETWORK TRANSFER	12,026.70
154296	08/14/2020	00008	TELCO WIRING & REPAIR INC	in	BIPIN NETWORK TRANSFER	12,114.20
Total amount by Department						\$ 33,292.60
Total amount by Fund						\$ 33,292.60
642 METRO DRUG FORFEITURE FUND						
154119	08/14/2020	00014	BENTON COUNTY	in	METRO REIMBURSEMENT	296.98
154119	08/14/2020	00014	BENTON COUNTY	in	METRO REIMBURSEMENT	148.50
154150	08/14/2020	00100	CITY OF RICHLAND	in	METRO REIMBURSEMENT	958.20
154152	08/14/2020	01516	CITY OF WEST RICHLAND	in	METRO REIMBURSEMENT	299.97
Total amount by Department						\$ 1,703.65
010 NONE						
154171	08/14/2020	07711	CULLIGAN WATER CONDITIONING	in	WATER DELIVERY	52.02
154246	08/14/2020	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	73.80
154313	08/14/2020	03883	U R M CASH & CARRY	in	INVESTIGATION SUPPLIES	31.02
154339	08/14/2020	05471	ZIPLY FIBER NORTHWEST FIBER, LLC DE	in	TELEPHONE SVC	158.93
Total amount by Department						\$ 315.77
Total amount by Fund						\$ 2,019.42

City of Kennewick

Claims Roster

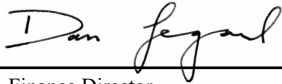
7/25/2020 - 8/14/2020

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$
Grand Total:					<u><u>\$ 6,481,585.93</u></u>

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



Dan Legard, Finance Director

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

Check numbers 154068 through 154341 \$ 6,481,585.93

Total \$ 6,481,585.93

The above total excludes checks written for payment of refunds and collected amounts due to other entities.

Exceptions:

Council Agenda Coversheet



Agenda Item Number	3.b.(2)	Council Date	09/01/2020
Agenda Item Type	General Business Item		
Subject	Columbia Park Golf Course Account		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Finance		

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

Recommendation

That Council approve the Claims Roster for the Columbia Park Golf Course Account for July 2020.

Motion for Consideration

I move to approve the Claims Roster for the Columbia Park Golf Course Account for July 2020 in the amount of \$45,620.85, comprised of check numbers 289, 2556-2560 in the amount of \$6,801.61 and electronic transfers in the amount of \$38,819.24.

Summary

The first page of the roster is a summary of check and electronic transfer activity, with the following pages presenting more detailed information.

Alternatives

None.

Fiscal Impact

Total \$45,620.85.

Through

Denise Winters
Aug 26, 08:38:35 GMT-0700 2020

Dept Head Approval

Dan Legard
Aug 26, 10:32:28 GMT-0700 2020

City Mgr Approval

Marie Mosley
Aug 28, 10:02:58 GMT-0700 2020

Attachments: Roster

☐ Recording
Required?

COLUMBIA PARK GOLF COURSE FUND
CHECK REGISTER
JULY 2020

Check Number	Vendor Check Name	Check Date	Amount	Type
289	MANUAL PAY CHECK	7/23/2020	\$1,434.81	Check
2556	ADP SCREENING	7/1/2020	\$40.33	Check
2557	KENNEWICK GOLF CORPORATION	7/1/2020	\$4,771.97	Check
2558	QUEST DIAGNOSTICS	7/1/2020	\$31.95	Check
2559	TOTAL E INTEGRATED INC.	7/17/2020	\$137.95	Check
2560	COLUMBIA POINT GOLF COURSE	7/31/2020	\$384.60	Check
ADP 559686967	ADP, LLC	7/3/2020	\$95.03	EFT
ADP AUGUST 2020	ADP, LLC	7/31/2020	\$95.03	EFT
ADPTS 007095963	ADP TOTAL SOURCE (AUTOPAY)	7/10/2020	\$4,154.34	EFT
CIG 809147	CAPITAL INSURANCE GROUP	7/1/2020	\$693.91	EFT
WA DOR 0015144421	DEPARTMENT OF REVENUE	7/31/2020	\$7,679.40	EFT
342210	BRIDGESTONE GOLF, INC	7/9/2020	\$141.42	EFT
342234	CITY OF KENNEWICK ELECTRICAL	7/9/2020	\$272.86	EFT
342245	PEPSI COLA BOTTLING CO.	7/9/2020	\$410.33	EFT
342943	SPIKES GOLF SUPPLIES, INC.	7/15/2020	\$395.78	EFT
343001	IT HAVEN	7/15/2020	\$8.96	EFT
343013	SPARKLING CLEAN WINDOWS, LLC	7/15/2020	\$200.00	EFT
343040	DURA SHINE CLEAN	7/15/2020	\$100.00	EFT
343044	WASHINGTON GREEN HYDROSEEDING, INC.	7/15/2020	\$375.00	EFT
344463	1-2-1 MARKETING	7/23/2020	\$447.00	EFT
344507	OXARC	7/23/2020	\$51.97	EFT
344523	TREASURE VALLEY COFFEE	7/23/2020	\$127.38	EFT
344527	PEPSI COLA BOTTLING CO.	7/23/2020	\$164.80	EFT
344555	BLUE ROOM	7/23/2020	\$81.00	EFT
344563	EMERALD SERVICES, INC	7/23/2020	\$109.30	EFT
Paid by ACH	WESTERN EQUIPMENT	7/1/2020	\$502.51	EFT
Paid by ACH	CINTAS CORPORATION #608	7/9/2020	\$100.49	EFT
Paid by ACH	COLEMAN OIL COMPANY	7/15/2020	\$220.70	EFT
Paid by ACH	GT GOLF SUPPLIES - GLOBAL TOUR GOLF	7/15/2020	\$385.00	EFT
Paid by ACH	CINTAS CORPORATION #608	7/23/2020	\$105.12	EFT
Paid by ACH	WESTERN EQUIPMENT	7/23/2020	\$846.37	EFT
Paid by ACH	ADP TOTAL SOURCE (AUTOPAY)	7/3/2020	\$6,069.66	EFT
Paid by ACH	ADP TOTAL SOURCE (AUTOPAY)	7/17/2020	\$5,061.75	EFT
Paid by ACH	ADP TOTAL SOURCE (AUTOPAY)	7/31/2020	\$7,399.17	EFT
Paid by ACH	ELAN (MONTHLY CREDIT CARD CHGS)	7/31/2020	\$1,367.22	EFT
Bank Deduction	MERCHANT SERVICES	7/1/2020	\$1,151.94	EFT
Bank Deduction	US Bank	7/14/2020	\$5.80	EFT
			<u>\$45,620.85</u>	

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



Dan Legard, Finance Director

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

Check numbers 289, 2556-2560	\$ 6,801.61
Electronic transfers	38,819.24
Total	<u>\$ 45,620.85</u>

Exceptions:

Check	Vendor	Date	Amount	Debit	Credit
289	MANUAL PAY CHECK	7/23/2020		\$1,434.81	
	PAY	10420-000-244-00	OPERATING CHECKING ACCT - US Bank		\$1,434.81
	PURCH	50000-000-244-00	TEMPORARY ACCT	\$1,434.81	
2556	ADP SCREENING	7/1/2020		\$40.33	
	PAY	20005-000-244-00	ACCOUNTS PAYABLE - GP		\$40.33
	PURCH	51800-080-244-00	PROFESSIONAL SERVICES	\$40.33	
2557	KENNEWICK GOLF CORPORATION	7/1/2020		\$4,771.97	
	PAY	20005-000-244-00	ACCOUNTS PAYABLE - GP		\$4,771.97
	PURCH	59600-080-244-00	ACCOUNTING FEES	\$1,193.63	
	PURCH	59610-080-244-00	MANAGEMENT FEE	\$3,578.34	
2558	QUEST DIAGNOSTICS	7/1/2020		\$31.95	
	PAY	20005-000-244-00	ACCOUNTS PAYABLE - GP		\$31.95
	PURCH	51800-080-244-00	PROFESSIONAL SERVICES	\$31.95	
2559	TOTAL E INTEGRATED INC.	7/17/2020		\$137.95	
	PAY	20005-000-244-00	ACCOUNTS PAYABLE - GP		\$137.95
	PURCH	51900-050-244-00	CONTRACT SERVICES	\$137.95	
2560	COLUMBIA POINT GOLF COURSE	7/31/2020		\$384.60	
	PAY	20005-000-244-00	ACCOUNTS PAYABLE - GP		\$384.60
	PURCH	50100-060-244-00	SALARIES	\$192.30	
	PURCH	50100-080-244-00	SALARIES	\$192.30	
ADP 559686967	ADP, LLC	7/3/2020		\$95.03	
	PAY	20005-000-244-00	ACCOUNTS PAYABLE - GP		\$95.03
	PURCH	51900-080-244-00	CONTRACT SERVICES	\$95.03	
ADP AUGUST 2020	ADP, LLC	7/31/2020		\$95.03	
	PAY	20005-000-244-00	ACCOUNTS PAYABLE - GP		\$95.03
	PURCH	51900-080-244-00	CONTRACT SERVICES	\$95.03	
ADPTS 007095963	ADP TOTAL SOURCE (AUTOPAY)	7/10/2020		\$4,154.34	
	PAY	20005-000-244-00	ACCOUNTS PAYABLE - GP		\$4,154.34
	PURCH	50800-050-244-00	HEALTH BENEFITS	\$2,458.55	
	PURCH	50800-060-244-00	HEALTH BENEFITS	\$1,695.79	
CIG 809147	CAPITAL INSURANCE GROUP	7/1/2020		\$693.91	
	PAY	20005-000-244-00	ACCOUNTS PAYABLE - GP		\$693.91
	PURCH	18400-000-244-00	PREPAID GEN LIAB INS	\$693.91	
WA DOR 0015144421	DEPARTMENT OF REVENUE	7/31/2020		\$7,679.40	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		\$7,679.40
	PURCH	20300-000-244-00	SALES TAX PAYABLE	\$4,985.17	
	PURCH	59760-080-244-00	OTHER TAXES	\$2,694.23	
342210	BRIDGESTONE GOLF, INC	7/9/2020		\$141.42	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		\$141.42
	PURCH	47150-050-244-00	COGS MERCHANDISE	\$141.42	
342234	CITY OF KENNEWICK ELECTRICAL	7/9/2020		\$272.86	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		\$272.86
	PURCH	52200-060-244-00	UTILITIES - GAS & ELECTRIC	\$33.93	
	PURCH	52210-060-244-00	IRRIGATION ELECTRICITY	\$238.93	
342245	PEPSI COLA BOTTLING CO.	7/9/2020		\$410.33	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		\$410.33
	PURCH	49150-070-244-00	COGS - PACKAGED FOOD	\$72.73	
	PURCH	49200-070-244-00	COGS - SOFT BEVERAGE	\$351.60	
	PURCH	51900-060-244-00	CONTRACT SERVICES		\$14.00
342943	SPIKES GOLF SUPPLIES, INC.	7/15/2020		\$395.78	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		\$395.78
	PURCH	47150-050-244-00	COGS MERCHANDISE	\$395.78	
343001	IT HAVEN	7/15/2020		\$8.96	
	PAY	20005-000-244-00	ACCOUNTS PAYABLE - GP		\$8.96
	PURCH	52800-080-244-00	SUBSCRIPTIONS & PUBLICATIONS	\$8.96	

Check	Vendor	Date	Amount	Debit	Credit
343013	SPARKLING CLEAN WINDOWS, LLC	7/15/2020		\$200.00	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		\$200.00
	PURCH	51900-050-244-00	CONTRACT SERVICES	\$200.00	
343040	DURA SHINE CLEAN	7/15/2020		\$100.00	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		\$100.00
	PURCH	51900-050-244-00	CONTRACT SERVICES	\$100.00	
343044	WASHINGTON GREEN HYDROSEEDING, INC.	7/15/2020		\$375.00	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		\$375.00
	PURCH	51900-080-244-00	CONTRACT SERVICES	\$375.00	
344463	1-2-1 MARKETING	7/23/2020		\$447.00	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		\$447.00
	PURCH	51900-050-244-00	CONTRACT SERVICES	\$447.00	
344507	OXARC	7/23/2020		\$51.97	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		\$51.97
	PURCH	51800-060-244-00	PROFESSIONAL SERVICES	\$51.97	
344523	TREASURE VALLEY COFFEE	7/23/2020		\$127.38	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		\$127.38
	PURCH	52400-080-244-00	JANITORIAL SUPPLIES	\$42.46	
	PURCH	55850-050-244-00	COURSE ACCESSORIES GOLF	\$42.46	
	PURCH	55800-060-244-00	OTHER DEPT SUPPLIES	\$42.46	
344527	PEPSI COLA BOTTLING CO.	7/23/2020		\$164.80	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		\$164.80
	PURCH	49150-070-244-00	COGS - PACKAGED FOOD	\$8.85	
	PURCH	49200-070-244-00	COGS - SOFT BEVERAGE	\$147.95	
	PURCH	51900-060-244-00	CONTRACT SERVICES	\$8.00	
344555	BLUE ROOM	7/23/2020		\$81.00	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		\$81.00
	PURCH	52300-060-244-00	GARBAGE & DEBRIS REMOVAL	\$81.00	
344563	EMERALD SERVICES, INC	7/23/2020		\$109.30	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		\$109.30
	PURCH	51800-060-244-00	PROFESSIONAL SERVICES	\$109.30	
Paid by ACH	WESTERN EQUIPMENT	7/1/2020		\$502.51	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		\$502.51
	PURCH	58100-060-244-00	EQUIPMENT PARTS	\$502.51	
Paid by ACH	CINTAS CORPORATION #608	7/9/2020		\$100.49	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		\$100.49
	PURCH	51900-060-244-00	CONTRACT SERVICES	\$26.03	
	PURCH	51900-080-244-00	CONTRACT SERVICES	\$74.46	
Paid by ACH	COLEMAN OIL COMPANY	7/15/2020		\$220.70	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		\$220.70
	PURCH	58300-060-244-00	FUEL & OIL MAINTENANCE	\$180.45	
	PURCH	58300-050-244-00	FUEL & OIL MAINTENANCE	\$40.25	
Paid by ACH	GT GOLF SUPPLIES - GLOBAL TOUR GOLF	7/15/2020		\$385.00	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		\$385.00
	PURCH	52500-080-244-00	OFFICE SUPPLIES	\$385.00	
Paid by ACH	CINTAS CORPORATION #608	7/23/2020		\$105.12	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		\$105.12
	PURCH	51900-060-244-00	CONTRACT SERVICES	\$74.31	
	PURCH	51900-080-244-00	CONTRACT SERVICES	\$30.81	
Paid by ACH	WESTERN EQUIPMENT	7/23/2020		\$846.37	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		\$846.37
	PURCH	58100-060-244-00	EQUIPMENT PARTS	\$252.37	
	PURCH	58400-060-244-00	EQUIPMENT OUTSIDE REPAIRS	\$594.00	

Check	Vendor	Date	Amount	Debit	Credit
Paid by ACH	ADP TOTAL SOURCE (AUTOPAY)	7/3/2020		\$6,069.66	
	PAY	50000-000-244-00	BANK OPERATING ACCOUNT		\$6,069.66
	PURCH	50100-060-244-00	SALARIES	\$1,434.81	
	PURCH	50200-050-244-00	HOURLY WAGES	\$3,217.32	
	PURCH	50200-060-244-00	HOURLY WAGES	\$1,185.03	
	PURCH	50800-050-244-00	HEALTH BENEFITS		\$496.39
	PURCH	50800-060-244-00	HEALTH BENEFITS		\$335.85
	PURCH	50950-050-244-00	PAYROLL TAXES & SERVICE FEE	\$578.02	
	PURCH	50950-060-244-00	PAYROLL TAXES & SERVICE FEE	\$442.77	
	PURCH	50950-080-244-00	PAYROLL TAXES & SERVICE FEE	\$43.95	
Paid by ACH	ADP TOTAL SOURCE (AUTOPAY)	7/17/2020		\$5,061.75	
	PAY	50000-000-244-00	BANK OPERATING ACCOUNT		\$5,061.75
	PURCH	48100-050-244-00	INSTRUCTION	\$24.00	
	PURCH	50200-050-244-00	HOURLY WAGES	\$3,505.93	
	PURCH	50200-060-244-00	HOURLY WAGES	\$1,131.17	
	PURCH	50800-050-244-00	HEALTH BENEFITS		\$496.39
	PURCH	50950-050-244-00	COMBINED ADMIN, TAXES, W/C	\$671.28	
	PURCH	50950-060-244-00	COMBINED ADMIN, TAXES, W/C	\$211.81	
	PURCH	50950-080-244-00	COMBINED ADMIN, TAXES, W/C	\$13.95	
Paid by ACH	ADP TOTAL SOURCE (AUTOPAY)	7/31/2020		\$7,399.17	
	PURCH	50000-000-244-00	BANK OPERATING ACCOUNT		\$7,399.17
	PAY	48100-050-244-00	INSTRUCTION	\$150.00	
	PURCH	50100-060-244-00	SALARIES	\$1,520.88	
	PURCH	50200-050-244-00	HOURLY WAGES	\$4,050.02	
	PURCH	50200-060-244-00	HOURLY WAGES	\$1,236.33	
	PURCH	50800-050-244-00	HEALTH BENEFITS		\$496.39
	PURCH	50800-060-244-00	HEALTH BENEFITS		\$335.85
	PURCH	50950-050-244-00	COMBINED ADMIN, TAXES, W/C	\$768.15	
	PURCH	50950-060-244-00	COMBINED ADMIN, TAXES, W/C	\$462.09	
	PURCH	50950-080-244-00	COMBINED ADMIN, TAXES, W/C	\$43.94	
Paid by ACH	ELAN (MONTHLY CREDIT CARD CHGS)	7/31/2020		\$1,367.22	
	PAY	50000-000-244-00	TEMPORARY ACCT		\$1,367.22
	PURCH	51400-080-243-00	PROFESSIONAL DUES & FEES	\$697.00	
	PURCH	55000-050-243-00	GOLF CART PARTS	\$75.00	
	PURCH	55150-050-243-00	GOLF CART SUPPLIES	\$33.10	
	PURCH	51900-050-243-00	CONTRACT SERVICES	\$79.00	
	PURCH	51900-080-243-00	CONTRACT SERVICES	\$112.63	
	PURCH	52500-080-243-00	OFFICE SUPPLIES	\$86.83	
	PURCH	51350-080-243-00	SAFETY SUPPLIES	\$42.22	
	PURCH	52500-080-243-00	OFFICE SUPPLIES	\$14.94	
	PURCH	51350-080-243-00	SAFETY SUPPLIES	\$150.95	
	PURCH	56400-060-243-00	MATERIALS - TOP SOIL/ORGANIC	\$28.24	
	PURCH	55800-060-243-00	OTHER DEPT SUPPLIES	\$31.02	
	PURCH	58100-060-243-00	EQUIPMENT PARTS	\$16.29	
Bank Deduction	MERCHANT SERVICES	7/1/2020		\$1,151.94	
	PAY	10420-000-244-00	OPERATING CHECKING ACCT - US Bank		\$1,151.94
	PURCH	54000-080-244-00	BANK CHARGES	\$1,151.94	
Bank Deduction	US Bank	7/14/2020		\$5.80	
	PAY	10420-000-244-00	OPERATING CHECKING ACCT - US Bank		\$5.80
	PURCH	54000-080-244-00	BANK CHARGES	\$5.80	

Council Agenda Coversheet



Agenda Item Number	3.c.	Council Date	09/01/2020
Agenda Item Type	General Business Item		
Subject	Payroll Roster for PPE 8/15/2020		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Finance		

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

Recommendation

That council approve the Payroll Roster.

Motion for Consideration

I move to approve the Payroll Roster for 8/15/2020 in the amount of \$2,587,498.10 comprised of check numbers 74671 through 74676 and direct deposit numbers 183763 through 184215.

Summary

None.

Alternatives

None.

Fiscal Impact

Total \$2,587,498.10.

Through

Dept Head Approval

City Mgr Approval

Dan Legard
Aug 19, 11:01:15 GMT-0700 2020

Marie Mosley
Aug 28, 10:04:03 GMT-0700 2020

Attachments: roster

☐ Recording
Required?

September 1, 2020

All Departments:

August 15, 2020

ADMINISTRATIVE TEAM	1,915.39
CITY COUNCIL	4,525.00
CITY MANAGER	12,760.04
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT	24,553.81
EMPLOYEE & COMMUNITY RELATIONS	37,854.18
ENGINEERING	54,351.72
FACILITIES & GROUNDS	75,085.66
FINANCE	53,985.85
FIRE	109,663.84
LEGAL SERVICES	22,692.50
MANAGEMENT SERVICES	81,104.78
POLICE	447,206.78
Subtotal General Fund	925,699.55
STREETS	13,872.18
TRAFFIC	25,127.59
Subtotal Street Fund	38,999.77
BI-PIN	11,303.09
BUILDING SAFETY	43,783.59
COMMUNITY DEVELOPMENT	4,309.96
CRIMINAL JUSTICE	70,213.73
EQUIPMENT RENTAL	11,475.95
MEDICAL SERVICES	368,912.91
RISK MANAGEMENT	4,311.37
STORMWATER UTILITY	21,149.90
WATER & SEWER	138,528.83
Subtotal Other Funds	673,989.33
Total Salaries and Wages	1,638,688.65
<u>Benefits:</u>	
Dental Insurance	46,112.60
Industrial Insurance	29,723.81
Life Insurance	4,248.65
Long Term Disability Insurance	4,894.45
Medical Insurance	622,915.88
Medical Retirement Account	3,487.50
Retirement	136,865.32
Social Security (FICA)	90,997.15
Vision Insurance	7,557.88
WA Family Leave	2,006.21
Total Benefits	948,809.45
Grand Total	<u>\$2,587,498.10</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 \$2,587,498.10 comprised of check numbers 74671 through 74676 and direct deposit numbers 183763 through 184215.

Approved for payment:



Dan Legard, Finance Director

Council Agenda Coversheet 	Agenda Item Number	3.d.	Council Date	09/01/2020	Consent Agenda	☒	
	Agenda Item Type	Contract/Agreement/Lease				Ordinance/Reso	☐
	Subject	UPRR 24-inch Interceptor Sewer Rehab Phase 2				Public Mtg / Hrg	☐
	Ordinance/Reso #		Contract #		Other	☐	
	Project #	P1604-19	Permit #		Quasi-Judicial	☐	
	Department	Public Works					

Recommendation

Staff recommends that council accept the work of Iron Horse, LLC for Contract P1604-19, UPRR 24-inch Interceptor Sewer Rehab Phase 2.

Motion for Consideration

I move to accept the work of Iron Horse, LLC for Contract P1604-19, UPRR 24-inch Interceptor Sewer Rehab Phase 2. in the amount of \$1,004,193.88.

Summary

Original Contract	\$ 977,398.91
Change Orders	\$ 25,681.82
Quantity Changes	\$ 1,113.15
Total	\$1,004,193.88

This project consisted of rehabilitating a portion of the UPRR 24-inch Interceptor Sewer, generally west of Edison St. The rehabilitation efforts included approximately 2,404 linear feet using trenchless rehabilitation cured-in-place-pipe (CIPP UV cured) and 548 linear feet of new open cut 8-inch PVC sewer force main from the existing Jefferson & Arrowhead Lift Station. The project also included the trenchless crossing of the Union Pacific Railroad by boring and jacking a new casing/crossing.

This project had 2 change orders which included labor, equipment, and materials: changed from a single 24" steel casing under the UPRR tracks to two 10" steel casings and removal of a concrete thrust block interfering with installation of the new forcemain.

Quantity Changes included: increased rail road flagging labor during installation of the two 10 " steel casings.

Alternatives

None recommended

Fiscal Impact

Water and Sewer Fund: \$1,004,193.88

Through	John Cowling Aug 26, 15:09:27 GMT-0700 2020	Attachments:  ☐ Recording Required?
Dept Head Approval	Cary Roe Aug 26, 15:18:33 GMT-0700 2020	
City Mgr Approval	Marie Mosley Aug 28, 10:04:36 GMT-0700 2020	

Council Agenda Coversheet 	Agenda Item Number	3.e.	Council Date	09/01/2020	Consent Agenda	☒	
	Agenda Item Type	Contract/Agreement/Lease				Ordinance/Reso	☐
	Subject	Boundary Line Adjustment - City/Developer				Public Mtg / Hrg	☐
	Ordinance/Reso #		Contract #		Other	☐	
	Project #		Permit #		Quasi-Judicial	☐	
	Department	Public Works					

Recommendation

The Council authorize the Mayor to sign deeds to execute a Boundary Line Adjustment, exchanging property between the City and Tri Cities Development Company LLC.

Motion for Consideration

I move to authorize the Mayor to sign deeds to execute a Boundary Line Adjustment, exchanging property between the City and Tri Cities Development Company LLC.

Summary

On March 19, 2019 the Council adopted a Memorandum of Agreement with Tri Cities Development Company LLC to exchange portions of properties at the intersection of Bob Olson Parkway and Delaware Street (aka Colorado Street). The exchange is to facilitate the construction of a regional stormwater pond facility and a revised lot for future City Fire Station #6.

The exchange of properties was authorized to happen by boundary line adjustment, which has been prepared by Tri Cities Development Company LLC through their consultant and reviewed by City staff.

City staff recommends the signing of deeds to execute this Boundary Line Adjustment and exchange of property.

Alternatives

None recommended

Fiscal Impact

None. The exchange is considered revenue neutral.

Through	Bruce Mills Aug 26, 07:27:23 GMT-0700 2020	Attachments: 
Dept Head Approval	Cary Roe Aug 26, 14:45:15 GMT-0700 2020	
City Mgr Approval	Marie Mosley Aug 28, 10:07:00 GMT-0700 2020	
		☐ Recording Required?

AFTER RECORDING MAIL TO:

TC DEVELOPMENT Co
15 SW COLORADO STE 1
BEND OR 97702

QUIT CLAIM DEED

THE GRANTOR, CITY OF KENNEWICK
for and in consideration of 458-61A-109(2)(b) - BOUNDARY LINE ADJUSTMENT
conveys, and quit claims to TRI CITIES DEVELOPMENT COMPANY LLC,
the GRANTEE, the following described real estate, situated in the County of BENTON, State of
Washington, together with all after acquired title of the grantor(s) therein:

SEE EXHIBIT 2 ATTACHED FOR FULL LEGAL DESCRIPTION

Abbr. Legal: PTN LOT 3, SHORT PLAT 3488

Tax Parcel Number(s): 1-0889-301-3488-003 (PTN)

Dated _____

Print Name: _____

Print Name: _____

STATE OF WASHINGTON
COUNTY OF _____ } ss

I certify that I know or have satisfactory evidence that _____
[is/are] the person[s] who appeared before me, and said person[s] acknowledged that [* he/she/they] signed
this instrument, on oath stated that [* he/she/they] 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 this instrument.

Dated: _____

Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED
☐ Check box if partial sale of property If multiple owners, list percentage of ownership next to name.

1. SELLER GRANTOR	Name <u>CITY OF KENNEWICK</u> Mailing Address <u>PO BOX 6108</u> City/State/Zip <u>KENNEWICK WA 99336</u> Phone No. (Including area code)	2. BUYER GRANTEE	Name <u>TRI CITIES DEVELOPMENT COMPANY LLC</u> Mailing Address <u>15 SW COLORADO STE 1</u> City/State/Zip <u>BEND OR 97702</u> Phone No. (Including area code)
3.	Send all property tax related correspondence to ☒ Same As Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property	Listed Assessed Value(s)
Name		☐	\$
Mailing Address		<u>1.0889.301.3488.003 (PTN)</u> ☐	\$
City/State/Zip		☐	\$
Phone No. (with area code)		☐	\$

4. Street address of property :
This property is located in BENTON COUNTY
☐ Check box if any of the listed parcels are being segregated from another parcel, are Part of a boundary line adjustment or parcels being merged.
Legal description of property (If more space is needed you may attach a separate sheet to each page of the affidavit)

SEE EXHIBIT 2 ATTACHED

Abbr Legal: PTN LOT 3, SHORT PLAT 3488

5. Select Land Use Code(s): <u>91</u> enter any additional codes: (See back of last page for instructions)	7. List all personal property (tangible and intangible) included in selling price
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section /Subsection) <u>458-61A-109(2)(b)</u> Reason For Exemption <u>BOUNDARY LINE ADJUSTMENT</u>
6. Is this property designated as forest land per chapter 84.33 RCW?	Type of Document <u>QUIT CLAIM DEED</u>
Is this property classified as current use (open space, farm and agricultural or lumber) land per chapter 84.34?	Date of Document
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	
If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNERS(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or lumber) land; you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW.84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local County Assessor for more information. This land ☐ does ☐ does not qualify for continuance.	Gross Selling Price \$ 0.00 *Personal Property (deduct) \$ 0.00 Exemption Claimed (deduct) \$ 0.00 Taxable Selling Price \$ 0.00 Excise Tax: State \$ 0.00 0.0050 Local \$ 0.00 * Delinquent Interest: State \$ 0.00 Local \$ 0.00 *Delinquent Penalty \$ 0.00 Subtotal 0.00 *State Technology Fee \$ 5.00 Affidavit Processing Fee \$ 0.00 Total Due \$ 10.00
DEPUTY ASSESSOR _____ DATE _____	
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S) to continue special valuation as historic property, sign (3) below. If the new owner(s) do not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale	
(3) OWNER(S) SIGNATURE	
PRINT NAME _____	A MINIMUM FEE OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.	
Signature of Grantor or Grantor's Agent _____	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) _____	Name (print) <u>John Smith, V.P. Tri Cities Development Co, LLC</u>
Date & city of signing: _____	Date & city of signing: _____
Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).	

EXHIBIT 2

LEGAL DESCRIPTION FOR TRANSFER PORTION FROM CITY OF KENNEWICK TO TRI CITIES DEVELOPMENT COMPANY, LLC.

A PORTION OF LOT 3 OF SHORT PLAT NO. 3488, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2016-007168 AND A PORTION OF THE FORMER HILDEBRAND BOULEVARD RIGHT OF WAY, VACATED BY CITY OF KENNEWICK ORDINANCE NO. 5820, FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF KENNEWICK, WASHINGTON ON AUGUST 21, 2019, LOCATED WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17, MARKED WITH A 1/2 INCH IRON PIPE PER THAT SURVEY RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2011-001284; THENCE NORTH 00°41'22" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 17 A DISTANCE OF 2,645.92 FEET TO THE NORTHWEST CORNER THEREOF, MARKED WITH A 5/8 INCH IRON PIN BY CHRISTENSEN, NOT OF RECORD; THENCE SOUTH 00°41'22" EAST ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17 A DISTANCE OF 30.01 FEET TO THE INTERSECTION WITH THE SOUTH MARGIN OF SAID FORMER HILDEBRAND BOULEVARD RIGHT OF WAY; THENCE NORTH 88°03'42" EAST ALONG SAID FORMER SOUTH RIGHT OF WAY MARGIN A DISTANCE OF 296.10 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 88°03'42" EAST CONTINUING ALONG SAID FORMER SOUTH RIGHT OF WAY MARGIN A DISTANCE OF 399.21 FEET TO A POINT HEREFTER REFERRED TO AS POINT "B", BEING A POINT ON THE ARC OF A NON-TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 180.02 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 14°01'12" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 17.06 FEET, WITH A DELTA ANGLE OF 05°25'46", A CHORD BEARING OF NORTH 78°41'41" WEST AND A CHORD LENGTH OF 17.05 FEET; THENCE NORTH 81°24'34" WEST A DISTANCE OF 271.98 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 380.04 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 69.84 FEET, WITH A DELTA ANGLE OF 10°31'44", A CHORD BEARING OF NORTH 86°40'26" WEST AND A CHORD LENGTH OF 69.74 FEET; THENCE SOUTH 88°03'42" WEST A DISTANCE OF 44.45 FEET; THENCE SOUTH 00°41'22" EAST A DISTANCE OF 60.02 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 14,451 SQUARE FEET, 0.33 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

TOGETHER WITH:

A PORTION OF LOT 3 OF SHORT PLAT NO. 3488, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2016-007168 AND A PORTION OF THE FORMER HILDEBRAND BOULEVARD RIGHT OF WAY, VACATED BY CITY OF KENNEWICK ORDINANCE NO. 5820, FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF KENNEWICK, WASHINGTON ON AUGUST 21, 2019, LOCATED WITHIN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 17 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT SAID POINT "B", THENCE NORTH 88°03'42" EAST CONTINUING ALONG SAID FORMER SOUTH MARGIN OF HILDEBRAND BOULEVARD RIGHT OF WAY A DISTANCE OF 86.35 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 88°03'42" EAST ALONG SAID FORMER SOUTH RIGHT OF WAY MARGIN A DISTANCE OF 579.17 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY MARGIN OF BOB OLSON PARKWAY RIGHT OF WAY, ESTABLISHED PER THAT DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2017-005228 AND SAID SHORT PLAT RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2016-007168 AND BEING A POINT ON THE ARC OF A NON-TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 738.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 27°35'58" WEST; THENCE ALONG SAID CURVE AND SAID SOUTHWESTERLY RIGHT OF WAY MARGIN, HAVING AN ARC LENGTH OF 244.82 FEET, WITH A DELTA ANGLE OF 19°00'25", A CHORD BEARING OF NORTH 71°54'14" WEST AND A CHORD LENGTH OF 243.70 FEET; THENCE NORTH 81°24'26" WEST CONTINUING ALONG

SAID SOUTHWESTERLY RIGHT OF WAY MARGIN A DISTANCE OF 1,084.44 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 43.16 FEET, WITH A DELTA ANGLE OF 98°54'11", A CHORD BEARING OF SOUTH 49°08'28" WEST AND A CHORD LENGTH OF 38.00 FEET TO A LINE BEING A 29.00 FOOT EASTERLY OFFSET OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTH 00°18'37" EAST ALONG SAID OFFSET LINE A DISTANCE OF 132.15 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 39.98 FEET, WITH A DELTA ANGLE OF 91°37'41", A CHORD BEARING OF SOUTH 46°07'28" EAST AND A CHORD LENGTH OF 35.86 FEET; THENCE NORTH 88°03'42" EAST A DISTANCE OF 284.48 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 420.04 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 77.19 FEET, WITH A DELTA ANGLE OF 10°31'44", A CHORD BEARING OF SOUTH 86°40'26" EAST AND A CHORD LENGTH OF 77.08 FEET; THENCE SOUTH 81°24'34" EAST A DISTANCE OF 271.98 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 220.02 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 105.98 FEET, WITH A DELTA ANGLE OF 27°35'51", A CHORD BEARING OF SOUTH 67°36'38" EAST AND A CHORD LENGTH OF 104.96 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 155,500 SQUARE FEET, 3.57 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

AFTER RECORDING MAIL TO:

CITY OF KENNEWICK
PO Box 6108
KENNEWICK WA 99336

QUIT CLAIM DEED

THE GRANTOR, CITY OF KENNEWICK
for and in consideration of 458-61A-109(2)(b) - BOUNDARY LINE ADJUSMENT
conveys, and quit claims to CITY OF KENNEWICK,
the GRANTEE, the following described real estate, situated in the County of BENTON, State of
Washington, together with all after acquired title of the grantor(s) therein:

SEE EXHIBIT 4 ATTACHED FOR FULL LEGAL DESCRIPTION
Abbr. Legal: PTN LOT 3, SHORT PLAT 3488 AND PTN 17-08-29

Tax Parcel Number(s): 1-0889-301-3488-003 (PTN); 1-1789-200-0001-009 (PTN)
Dated _____

Print Name: _____

Print Name: _____

STATE OF WASHINGTON
COUNTY OF _____ } ss

I certify that I know or have satisfactory evidence that _____
[is/are] the person[s] who appeared before me, and said person[s] acknowledged that [* he/she/they] signed
this instrument, on oath stated that [* he/she/they] 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 this instrument.

Dated: _____

Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name.

1. SELLER GRANTOR	Name CITY OF KENNEWICK	2. BUYER GRANTEE	Name CITY OF KENNEWICK
	Mailing Address PO BOX 6108		Mailing Address PO BOX 6108
	City/State/Zip KENNEWICK WA 99336		City/State/Zip KENNEWICK WA 99336
	Phone No. (Including area code)		Phone No. (Including area code)
3.	Send all property tax related correspondence to ☒ Same As Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property
	Name		Listed Assessed Value(s)
	Mailing Address	1-0889-301-3488-003 (PTN)	\$
	City/State/Zip	1-1789-200-0001-009 (PTN)	\$
	Phone No. (with area code)		\$

4. Street address of property :
This property is located in BENTON COUNTY
☐ Check box if any of the listed parcels are being segregated from another parcel, are Part of a boundary line adjustment or parcels being merged.
Legal description of property (If more space is needed you may attach a separate sheet to each page of the affidavit

SEE EXHIBIT 4 ATTACHED
Abbr Legal: PTN LOT 3, SHORT PLAT 3488 AND PTN 17-08-29

5. Select Land Use Code(s): 91
enter any additional codes:

(See back of last page for instructions)

	YES	NO
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	☐	☐

6. YES NO
Is this property designated as forest land per chapter 84.33 RCW? ☐ ☐

Is this property classified as current use (open space, farm and agricultural or lumber) land per chapter 84.34? ☐ ☐

Is this property receiving special valuation as historical property per chapter 84.26 RCW? ☐ ☐

If any answers are yes, complete as instructed below.
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)
NEW OWNERS(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or lumber) land; you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW.84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local County Assessor for more information.
This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)
NEW OWNER(S) to continue special valuation as historic property, sign (3) below. If the new owner(s) do not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale

(3) OWNER(S) SIGNATURE

PRINT NAME

7. List all personal property (tangible and intangible) included in selling price

If claiming an exemption, list WAC number and reason for exemption:
WAC No. (Section /Subsection) 458-61A-109(2)(b)

Reason For Exemption BOUNDARY LINE ADJUSTMENT

Type of Document QUIT CLAIM DEED

Date of Document

Gross Selling Price	\$ 0.00
*Personal Property (deduct)	\$ 0.00
Exemption Claimed (deduct)	\$ 0.00
Taxable Selling Price	\$ 0.00
Excise Tax: State	\$ 0.00
0.0050 Local	\$ 0.00
* Delinquent Interest: State	\$ 0.00
Local	\$ 0.00
*Delinquent Penalty	\$ 0.00
Subtotal	0.00
*State Technology Fee	\$ 5.00
Affidavit Processing Fee	\$ 0.00
Total Due	\$ 10.00

A MINIMUM FEE OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
*SEE INSTRUCTIONS

8. I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent	Signature of Grantee or Grantee's Agent
Name (print)	Name (print)
Date & city of signing:	Date & city of signing:

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

EXHIBIT 4

LEGAL DESCRIPTION FOR CITY OF KENNEWICK ADJUSTED LOT 3

A PORTION OF LOT 3 OF SHORT PLAT NO. 3488, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2016-007168, A PORTION OF THE FORMER HILDEBRAND BOULEVARD RIGHT OF WAY, VACATED BY CITY OF KENNEWICK ORDINANCE NO. 5820, FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF KENNEWICK, WASHINGTON ON AUGUST 21, 2019 AND A PORTION OF PARCEL "C" OF SURVEY NO. 4979 FOR PLAT EXEMPTION, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-002099, AND DESCRIBED IN DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-005308, LOCATED WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17, MARKED WITH A 1/2 INCH IRON PIPE PER THAT SURVEY RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2011-001284; THENCE NORTH 00°41'22" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 17 A DISTANCE OF 2,645.92 FEET TO THE NORTHWEST CORNER THEREOF, MARKED WITH A 5/8 INCH IRON PIN BY CHRISTENSEN, NOT OF RECORD AND BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°41'22" EAST ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17 A DISTANCE OF 389.56 FEET; THENCE NORTH 89°18'38" EAST A DISTANCE OF 296.03 FEET; THENCE NORTH 00°41'22" WEST A DISTANCE OF 426.03 FEET; THENCE NORTH 88°03'42" EAST A DISTANCE OF 44.45 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 380.04 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 69.84 FEET, WITH A DELTA ANGLE OF 10°31'44", A CHORD BEARING OF SOUTH 86°40'26" EAST AND A CHORD LENGTH OF 69.74 FEET; THENCE SOUTH 81°24'34" EAST A DISTANCE OF 271.98 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 180.02 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 126.04 FEET, WITH A DELTA ANGLE OF 40°06'52", A CHORD BEARING OF SOUTH 61°21'08" EAST AND A CHORD LENGTH OF 123.48 FEET; THENCE SOUTH 41°17'42" EAST A DISTANCE OF 76.79 FEET TO THE WESTERLY BOUNDARY OF THE PLAT OF APPLE VALLEY PHASE 4A RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2019-030120; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY THE FOLLOWING COURSES:

THENCE NORTH 00°41'22" WEST A DISTANCE OF 12.29 FEET; THENCE NORTH 88°03'42" EAST A DISTANCE OF 20.71 FEET; THENCE NORTH 01°56'18" WEST A DISTANCE OF 25.22 FEET; THENCE NORTH 41°17'42" WEST LEAVING SAID WESTERLY BOUNDARY A DISTANCE OF 61.09 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 220.02 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 154.04 FEET, WITH A DELTA ANGLE OF 40°06'52", A CHORD BEARING OF NORTH 61°21'08" WEST AND A CHORD LENGTH OF 150.92 FEET; THENCE NORTH 81°24'34" WEST A DISTANCE OF 271.98 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 420.04 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 77.19 FEET, WITH A DELTA ANGLE OF 10°31'44", A CHORD BEARING OF NORTH 86°40'26" WEST AND A CHORD LENGTH OF 77.08 FEET; THENCE SOUTH 88°03'42" WEST A DISTANCE OF 284.48 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 39.98 FEET, WITH A DELTA ANGLE OF 91°37'41", A CHORD BEARING OF NORTH 46°07'28" WEST AND A CHORD LENGTH OF 35.86 FEET TO A LINE BEING 29.00 FOOT EASTERLY OFFSET OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE NORTH 00°18'37" WEST ALONG SAID OFFSET LINE A DISTANCE OF 132.15 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 43.16 FEET, WITH A DELTA ANGLE OF 98°54'11", A CHORD BEARING OF NORTH 49°08'28" EAST AND A CHORD LENGTH OF 38.00 FEET TO A NON-TANGENT LINE, BEING THE SOUTHWESTERLY MARGIN OF BOB OLSON PARKWAY RIGHT OF WAY, ESTABLISHED PER SAID SHORT PLAT RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2016-007168; THENCE NORTH 81°24'26" WEST ALONG SAID SOUTHWESTERLY RIGHT OF WAY MARGIN A DISTANCE OF 58.58 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTH 00°18'37" EAST ALONG SAID WEST LINE A DISTANCE OF 262.50 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 166,909 SQUARE FEET, 3.83 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

AFTER RECORDING MAIL TO:

CITY OF KENNEWICK
PO BOX 6108
KENNEWICK WA 99336

QUIT CLAIM DEED

THE GRANTOR, TRI CITIES DEVELOPMENT COMPANY LLC
for and in consideration of 458-61A-109(2)(b) - BOUNDARY LINE ADJUSTMENT
conveys, and quit claims to CITY OF KENNEWICK,
the GRANTEE, the following described real estate, situated in the County of BENTON, State of
Washington, together with all after acquired title of the grantor(s) therein:

SEE EXHIBIT 1 ATTACHED FOR FULL LEGAL DESCRIPTION

Abbr. Legal: PTN 17-08-29

Tax Parcel Number(s): 1-1789-200-0001-009 (PTN)

Dated 4/1/20

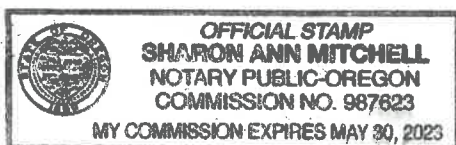
Print Name: Adam Smith Print Name: _____
V.P. TRI CITIES DEVELOPMENT Co, LLC

STATE OF WASHINGTON }
COUNTY OF Oregon } ss
Deschutes

I certify that I know or have satisfactory evidence that Matthew Smith
[is/are] the person[s] who appeared before me, and said person[s] acknowledged that [* he/she/they] signed
this instrument, on oath stated that [* he/she/they] authorized to execute the instrument and acknowledged it as
the Vice President of
Tri Cities Development Co to be the free and voluntary act of such party for the uses
and purposes mentioned in this instrument. llc

Dated: April 1, 2020

Sharon Ann Mitchell
Notary Public in and for the State of Washington Oregon
Residing at Bend, OR
My appointment expires: May 30, 2023





PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED
☐ Check box if partial sale of property If multiple owners, list percentage of ownership next to name.

1. SELLER GRANTOR	Name <u>TRICITIES DEVELOPMENT COMPANY LLC</u>	2. BUYER GRANTEE	Name <u>CITY OF KENNEWICK</u>
	Mailing Address <u>15 SW COLORADO STE 1</u>		Mailing Address <u>PO BOX 6108</u>
	City/State/Zip <u>BEND OR 97702</u>		City/State/Zip <u>KENNEWICK WA 99336</u>
	Phone No. (Including area code)		Phone No. (Including area code)
3.	Send all property tax related correspondence to ☒ Same As Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property
	Name		Listed Assessed Value(s)
	Mailing Address	<u>1.1789.200.0001.009</u>	☐ \$
	City/State/Zip	<u>(PTN)</u>	☐ \$
	Phone No. (with area code)		☐ \$

4. Street address of property :
This property is located in BENTON COUNTY
☐ Check box if any of the listed parcels are being segregated from another parcel, are Part of a boundary line adjustment or parcels being merged.
Legal description of property (If more space is needed you may attach a separate sheet to each page of the affidavit)

SEE EXHIBIT 1 ATTACHED
Abbr Legal: PTN 17-08-29

5. Select Land Use Code(s): 18
enter any additional codes:

(See back of last page for instructions)

Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	YES	NO
	☐	☐

6.

Is this property designated as forest land per chapter 84.33 RCW?	YES	NO
	☐	☐
Is this property classified as current use (open space, farm and agricultural or lumber) land per chapter 84.34?		☐
	☐	☐
Is this property receiving special valuation as historical property per chapter 84.26 RCW?		☐
	☐	☐

If any answers are yes, complete as instructed below.
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)
NEW OWNERS(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or lumber) land; you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW.84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local County Assessor for more information.
This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR	DATE
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)	
NEW OWNER(S) to continue special valuation as historic property, sign (3) below. If the new owner(s) do not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale	

(3) OWNER(S) SIGNATURE

PRINT NAME

7. List all personal property (tangible and intangible) included in selling price

If claiming an exemption, list WAC number and reason for exemption:
WAC No. (Section /Subsection) 458-61A-109(2)(b)
Reason For Exemption BOUNDARY LINE ADJUSTMENT

Type of Document QUIT CLAIM DEED

Date of Document

Gross Selling Price	\$ 0.00
*Personal Property (deduct)	\$ 0.00
Exemption Claimed (deduct)	\$ 0.00
Taxable Selling Price	\$ 0.00
Excise Tax: State	\$ 0.00
0.0050 Local	\$ 0.00
* Delinquent Interest: State	\$ 0.00
Local	\$ 0.00
*Delinquent Penalty	\$ 0.00
Subtotal	0.00
*State Technology Fee	\$ 5.00
Affidavit Processing Fee	\$ 0.00
Total Due	\$ 10.00

A MINIMUM FEE OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
*SEE INSTRUCTIONS

8. I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent	Signature of Grantee or Grantee's Agent
Name (print)	Name (print)
Date & city of signing:	Date & city of signing:

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

EXHIBIT 1

LEGAL DESCRIPTION FOR TRANSFER PORTION FROM TRI CITIES DEVELOPMENT COMPANY, LLC. TO CITY OF KENNEWICK

A PORTION OF PARCEL "C" OF SURVEY NO. 4979 FOR PLAT EXEMPTION, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-002099, AND DESCRIBED IN DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-005308, LOCATED WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17, MARKED WITH A 1/2 INCH IRON PIPE PER THAT SURVEY RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2011-001284; THENCE NORTH 00°41'22" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 17 A DISTANCE OF 2,645.92 FEET TO THE NORTHWEST CORNER THEREOF, MARKED WITH A 5/8 INCH IRON PIN BY CHRISTENSEN, NOT OF RECORD; THENCE SOUTH 00°41'22" EAST ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17 A DISTANCE OF 30.01 FEET TO THE INTERSECTION WITH THE FORMER SOUTH MARGIN OF THE HILDEBRAND BOULEVARD RIGHT OF WAY, VACATED BY CITY OF KENNEWICK ORDINANCE NO. 5820, FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF KENNEWICK, WASHINGTON ON AUGUST 21, 2019 AND TRUE POINT OF BEGINNING;

THENCE SOUTH 00°41'22" EAST CONTINUING ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17 A DISTANCE OF 359.55 FEET; THENCE NORTH 89°18'38" EAST A DISTANCE OF 296.03 FEET; THENCE NORTH 00°41'22" WEST A DISTANCE OF 366.01 FEET TO SAID FORMER SOUTH MARGIN OF HILDEBRAND BOULEVARD RIGHT OF WAY, AND HEREAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 88°03'42" WEST ALONG SAID FORMER SOUTH RIGHT OF WAY MARGIN A DISTANCE OF 296.10 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 107,394 SQUARE FEET, 2.47 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

TOGETHER WITH:

A PORTION OF PARCEL "C" OF SURVEY NO. 4979 FOR PLAT EXEMPTION, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-002099, AND DESCRIBED IN DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-005308, LOCATED WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT SAID POINT "A", THENCE NORTH 88°03'42" EAST CONTINUING ALONG THE SAID FORMER SOUTH RIGHT OF WAY MARGIN OF HILDEBRAND BOULEVARD A DISTANCE OF 399.21 FEET TO THE TRUE POINT OF BEGINNING, BEING A POINT ON THE ARC OF A NON-TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 180.02 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 14°01'12" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 108.98 FEET, WITH A DELTA ANGLE OF 34°41'06", A CHORD BEARING OF SOUTH 58°38'15" EAST AND A CHORD LENGTH OF 107.32 FEET; THENCE SOUTH 41°17'42" EAST A DISTANCE OF 76.79 FEET TO THE WESTERLY BOUNDARY OF THE PLAT OF APPLE VALLEY PHASE 4A RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2019-030120; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY THE FOLLOWING COURSES: THENCE NORTH 00°41'22" WEST A DISTANCE OF 12.29 FEET; THENCE NORTH 88°03'42" EAST A DISTANCE OF 20.71 FEET; THENCE NORTH 01°56'18" WEST A DISTANCE OF 25.22 FEET; THENCE NORTH 41°17'42" WEST LEAVING SAID WESTERLY BOUNDARY A DISTANCE OF 61.09 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 220.02 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 48.07 FEET, WITH A DELTA ANGLE OF 12°31'01", A CHORD BEARING OF NORTH 47°33'12" WEST AND A CHORD LENGTH OF 47.97 FEET TO SAID FORMER SOUTH RIGHT OF WAY MARGIN OF HILDEBRAND BOULEVARD; THENCE SOUTH 88°03'42" WEST ALONG SAID FORMER SOUTH RIGHT OF WAY MARGIN A DISTANCE OF 86.35 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 5,847 SQUARE FEET, 0.13 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

AFTER RECORDING MAIL TO:

TC DEVELOPMENT CO
15 SW COLORADO STE 1
BEND OR 97702

QUIT CLAIM DEED

THE GRANTOR, TRI CITIES DEVELOPMENT COMPANY LLC
for and in consideration of 458-61A-109(2)(b) - BOUNDARY LINE ADJUSTMENT
conveys, and quit claims to TRI CITIES DEVELOPMENT COMPANY LLC,
the GRANTEE, the following described real estate, situated in the County of BENTON, State of
Washington, together with all after acquired title of the grantor(s) therein:

SEE EXHIBIT 3 ATTACHED FOR FULL LEGAL DESCRIPTION

Abbr. Legal: PTN 17-08-29 AND PTN LOT 3, SHORT PLAT 3488

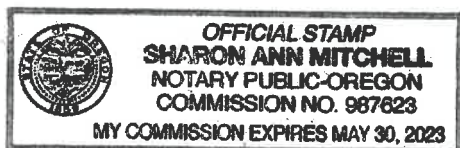
Tax Parcel Number(s): 1-1789-200-0001-009 (PTN); 1-0889-301-3488-003 (PTN)

Dated 4/1/20

Matthew Smith
Print Name: Matthew Smith Print Name: _____
V.P. Tri Cities Development Co. LLC
STATE OF WASHINGTON }
COUNTY OF Deschutes } ss

I certify that I know or have satisfactory evidence that Matthew Smith
[is/are] the person[s] who appeared before me, and said person[s] acknowledged that [* he/she/they] signed
this instrument, on oath stated that [* he/she/they] authorized to execute the instrument and acknowledged it as
the Vice President of
Tri Cities Development Co. LLC to be the free and voluntary act of such party for the uses
and purposes mentioned in this instrument.

Dated: April 1, 2020



Sharon Ann Mitchell
Notary Public in and for the State of Washington Oregon
Residing at Bend, OR
My appointment expires: May 30, 2023



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED
☐ Check box if partial sale of property If multiple owners, list percentage of ownership next to name.

1. SELLER GRANTOR Name <u>TRI CITIES DEVELOPMENT COMPANY LLC</u> Mailing Address <u>15 SW COLORADO STE 1</u> City/State/Zip <u>BEND OR 97702</u> Phone No. (including area code) _____	2. BUYER GRANTEE Name <u>TRI CITIES DEVELOPMENT COMPANY LLC</u> Mailing Address <u>15 SW COLORADO STE 1</u> City/State/Zip <u>BEND OR 97702</u> Phone No. (including area code) _____									
3. Send all property tax related correspondence to ☒ Same As Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (with area code) _____	List all real and personal property tax parcel account numbers - check box if personal property Listed Assessed Value(s) <table border="1"><tr><td>1-1789-200-0001-009 (PTN)</td><td>☐</td><td>\$</td></tr><tr><td>1-0889-301-3488-003 (PTN)</td><td>☐</td><td>\$</td></tr><tr><td></td><td>☐</td><td>\$</td></tr></table>	1-1789-200-0001-009 (PTN)	☐	\$	1-0889-301-3488-003 (PTN)	☐	\$		☐	\$
1-1789-200-0001-009 (PTN)	☐	\$								
1-0889-301-3488-003 (PTN)	☐	\$								
	☐	\$								

4. Street address of property : _____
This property is located in BENTON COUNTY
☐ Check box if any of the listed parcels are being segregated from another parcel, are Part of a boundary line adjustment or parcels being merged.
Legal description of property (If more space is needed you may attach a separate sheet to each page of the affidavit)

SEE EXHIBIT 3 ATTACHED

Abbr Legal: PTN 17-08-29 AND PTN LOT 3, SHORT PLAT 3488

5. Select Land Use Code(s): <u>18 + 91</u> enter any additional codes: _____ (See back of last page for instructions) Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? ☐ YES ☐ NO 6. Is this property designated as forest land per chapter 84.33 RCW? ☐ YES ☐ NO Is this property classified as current use (open space, farm and agricultural or lumber) land per chapter 84.34? ☐ YES ☐ NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? ☐ YES ☐ NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNERS(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or lumber) land; you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW.84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local County Assessor for more information. This land ☐ does ☐ does not qualify for continuance. DEPUTY ASSESSOR _____ DATE _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S) to continue special valuation as historic property, sign (3) below. If the new owner(s) do not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE PRINT NAME _____	7. List all personal property (tangible and intangible) included in selling price _____ _____ _____ If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section /Subsection) <u>458-61A-109(2)(b)</u> Reason For Exemption <u>BOUNDARY LINE ADJUSTMENT</u> Type of Document <u>QUIT CLAIM DEED</u> Date of Document _____ <table border="1"><tr><td>Gross Selling Price</td><td>\$ 0.00</td></tr><tr><td>*Personal Property (deduct)</td><td>\$ 0.00</td></tr><tr><td>Exemption Claimed (deduct)</td><td>\$ 0.00</td></tr><tr><td>Taxable Selling Price</td><td>\$ 0.00</td></tr><tr><td>Excise Tax: State</td><td>\$ 0.00</td></tr><tr><td>0.0050 Local</td><td>\$ 0.00</td></tr><tr><td>* Delinquent Interest: State</td><td>\$ 0.00</td></tr><tr><td>Local</td><td>\$ 0.00</td></tr><tr><td>*Delinquent Penalty</td><td>\$ 0.00</td></tr><tr><td>Subtotal</td><td>0.00</td></tr><tr><td>*State Technology Fee</td><td>\$ 5.00</td></tr><tr><td>Affidavit Processing Fee</td><td>\$ 0.00</td></tr><tr><td>Total Due</td><td>\$ 10.00</td></tr></table>	Gross Selling Price	\$ 0.00	*Personal Property (deduct)	\$ 0.00	Exemption Claimed (deduct)	\$ 0.00	Taxable Selling Price	\$ 0.00	Excise Tax: State	\$ 0.00	0.0050 Local	\$ 0.00	* Delinquent Interest: State	\$ 0.00	Local	\$ 0.00	*Delinquent Penalty	\$ 0.00	Subtotal	0.00	*State Technology Fee	\$ 5.00	Affidavit Processing Fee	\$ 0.00	Total Due	\$ 10.00
Gross Selling Price	\$ 0.00																										
*Personal Property (deduct)	\$ 0.00																										
Exemption Claimed (deduct)	\$ 0.00																										
Taxable Selling Price	\$ 0.00																										
Excise Tax: State	\$ 0.00																										
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* Delinquent Interest: State	\$ 0.00																										
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Subtotal	0.00																										
*State Technology Fee	\$ 5.00																										
Affidavit Processing Fee	\$ 0.00																										
Total Due	\$ 10.00																										

A MINIMUM FEE OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
*SEE INSTRUCTIONS

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent _____ Name (print) _____ Date & city of signing: _____	Signature of Grantee or Grantee's Agent _____ Name (print) _____ Date & city of signing: _____
--	--

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

REV 84 0001a (04/30/09)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

EXHIBIT 3

LEGAL DESCRIPTION FOR TRI CITIES DEVELOPMENT COMPANY, LLC. ADJUSTED PARCEL "C"
A PORTION OF LOT 3 OF SHORT PLAT NO. 3488, ACCORDING TO THE SURVEY THEREOF RECORDED
UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2016-007168, A PORTION OF THE FORMER
HILDEBRAND BOULEVARD RIGHT OF WAY, VACATED BY CITY OF KENNEWICK ORDINANCE NO. 5820,
FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF KENNEWICK, WASHINGTON ON AUGUST 21,
2019 AND A PORTION OF PARCEL "C" OF SURVEY NO. 4979 FOR PLAT EXEMPTION, ACCORDING TO THE
SURVEY THEREOF RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-002099, AND
DESCRIBED IN DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-005308,
LOCATED WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17 AND THE
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 29
EAST OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON,
DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17,
MARKED WITH A 1/2 INCH IRON PIPE PER THAT SURVEY RECORDED UNDER BENTON COUNTY
AUDITOR'S FILE NUMBER 2011-001284; THENCE NORTH 00°41'22" WEST ALONG THE WEST LINE OF
SAID NORTHWEST QUARTER OF SECTION 17 A DISTANCE OF 2,645.92 FEET TO THE NORTHWEST
CORNER THEREOF, MARKED WITH A 5/8 INCH IRON PIN BY CHRISTENSEN, NOT OF RECORD; THENCE
SOUTH 00°41'22" EAST ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17 A
DISTANCE OF 389.56 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°41'22" EAST CONTINUING ALONG SAID WEST LINE OF THE NORTHWEST QUARTER
OF SECTION 17 A DISTANCE OF 825.36 FEET TO THE SOUTHERLY BOUNDARY OF SAID PARCEL "C" OF
SURVEY NO. 4979 AND DESCRIBED IN SAID DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE
NUMBER 2018-005308; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING COURSES:
THENCE NORTH 89°18'38" EAST A DISTANCE OF 176.02 FEET; THENCE NORTH 00°41'22" WEST A
DISTANCE OF 10.28 FEET; THENCE NORTH 89°18'38" EAST A DISTANCE OF 666.74 FEET TO THE
SOUTHEAST CORNER THEREOF AND THE WESTERLY BOUNDARY OF THE PLATS OF APPLE VALLEY
PHASES 3 AND 4A RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBERS 2019-004311 AND
2019-030120, RESPECTIVELY, AND BEING A POINT ON THE ARC OF A NON-TANGENT CURVE TURNING
TO THE RIGHT, HAVING A RADIUS OF 823.59 FEET; THE RADIUS POINT OF WHICH BEARS NORTH
80°12'09" EAST; THENCE ALONG SAID CURVE AND COMMON BOUNDARY BETWEEN SAID PARCEL "C"
AND SAID WESTERLY BOUNDARY OF THE PLATS OF APPLE VALLEY PHASES 3 AND 4A, HAVING AN ARC
LENGTH OF 125.56 FEET, WITH A DELTA ANGLE OF 08°44'07", A CHORD BEARING OF NORTH 05°25'48"
WEST AND A CHORD LENGTH OF 125.44 FEET TO A NON-TANGENT LINE; THENCE ALONG SAID NON
TANGENT LINE AND CONTINUING ALONG SAID COMMON BOUNDARY THE FOLLOWING COURSES:
THENCE NORTH 00°41'22" WEST A DISTANCE OF 59.01 FEET; THENCE NORTH 89°18'38" EAST A
DISTANCE OF 37.87 FEET; THENCE NORTH 00°41'22" WEST A DISTANCE OF 117.51 FEET; THENCE NORTH
00°41'23" WEST A DISTANCE OF 106.15 FEET; THENCE SOUTH 89°18'37" WEST A DISTANCE OF 34.18
FEET; THENCE NORTH 00°41'22" WEST A DISTANCE OF 666.85 FEET TO A POINT HEREAFTER REFERRED
TO AS POINT "C"; THENCE NORTH 41°17'42" WEST LEAVING SAID COMMON BOUNDARY A DISTANCE
OF 76.79 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A
RADIUS OF 180.02 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 126.04 FEET, WITH A
DELTA ANGLE OF 40°06'52", A CHORD BEARING OF NORTH 61°21'08" WEST AND A CHORD LENGTH OF
123.48 FEET; THENCE NORTH 81°24'34" WEST A DISTANCE OF 271.98 FEET TO A POINT OF CURVATURE
WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 380.04 FEET; THENCE ALONG
SAID CURVE, HAVING AN ARC LENGTH OF 69.84 FEET, WITH A DELTA ANGLE OF 10°31'44", A CHORD
BEARING OF NORTH 86°40'26" WEST AND A CHORD LENGTH OF 69.74 FEET; THENCE SOUTH 88°03'42"
WEST A DISTANCE OF 44.45 FEET; THENCE SOUTH 00°41'22" EAST A DISTANCE OF 426.03 FEET; THENCE
SOUTH 89°18'38" WEST A DISTANCE OF 296.03 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF LOT 3 OF SHORT PLAT NO. 3488, ACCORDING TO THE SURVEY THEREOF RECORDED
UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2016-007168, A PORTION OF THE FORMER
HILDEBRAND BOULEVARD RIGHT OF WAY, VACATED BY CITY OF KENNEWICK ORDINANCE NO. 5820,
FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF KENNEWICK, WASHINGTON ON AUGUST 21,
2019 AND A PORTION OF PARCEL "C" OF SURVEY NO. 4979 FOR PLAT EXEMPTION, ACCORDING TO THE
SURVEY THEREOF RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-002099, AND
DESCRIBED IN DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-005308,
LOCATED WITHIN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 17 AND THE

SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT SAID POINT "C", THENCE NORTH 00°41'22" WEST CONTINUING ALONG THE SAID COMMON BOUNDARY BETWEEN SAID PARCEL "C" AND SAID WESTERLY BOUNDARY OF THE PLAT OF APPLE VALLEY PHASE 4A, A DISTANCE OF 12.29 FEET; THENCE CONTINUING ALONG SAID COMMON BOUNDARY THE FOLLOWING COURSES:

THENCE NORTH 88°03'42" EAST A DISTANCE OF 20.71 FEET; THENCE NORTH 01°56'18" WEST A DISTANCE OF 25.22 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 01°56'18" WEST CONTINUING ALONG SAID COMMON BOUNDARY A DISTANCE OF 80.79 FEET TO THE SAID FORMER SOUTH MARGIN OF HILDEBRAND BOULEVARD RIGHT OF WAY; THENCE NORTH 88°03'42" EAST ALONG SAID FORMER SOUTH RIGHT OF WAY MARGIN A DISTANCE OF 506.15 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY MARGIN OF BOB OLSON PARKWAY RIGHT OF WAY, ESTABLISHED PER THAT DEED RECORDED UNDER BENTON COUNTY AUDITORS' FILE NUMBER 2017-005228 AND SAID SHORT PLAT RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2016-007168 AND BEING A POINT ON THE ARC OF A NON-TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 738.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 27°35'58" WEST; THENCE ALONG SAID CURVE AND SAID SOUTHWESTERLY RIGHT OF WAY MARGIN, HAVING AN ARC LENGTH OF 244.82 FEET, WITH A DELTA ANGLE OF 19°00'25", A CHORD BEARING OF NORTH 71°54'14" WEST AND A CHORD LENGTH OF 243.70 FEET; THENCE NORTH 81°24'26" WEST CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY MARGIN A DISTANCE OF 1,084.44 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 43.16 FEET, WITH A DELTA ANGLE OF 98°54'11", A CHORD BEARING OF SOUTH 49°08'28" WEST AND A CHORD LENGTH OF 38.00 FEET TO A LINE BEING A 29.00 FOOT EASTERLY OFFSET OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTH 00°18'37" EAST ALONG SAID OFFSET LINE A DISTANCE OF 132.15 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 39.98 FEET, WITH A DELTA ANGLE OF 91°37'41", A CHORD BEARING OF SOUTH 46°07'28" EAST AND A CHORD LENGTH OF 35.86 FEET; THENCE NORTH 88°03'42" EAST A DISTANCE OF 284.48 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 420.04 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 77.19 FEET, WITH A DELTA ANGLE OF 10°31'44", A CHORD BEARING OF SOUTH 86°40'26" EAST AND A CHORD LENGTH OF 77.08 FEET; THENCE SOUTH 81°24'34" EAST A DISTANCE OF 271.98 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 220.02 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 154.04 FEET, WITH A DELTA ANGLE OF 40°06'52", A CHORD BEARING OF SOUTH 61°21'08" EAST AND A CHORD LENGTH OF 150.92 FEET; THENCE SOUTH 41°17'42" EAST A DISTANCE OF 61.09 FEET TO THE TRUE POINT OF BEGINNING.

HAVING A COMBINED AREA OF 1,057,712 SQUARE FEET, 24.28 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

RECORD OF SURVEY
FOR BOUNDARY LINE ADJUSTMENT

LOCATED IN A PORTION OF THE N 1/2 OF THE NW 1/4 OF SECTION 17 AND A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, LOCATED IN THE CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON.



Scale 1" = 120'

BASIS OF BEARINGS

NAD 83, NORTH 00°41'22" WEST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 17, ESTABLISHED BY HOLDING THE COORDINATES OF FOUND MONUMENTS ON THE NORTH 1/4 CORNER & NORTHEAST CORNER OF SECTION 17, T8N, R29E, W.M., AS LISTED IN BOOK 1 OF SURVEYS, PAGE 1540, RECORDS OF BENTON COUNTY, WASHINGTON. SAID MONUMENTS ARE SHOWN AS CONTROL POINTS #0937 & #0927, RESPECTIVELY IN SAID SURVEY NO. 1540.

LEGEND & ABBREVIATIONS

- FOUND SURVEY MONUMENT AS NOTED
- PROPERTY PIN PER SURVEY NO. 4595
- PROPERTY PIN PER PLAT OF APPLE VALLEY PHASE 3
- CALCULATED POINT, NOT FOUND OR SET
- RECORD DATA AS NOTED, SEE SURVEY/DEED REFERENCES
- AUDITOR FILE NUMBER
- CITY OF KENNEWICK
- PUBLIC UTILITY EASEMENT
- EASEMENT
- RIGHT OF WAY
- SQUARE FEET / ACRES
- SECTION OR SECTION SUB-DIVISION LINE
- ADJUSTED PARCEL BOUNDARY
- RIGHT-OF-WAY
- RIGHT-OF-WAY CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING FENCE
- VACATED RIGHT OF WAY
- VACATED EASEMENT

AUDITOR'S CERTIFICATE

FILED FOR RECORD WITH THE BENTON COUNTY AUDITORS OFFICE THIS DAY OF 2019 AT M. IN BOOK OF SURVEYS AT PAGE AT THE REQUEST OF PBS ENGINEERING AND ENVIRONMENTAL, INC.

BENTON COUNTY AUDITOR

BY DEPUTY BENTON COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AND AT THE REQUEST OF TRI CITIES DEVELOPMENT COMPANY, LLC.

ALEXANDER D. MATARAZZO, PLS No. 46318 DATE



PRELIMINARY

11/19/2019



PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: TRI CITIES DEVELOPMENT COMPANY, LLC.	PROJECT NO.: 66090.000
SURVEYOR: ALEX D. MATARAZZO	DATE: 11/19/2019
CALC BY: ADM / ROP	DRAWN BY: ROP/DWW
SECTION: 8 & 17	TOWNSHIP: 8 NORTH
CITY: KENNEWICK	COUNTY: BENTON
RANGE: 29 EAST	SHEET 1 OF 4

SURVEY/DEED REFERENCES

- (R1) SURVEY FOR PLAT EXEMPTION (AFN 2015-008837) BY TOMKINS
- (R2) SHORT PLAT NO. 3488 (AFN 2016-00768) BY S/ENDHE
- (R3) SURVEY FOR PLAT EXEMPTION (2018-002099) BY MATARAZZO
- (R4) DEED (AFN 2017-022047) BY MATARAZZO
- (R5) CONVEYANCE TO CITY OF KENNEWICK FOR ROAD PURPOSES BY DEED RECORDED UNDER AFN 2017-005228
- (R6) CONVEYANCE TO BENTON COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AFN 366689
- (R7) PLAT OF APPLE VALLEY PHASE 1 (AFN 2017-028841) BY MATARAZZO
- (R8) PLAT OF APPLE VALLEY PHASE 2 (AFN 2017-037669) BY MATARAZZO
- (R9) PLAT OF APPLE VALLEY PHASE 3 (AFN 2019-004311) BY MATARAZZO
- (R10) PLAT OF APPLE VALLEY PHASE 4A (AFN 2019-030120) BY MATARAZZO

LINE TABLE

LINE	BEARING	DISTANCE	RECORD LENGTH
L1	S01°56'18"E	25.22'	(R3)
L2	S88°03'42"W	20.71'	(R3)
L3	S00°41'22"E	12.29'	(R3)
L4	N89°18'37"E	34.18'	(R3)
L5	N89°18'38"E	37.87'	(R3)
L6	S00°41'22"E	59.01'	(R3)
L7	N00°41'22"W	10.28'	(R3)
L8	S88°03'42"W	44.45'	(R3)
L9	N41°17'42"W	76.79'	(R3)
L10	S41°17'42"E	61.09'	(R3)
L11	N81°24'26"W	58.58'	(R3)
L12	S00°18'37"E	132.15'	(R3)
L13	N00°41'22"W	60.02'	(R3)
L14	N88°03'42"E	86.35'	(R3)

CURVE TABLE

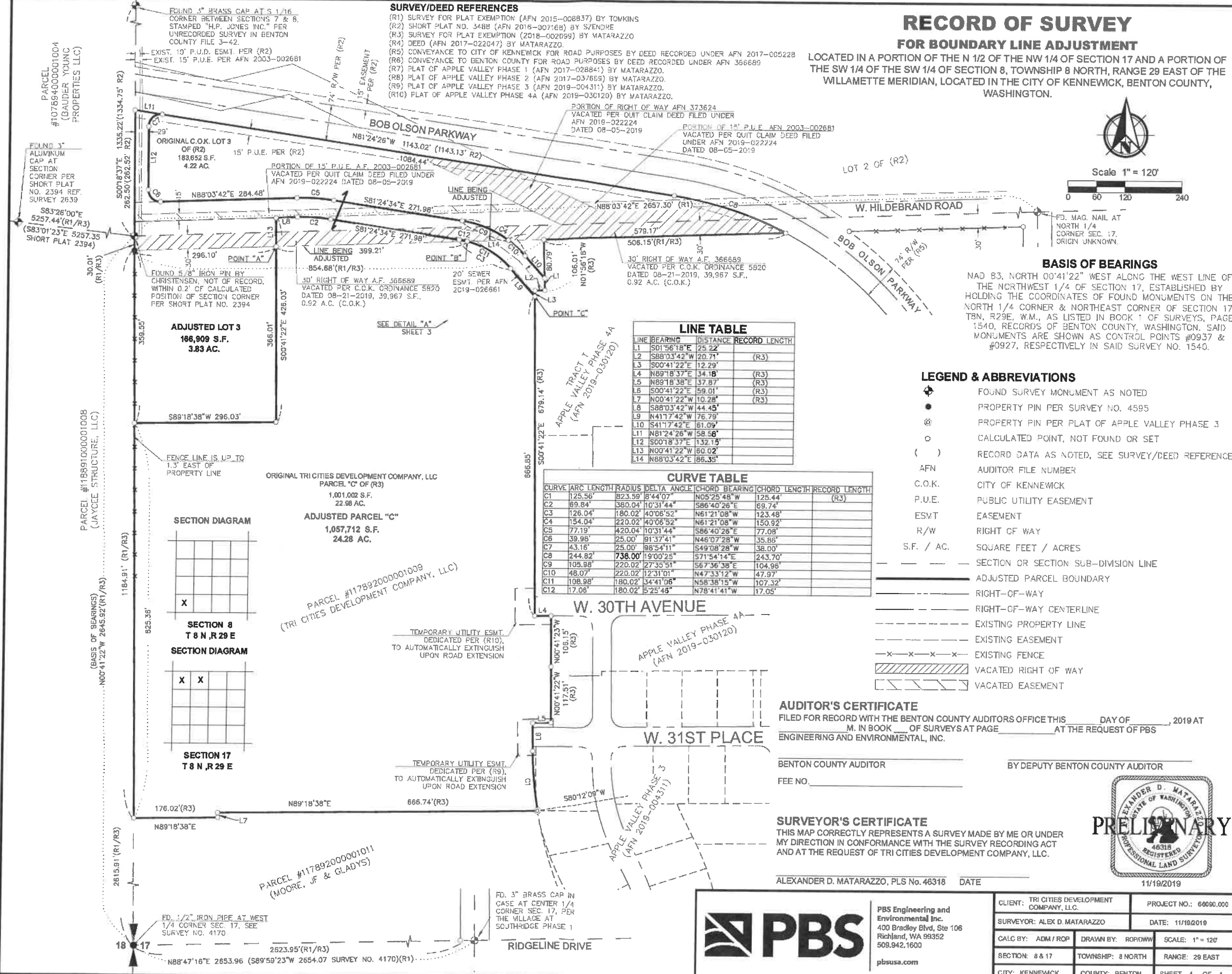
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	RECORD LENGTH
C1	125.56'	823.59'	8°44'07"	N05°25'48"W	125.44'	(R3)
C2	89.84'	380.04'	10°31'44"	S86°40'26"E	69.74'	(R3)
C3	126.04'	180.02'	40°06'52"	N61°21'08"W	123.48'	(R3)
C4	154.04'	220.02'	40°06'52"	N61°21'08"W	150.92'	(R3)
C5	77.19'	420.04'	10°31'44"	S86°40'26"E	77.08'	(R3)
C6	39.98'	25.00'	91°37'41"	N46°07'28"W	35.86'	(R3)
C7	43.16'	25.00'	98°54'11"	S49°08'28"W	38.00'	(R3)
C8	244.82'	738.00'	19°00'25"	S71°54'14"E	243.70'	(R3)
C9	105.98'	220.02'	27°35'51"	S67°36'38"E	104.96'	(R3)
C10	48.07'	220.02'	12°31'01"	N47°33'12"W	47.97'	(R3)
C11	108.98'	180.02'	34°41'06"	N58°38'15"W	107.32'	(R3)
C12	17.06'	180.02'	5°25'48"	N78°41'41"W	17.05'	(R3)

TEMPORARY UTILITY ESMT. DEDICATED PER (R10), TO AUTOMATICALLY EXTINGUISH UPON ROAD EXTENSION

TEMPORARY UTILITY ESMT. DEDICATED PER (R9), TO AUTOMATICALLY EXTINGUISH UPON ROAD EXTENSION

FD. 3" BRASS CAP IN CASE AT CENTER 1/4 CORNER SEC. 17, PER THE VILLAGE AT SOUTHRIDGE PHASE 1

RIDGELINE DRIVE



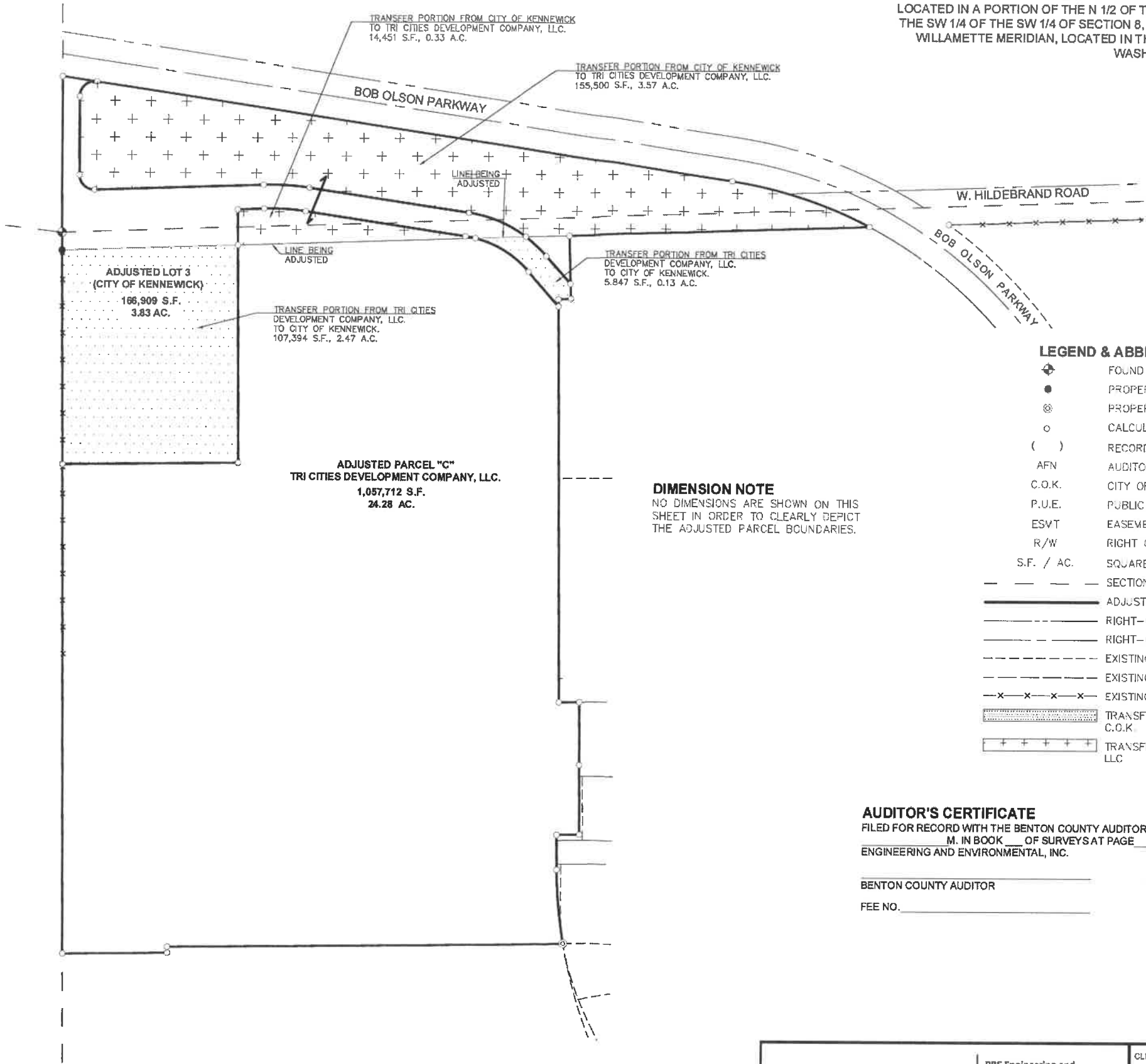
RECORD OF SURVEY

FOR BOUNDARY LINE ADJUSTMENT

LOCATED IN A PORTION OF THE N 1/2 OF THE NW 1/4 OF SECTION 17 AND A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, LOCATED IN THE CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON.



Scale 1" = 120'



LEGEND & ABBREVIATIONS

- FOUND SURVEY MONUMENT AS NOTED
- PROPERTY PIN PER SURVEY NO. 4595
- PROPERTY PIN PER PLAT OF APPLE VALLEY PHASE 3
- CALCULATED POINT, NOT FOUND OR SET
- RECORD DATA AS NOTED, SEE SURVEY/DEED REFERENCES
- AFN AUDITOR FILE NUMBER
- C.O.K. CITY OF KENNEWICK
- P.U.E. PUBLIC UTILITY EASEMENT
- ESVT EASEMENT
- R/W RIGHT OF WAY
- S.F. / AC. SQUARE FEET / ACRES
- SECTION OR SECTION SUB-DIVISION LINE
- ADJUSTED PARCEL BOUNDARY
- RIGHT-OF-WAY
- RIGHT-OF-WAY CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING FENCE
- TRANSFER FROM TRI CITIES DEVELOPMENT CO., LLC TO C.O.K.
- TRANSFER FROM C.O.K. TO TRI CITIES DEVELOPMENT CO., LLC

DIMENSION NOTE

NO DIMENSIONS ARE SHOWN ON THIS SHEET IN ORDER TO CLEARLY DEPICT THE ADJUSTED PARCEL BOUNDARIES.

AUDITOR'S CERTIFICATE

FILED FOR RECORD WITH THE BENTON COUNTY AUDITORS OFFICE THIS DAY OF 2019 AT M. IN BOOK OF SURVEYS AT PAGE AT THE REQUEST OF PBS ENGINEERING AND ENVIRONMENTAL, INC.

BENTON COUNTY AUDITOR

BY DEPUTY BENTON COUNTY AUDITOR

FEE NO.



11/19/2019



PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: TRI CITIES DEVELOPMENT COMPANY, LLC.	PROJECT NO.: 66090.000
SURVEYOR: ALEX D. MATARAZZO	DATE: 11/19/2019
CALC BY: ADM / ROP	DRAWN BY: ROP/DWM
SECTION: 8 & 17	TOWNSHIP: 8 NORTH
CITY: KENNEWICK	COUNTY: BENTON
	RANGE: 29 EAST
	SHEET 2 OF 4
	SCALE: 1" = 120'

ORIGINAL LEGAL DESCRIPTION FOR CITY OF KENNEWICK PARCEL
LOT 3 OF SHORT PLAT NO. 3488, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 2016-007168, RECORDS OF BENTON COUNTY, WASHINGTON.
SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
HAVING AN AREA OF 4.22 ACRES
TOGETHER WITH:

THOSE LANDS FORMERLY KNOWN AS HILDEBRAND BOULEVARD RIGHT OF WAY AND VACATED BY ACTION OF CITY OF KENNEWICK ORDINANCE NO. 5820, FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF KENNEWICK, COUNTY OF BENTON, STATE OF WASHINGTON ON AUGUST 21, 2019, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF A RIGHT OF WAY A.F. 386689, LYING IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 17 AND THE TRUE POINT OF BEGINNING; THENCE NORTH 88°03'38" EAST ALONG THE NORTH LINE OF SAID SECTION FOR A DISTANCE OF 1301.25 FEET TO THE WESTERLY RIGHT OF WAY OF BOB OLSON PARKWAY AND A POINT ON A 738.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID RIGHT OF WAY AND CURVE WITH A CHORD BEARING OF SOUTH 64°57'59" EAST FOR A CHORD DISTANCE OF 66.14 FEET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 88°03'38" WEST, FOR A DISTANCE OF 1360.85 FEET TO THE WEST LINE OF SAID SECTION 17; THENCE ALONG SAID WEST LINE NORTH 00°41'22" WEST, FOR A DISTANCE OF 30.01 FEET TO THE TRUE POINT OF BEGINNING. SAID RIGHT OF WAY VACATION CONTAINS 39,964 SQUARE FEET MORE OR LESS

ORIGINAL LEGAL DESCRIPTION FOR TRI CITIES DEVELOPMENT COMPANY, LLC. PARCEL

PARCEL "C" OF SURVEY NO. 4979 FOR PLAT EXEMPTION, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 2018-002099, AND DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2018-008308 RECORDS OF BENTON COUNTY, WASHINGTON.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

HAVING AN AREA OF 1,001,002 SQUARE FEET, 22.98 ACRES

LEGAL DESCRIPTION FOR TRANSFER PORTION FROM TRI CITIES DEVELOPMENT COMPANY, LLC. TO CITY OF KENNEWICK

A PORTION OF PARCEL "C" OF SURVEY NO. 4979 FOR PLAT EXEMPTION, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-002099, AND DESCRIBED IN DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-008308, LOCATED WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17, MARKED WITH A 1/2 INCH IRON PIPE PER THAT SURVEY RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2011-001284; THENCE NORTH 00°41'22" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 17 A DISTANCE OF 2,645.92 FEET TO THE NORTHWEST CORNER THEREOF, MARKED WITH A 5/8 INCH IRON PIN BY CHRISTENSEN, NOT OF RECORD; THENCE SOUTH 00°41'22" EAST ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17 A DISTANCE OF 30.01 FEET TO THE INTERSECTION WITH THE FORMER SOUTH MARGIN OF THE HILDEBRAND BOULEVARD RIGHT OF WAY, VACATED BY CITY OF KENNEWICK ORDINANCE NO. 5820, FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF KENNEWICK, WASHINGTON ON AUGUST 21, 2019 AND TRUE POINT OF BEGINNING;

THENCE SOUTH 00°41'22" EAST CONTINUING ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17 A DISTANCE OF 359.55 FEET; THENCE NORTH 89°18'38" EAST A DISTANCE OF 296.03 FEET; THENCE NORTH 00°41'22" WEST A DISTANCE OF 366.01 FEET TO SAID FORMER SOUTH MARGIN OF HILDEBRAND BOULEVARD RIGHT OF WAY, AND HEREAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 88°03'42" WEST ALONG SAID FORMER SOUTH RIGHT OF WAY MARGIN A DISTANCE OF 296.10 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 107,394 SQUARE FEET, 2.47 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

TOGETHER WITH:

A PORTION OF PARCEL "C" OF SURVEY NO. 4979 FOR PLAT EXEMPTION, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-002099, AND DESCRIBED IN DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-008308, LOCATED WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT SAID POINT "A", THENCE NORTH 88°03'42" EAST CONTINUING ALONG THE SAID FORMER SOUTH RIGHT OF WAY MARGIN OF HILDEBRAND BOULEVARD A DISTANCE OF 399.21 FEET TO THE TRUE POINT OF BEGINNING, BEING A POINT ON THE ARC OF A NON-TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 180.02 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 14°01'12" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 108.98 FEET, WITH A DELTA ANGLE OF 34°41'06", A CHORD BEARING OF SOUTH 58°38'15" EAST AND A CHORD LENGTH OF 107.32 FEET; THENCE SOUTH 41°17'42" EAST A DISTANCE OF 76.79 FEET TO THE WESTERLY BOUNDARY OF THE PLAT OF APPLE VALLEY PHASE 4A RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2019-030120; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY THE FOLLOWING COURSES: THENCE NORTH 00°41'22" WEST A DISTANCE OF 12.29 FEET; THENCE NORTH 88°03'42" EAST A DISTANCE OF 20.71 FEET; THENCE NORTH 01°56'18" WEST A DISTANCE OF 25.22 FEET; THENCE NORTH 41°17'42" WEST LEAVING SAID WESTERLY BOUNDARY A DISTANCE OF 61.09 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 220.02 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 48.07 FEET, WITH A DELTA ANGLE OF 12°31'01", A CHORD BEARING OF NORTH 47°33'12" WEST AND A CHORD LENGTH OF 47.97 FEET TO SAID FORMER SOUTH RIGHT OF WAY MARGIN OF HILDEBRAND BOULEVARD; THENCE SOUTH 88°03'42" WEST ALONG SAID FORMER SOUTH RIGHT OF WAY MARGIN A DISTANCE OF 86.35 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 5,847 SQUARE FEET, 0.13 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

AUDITOR'S CERTIFICATE

FILED FOR RECORD WITH THE BENTON COUNTY AUDITORS OFFICE THIS _____ DAY OF _____, 2019 AT _____ M. IN BOOK _____ OF SURVEYS AT PAGE _____ AT THE REQUEST OF PBS ENGINEERING AND ENVIRONMENTAL, INC.

BENTON COUNTY AUDITOR _____ BY DEPUTY BENTON COUNTY AUDITOR _____
FEE NO. _____

RECORD OF SURVEY

FOR BOUNDARY LINE ADJUSTMENT

LOCATED IN A PORTION OF THE N 1/2 OF THE NW 1/4 OF SECTION 17 AND A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, LOCATED IN THE CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON.

LEGAL DESCRIPTION FOR TRANSFER PORTION FROM CITY OF KENNEWICK TO TRI CITIES DEVELOPMENT COMPANY, LLC.

A PORTION OF LOT 3 OF SHORT PLAT NO. 3488, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2016-007168 AND A PORTION OF THE FORMER HILDEBRAND BOULEVARD RIGHT OF WAY, VACATED BY CITY OF KENNEWICK ORDINANCE NO. 5820, FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF KENNEWICK, WASHINGTON ON AUGUST 21, 2019, LOCATED WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17, MARKED WITH A 1/2 INCH IRON PIPE PER THAT SURVEY RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2011-001284; THENCE NORTH 00°41'22" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 17 A DISTANCE OF 2,645.92 FEET TO THE NORTHWEST CORNER THEREOF, MARKED WITH A 5/8 INCH IRON PIN BY CHRISTENSEN, NOT OF RECORD; THENCE SOUTH 00°41'22" EAST ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17 A DISTANCE OF 30.01 FEET TO THE INTERSECTION WITH THE SOUTH MARGIN OF SAID FORMER HILDEBRAND BOULEVARD RIGHT OF WAY; THENCE NORTH 88°03'42" EAST ALONG SAID FORMER SOUTH RIGHT OF WAY MARGIN A DISTANCE OF 296.10 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 88°03'42" EAST CONTINUING ALONG SAID FORMER SOUTH RIGHT OF WAY MARGIN A DISTANCE OF 399.21 FEET TO A POINT HEREAFTER REFERRED TO AS POINT "B", BEING A POINT ON THE ARC OF A NON-TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 180.02 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 14°01'12" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 17.06 FEET, WITH A DELTA ANGLE OF 05°25'46", A CHORD BEARING OF NORTH 78°41'41" WEST AND A CHORD LENGTH OF 17.05 FEET; THENCE NORTH 81°24'34" WEST A DISTANCE OF 271.98 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 380.04 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 69.84 FEET, WITH A DELTA ANGLE OF 10°31'44", A CHORD BEARING OF NORTH 86°40'26" WEST AND A CHORD LENGTH OF 69.74 FEET; THENCE SOUTH 88°03'42" WEST A DISTANCE OF 44.45 FEET; THENCE SOUTH 00°41'22" EAST A DISTANCE OF 60.02 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 14,451 SQUARE FEET, 0.33 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

TOGETHER WITH:

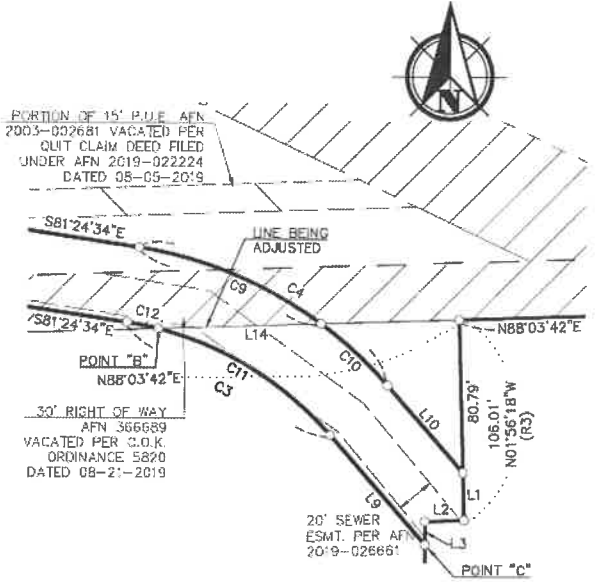
A PORTION OF LOT 3 OF SHORT PLAT NO. 3488, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2016-007168 AND A PORTION OF THE FORMER HILDEBRAND BOULEVARD RIGHT OF WAY, VACATED BY CITY OF KENNEWICK, WASHINGTON ON AUGUST 21, 2019, LOCATED WITHIN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 17 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT SAID POINT "B", THENCE NORTH 88°03'42" EAST CONTINUING ALONG SAID FORMER SOUTH MARGIN OF HILDEBRAND BOULEVARD RIGHT OF WAY A DISTANCE OF 86.35 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 88°03'42" EAST ALONG SAID FORMER SOUTH RIGHT OF WAY MARGIN A DISTANCE OF 579.17 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY MARGIN OF BOB OLSON PARKWAY RIGHT OF WAY, ESTABLISHED PER THAT DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2017-005228 AND SAID SHORT PLAT RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2016-007168 AND BEING A POINT ON THE ARC OF A NON-TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 738.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 27°35'58" WEST; THENCE ALONG SAID CURVE AND SAID SOUTHWESTERLY RIGHT OF WAY MARGIN, HAVING AN ARC LENGTH OF 244.82 FEET, WITH A DELTA ANGLE OF 19°00'25", A CHORD BEARING OF NORTH 71°54'14" WEST AND A CHORD LENGTH OF 243.70 FEET; THENCE NORTH 81°24'26" WEST CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY MARGIN A DISTANCE OF 1,084.44 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 43.16 FEET, WITH A DELTA ANGLE OF 98°54'11", A CHORD BEARING OF SOUTH 49°08'28" WEST AND A CHORD LENGTH OF 38.00 FEET TO A LINE BEING A 29.00 FOOT EASTERLY OFFSET OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTH 00°18'37" EAST ALONG SAID OFFSET LINE A DISTANCE OF 132.15 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 39.98 FEET, WITH A DELTA ANGLE OF 91°37'41", A CHORD BEARING OF SOUTH 46°07'28" EAST AND A CHORD LENGTH OF 35.86 FEET; THENCE NORTH 88°03'42" EAST A DISTANCE OF 284.48 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 420.04 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 77.19 FEET, WITH A DELTA ANGLE OF 10°31'44", A CHORD BEARING OF SOUTH 86°40'26" EAST AND A CHORD LENGTH OF 77.08 FEET; THENCE SOUTH 81°24'34" EAST A DISTANCE OF 271.98 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 220.02 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 105.98 FEET, WITH A DELTA ANGLE OF 27°35'51", A CHORD BEARING OF SOUTH 67°36'38" EAST AND A CHORD LENGTH OF 104.96 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 155,500 SQUARE FEET, 3.57 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.



DETAIL "A"
1" = 60'

LINE TABLE			
LINE BEARING	DISTANCE	RECORD LENGTH	
L1 S01°56'18"E	25.22		
L2 S88°03'42"W	20.71	(R3)	
L3 S00°41'22"E	12.29		
L9 N41°17'42"W	76.79		
L10 S41°17'42"E	61.09		
L14 N88°03'42"E	86.35		

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	RECORD LENGTH
C3	126.04	180.02	40°06'52"	N61°21'08"W	123.48	
C4	154.04	220.02	40°06'52"	N61°21'08"W	150.92	
C9	105.98	220.02	27°35'51"	S67°36'38"E	104.96	
C10	48.07	220.02	12°31'01"	N47°33'12"W	47.97	
C11	108.98	180.02	34°41'06"	N58°38'15"W	107.32	
C12	17.06	180.02	5°25'46"	N78°41'41"W	17.05	



11/19/2019



PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600

pbsusa.com

CLIENT: TRI CITIES DEVELOPMENT COMPANY, LLC.		PROJECT NO.: 60090.000
SURVEYOR: ALEX D. MATARAZZO		DATE: 11/19/2019
CALC BY: ADM / ROP	DRAWN BY: ROP/DMW	SCALE: N.T.S.
SECTION: 8 & 17	TOWNSHIP: 8 NORTH	RANGE: 29 EAST
CITY: KENNEWICK	COUNTY: BENTON	SHEET 3_ OF 4_

LEGAL DESCRIPTION FOR TRI CITIES DEVELOPMENT COMPANY, LLC.
ADJUSTED PARCEL "C"

A PORTION OF LOT 3 OF SHORT PLAT NO. 3488, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2016-007168, A PORTION OF THE FORMER HILDEBRAND BOULEVARD RIGHT OF WAY, VACATED BY CITY OF KENNEWICK ORDINANCE NO. 5820, FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF KENNEWICK, WASHINGTON ON AUGUST 21, 2019 AND A PORTION OF PARCEL "C" OF SURVEY NO. 4979 FOR PLAT EXEMPTION, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-002099, AND DESCRIBED IN DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-005308, LOCATED WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17, MARKED WITH A 1/2 INCH IRON PIPE PER THAT SURVEY RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2011-001284; THENCE NORTH 00°41'22" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 17 A DISTANCE OF 2,645.92 FEET TO THE NORTHWEST CORNER THEREOF, MARKED WITH A 5/8 INCH IRON PIN BY CHRISTENSEN, NOT OF RECORD; THENCE SOUTH 00°41'22" EAST ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17 A DISTANCE OF 389.56 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°41'22" EAST CONTINUING ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17 A DISTANCE OF 825.36 FEET TO THE SOUTHERLY BOUNDARY OF SAID PARCEL "C" OF SURVEY NO. 4979 AND DESCRIBED IN SAID DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-005308; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING COURSES: THENCE NORTH 89°18'38" EAST A DISTANCE OF 176.02 FEET; THENCE NORTH 00°41'22" WEST A DISTANCE OF 10.28 FEET; THENCE NORTH 89°18'38" EAST A DISTANCE OF 666.74 FEET TO THE SOUTHEAST CORNER THEREOF AND THE WESTERLY BOUNDARY OF THE PLATS OF APPLE VALLEY PHASES 3 AND 4A RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBERS 2019-004311 AND 2019-030120, RESPECTIVELY, AND BEING A POINT ON THE ARC OF A NON-TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 823.59 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 80°12'09" EAST; THENCE ALONG SAID CURVE AND COMMON BOUNDARY BETWEEN SAID PARCEL "C" AND SAID WESTERLY BOUNDARY OF THE PLATS OF APPLE VALLEY PHASES 3 AND 4A, HAVING AN ARC LENGTH OF 125.56 FEET, WITH A DELTA ANGLE OF 08°44'07", A CHORD BEARING OF NORTH 05°25'48" WEST AND A CHORD LENGTH OF 125.44 FEET TO A NON-TANGENT LINE; THENCE ALONG SAID NON TANGENT LINE AND CONTINUING ALONG SAID COMMON BOUNDARY THE FOLLOWING COURSES: THENCE NORTH 00°41'22" WEST A DISTANCE OF 59.01 FEET; THENCE NORTH 89°18'38" EAST A DISTANCE OF 37.87 FEET; THENCE NORTH 00°41'22" WEST A DISTANCE OF 117.51 FEET; THENCE NORTH 00°41'23" WEST A DISTANCE OF 106.15 FEET; THENCE SOUTH 89°18'37" WEST A DISTANCE OF 34.18 FEET; THENCE NORTH 00°41'22" WEST A DISTANCE OF 666.85 FEET TO A POINT HEREAFTER REFERRED TO AS POINT "C"; THENCE NORTH 41°17'42" WEST LEAVING SAID COMMON BOUNDARY A DISTANCE OF 76.79 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 180.02 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 126.04 FEET, WITH A DELTA ANGLE OF 40°06'52", A CHORD BEARING OF NORTH 61°21'08" WEST AND A CHORD LENGTH OF 123.48 FEET; THENCE NORTH 81°24'34" WEST A DISTANCE OF 271.98 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 380.04 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 69.84 FEET, WITH A DELTA ANGLE OF 10°31'44", A CHORD BEARING OF NORTH 86°40'26" WEST AND A CHORD LENGTH OF 69.74 FEET; THENCE SOUTH 88°03'42" WEST A DISTANCE OF 44.45 FEET; THENCE SOUTH 00°41'22" EAST A DISTANCE OF 426.03 FEET; THENCE SOUTH 89°18'38" WEST A DISTANCE OF 296.03 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF LOT 3 OF SHORT PLAT NO. 3488, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2016-007168, A PORTION OF THE FORMER HILDEBRAND BOULEVARD RIGHT OF WAY, VACATED BY CITY OF KENNEWICK ORDINANCE NO. 5820, FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF KENNEWICK, WASHINGTON ON AUGUST 21, 2019 AND A PORTION OF PARCEL "C" OF SURVEY NO. 4979 FOR PLAT EXEMPTION, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-002099, AND DESCRIBED IN DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-005308, LOCATED WITHIN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 17 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT SAID POINT "C", THENCE NORTH 00°41'22" WEST CONTINUING ALONG THE SAID COMMON BOUNDARY BETWEEN SAID PARCEL "C" AND SAID WESTERLY BOUNDARY OF THE PLAT OF APPLE VALLEY PHASE 4A, A DISTANCE OF 12.29 FEET; THENCE CONTINUING ALONG SAID COMMON BOUNDARY THE FOLLOWING COURSES: THENCE NORTH 88°03'42" EAST A DISTANCE OF 20.71 FEET; THENCE NORTH 01°56'18" WEST A DISTANCE OF 25.22 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 01°56'18" WEST CONTINUING ALONG SAID COMMON BOUNDARY A DISTANCE OF 80.79 FEET TO THE SAID FORMER SOUTH MARGIN OF HILDEBRAND BOULEVARD RIGHT OF WAY; THENCE NORTH 88°03'42" EAST ALONG SAID FORMER SOUTH RIGHT OF WAY MARGIN A DISTANCE OF 506.15 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY MARGIN OF BOB OLSON PARKWAY RIGHT OF WAY, ESTABLISHED PER THAT DEED RECORDED UNDER BENTON COUNTY AUDITORS' FILE NUMBER 2017-005228 AND SAID SHORT PLAT RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2016-007168 AND BEING A POINT ON THE ARC OF A NON-TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 738.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 27°35'58" WEST; THENCE ALONG SAID CURVE AND SAID SOUTHWESTERLY RIGHT OF WAY MARGIN, HAVING AN ARC LENGTH OF 244.82 FEET, WITH A DELTA ANGLE OF 19°00'25", A CHORD BEARING OF NORTH 71°54'14" WEST AND A CHORD LENGTH OF 243.70 FEET; THENCE NORTH 81°24'28" WEST CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY MARGIN A DISTANCE OF 1,084.44 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 43.16 FEET, WITH A DELTA ANGLE OF 98°54'11", A CHORD BEARING OF SOUTH 49°08'28" WEST AND A CHORD LENGTH OF 38.00 FEET TO A LINE BEING A 29.00 FOOT EASTERLY OFFSET OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTH 00°18'37" EAST ALONG SAID OFFSET LINE A DISTANCE OF 132.15 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 39.98 FEET, WITH A DELTA ANGLE OF 91°37'41", A CHORD BEARING OF SOUTH 46°07'28" EAST AND A CHORD LENGTH OF 35.86 FEET; THENCE NORTH 88°03'42" EAST A DISTANCE OF 284.48 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 420.04 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 77.19 FEET, WITH A DELTA ANGLE OF 10°31'44", A CHORD BEARING OF SOUTH 86°40'26" EAST AND A CHORD LENGTH OF 77.08 FEET; THENCE SOUTH 81°24'34" EAST A

(CONTINUED TO THE RIGHT)

LEGAL DESCRIPTION FOR TRI CITIES DEVELOPMENT COMPANY, LLC. ADJUSTED PARCEL "C" (CONTINUED)

(CONTINUED FROM THE LEFT)

DISTANCE OF 271.98 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 220.02 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 154.04 FEET, WITH A DELTA ANGLE OF 40°06'52", A CHORD BEARING OF SOUTH 61°21'08" EAST AND A CHORD LENGTH OF 150.92 FEET; THENCE SOUTH 41°17'42" EAST A DISTANCE OF 61.09 FEET TO THE TRUE POINT OF BEGINNING.

HAVING A COMBINED AREA OF 1,057,712 SQUARE FEET, 24.28 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

LEGAL DESCRIPTION FOR CITY OF KENNEWICK ADJUSTED LOT 3

A PORTION OF LOT 3 OF SHORT PLAT NO. 3488, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2016-007168, A PORTION OF THE FORMER HILDEBRAND BOULEVARD RIGHT OF WAY, VACATED BY CITY OF KENNEWICK ORDINANCE NO. 5820, FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF KENNEWICK, WASHINGTON ON AUGUST 21, 2019 AND A PORTION OF PARCEL "C" OF SURVEY NO. 4979 FOR PLAT EXEMPTION, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-002099, AND DESCRIBED IN DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-005308, LOCATED WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17, MARKED WITH A 1/2 INCH IRON PIPE PER THAT SURVEY RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2011-001284; THENCE NORTH 00°41'22" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 17 A DISTANCE OF 2,645.92 FEET TO THE NORTHWEST CORNER THEREOF, MARKED WITH A 5/8 INCH IRON PIN BY CHRISTENSEN, NOT OF RECORD AND BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°41'22" EAST ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17 A DISTANCE OF 389.56 FEET; THENCE NORTH 89°18'38" EAST A DISTANCE OF 296.03 FEET; THENCE NORTH 00°41'22" WEST A DISTANCE OF 426.03 FEET; THENCE NORTH 88°03'42" EAST A DISTANCE OF 44.45 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 380.04 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 69.84 FEET, WITH A DELTA ANGLE OF 10°31'44", A CHORD BEARING OF SOUTH 86°40'26" EAST AND A CHORD LENGTH OF 69.74 FEET; THENCE SOUTH 81°24'34" EAST A DISTANCE OF 271.98 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 180.02 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 126.04 FEET, WITH A DELTA ANGLE OF 40°06'52", A CHORD BEARING OF SOUTH 61°21'08" EAST AND A CHORD LENGTH OF 123.48 FEET; THENCE SOUTH 41°17'42" EAST A DISTANCE OF 76.79 FEET TO THE WESTERLY BOUNDARY OF THE PLAT OF APPLE VALLEY PHASE 4A RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2019-030120; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY THE FOLLOWING COURSES: THENCE NORTH 00°41'22" WEST A DISTANCE OF 12.29 FEET; THENCE NORTH 88°03'42" EAST A DISTANCE OF 20.71 FEET; THENCE NORTH 01°56'18" WEST A DISTANCE OF 25.22 FEET; THENCE NORTH 41°17'42" WEST LEAVING SAID WESTERLY BOUNDARY A DISTANCE OF 61.09 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 220.02 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 154.04 FEET, WITH A DELTA ANGLE OF 40°06'52", A CHORD BEARING OF NORTH 61°21'08" WEST AND A CHORD LENGTH OF 150.92 FEET; THENCE NORTH 81°24'34" WEST A DISTANCE OF 271.98 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 420.04 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 77.19 FEET, WITH A DELTA ANGLE OF 10°31'44", A CHORD BEARING OF NORTH 86°40'26" WEST AND A CHORD LENGTH OF 77.08 FEET; THENCE SOUTH 88°03'42" WEST A DISTANCE OF 284.48 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 39.98 FEET, WITH A DELTA ANGLE OF 91°37'41", A CHORD BEARING OF NORTH 46°07'28" WEST AND A CHORD LENGTH OF 35.86 FEET TO A LINE BEING 29.00 FOOT EASTERLY OFFSET OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE NORTH 00°18'37" WEST ALONG SAID OFFSET LINE A DISTANCE OF 132.15 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 43.16 FEET, WITH A DELTA ANGLE OF 98°54'11", A CHORD BEARING OF NORTH 49°08'28" EAST AND A CHORD LENGTH OF 38.00 FEET TO A NON-TANGENT LINE, BEING THE SOUTHWESTERLY MARGIN OF BOB OLSON PARKWAY RIGHT OF WAY, ESTABLISHED PER SAID SHORT PLAT RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2016-007168; THENCE NORTH 81°24'28" WEST ALONG SAID SOUTHWESTERLY RIGHT OF WAY MARGIN A DISTANCE OF 58.58 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTH 00°18'37" EAST ALONG SAID WEST LINE A DISTANCE OF 262.50 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 166,909 SQUARE FEET, 3.83 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

AUDITOR'S CERTIFICATE

FILED FOR RECORD WITH THE BENTON COUNTY AUDITORS OFFICE THIS _____ DAY OF _____, 2019
AT _____ M. IN BOOK ____ OF SURVEYS AT PAGE _____ AT THE REQUEST OF PBS
ENGINEERING AND ENVIRONMENTAL, INC.

BENTON COUNTY AUDITOR

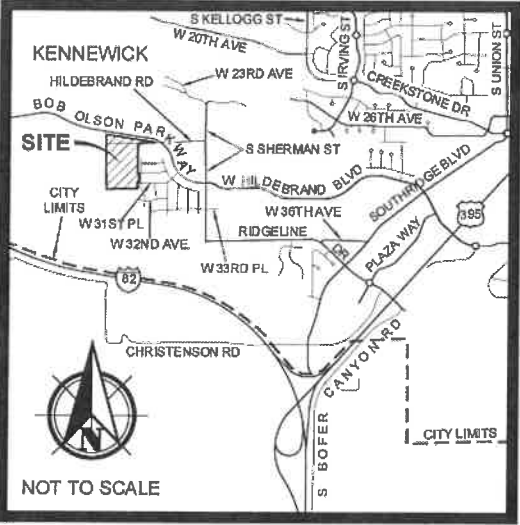
BY DEPUTY BENTON COUNTY AUDITOR

FEE NO. _____

RECORD OF SURVEY

FOR BOUNDARY LINE ADJUSTMENT

LOCATED IN A PORTION OF THE N 1/2 OF THE NW 1/4 OF SECTION 17 AND A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, LOCATED IN THE CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON.



VICINITY MAP

NOT TO SCALE

NARRATIVE

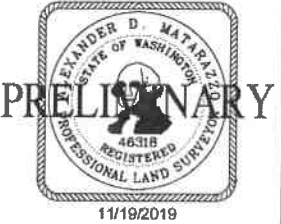
THIS PROJECT WAS PERFORMED AT THE REQUEST OF MR. MATT SMITH, AUTHORIZED REPRESENTATIVE FOR TRI CITIES DEVELOPMENT COMPANY, LLC., TO ADJUST THE PROPERTY LINES BETWEEN THOSE LANDS KNOWN AS PARCEL "C" OF SURVEY 4979 FOR PLAT EXEMPTION RECORDED UNDER AUDITOR'S FILE NUMBER 2018-002099 (TRI CITIES DEVELOPMENT COMPANY, LLC. PARCEL) AND LOT 3 OF SHORT PLAT NO. 3488 RECORDED UNDER AUDITOR'S FILE NUMBER 2016-007168 (CITY OF KENNEWICK PARCEL). THIS PROJECT IS BOUNDED ON THE EAST BY OF THE FINAL PLATS OF APPLE VALLEY PHASES 3 AND 4A, RECORDED UNDER AUDITOR'S FILE NUMBERS 2019-004311 AND 2019-030120, RESPECTIVELY, BOUNDED ON THE NORTH BY BOB OLSON PARKWAY, ESTABLISHED BY AUDITOR'S FILE NUMBER 2016-007168, BOUNDED ON THE WEST BY ADJUSTED PARCEL C OF THE QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2018-009092 AND BOUNDED ON THE SOUTH BY PARCEL E OF SURVEY 5151 FOR PLAT EXEMPTION RECORDED UNDER AUDITOR'S FILE NUMBER 2019-007030. ALL RECORDS OF BENTON COUNTY, WASHINGTON. SAID LANDS ARE LOCATED ON THE WEST SIDE OF SOUTH SHERMAN STREET SOUTH OF BOB OLSON PARKWAY.

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING DUAL FREQUENCY TRIMBLE R8 GPS RECEIVERS HAVING AN ACCURACY OF ONE CENTIMETER +/- 1 PPM. THE MONUMENTS SHOWN HEREUPON WERE ALL VISITED ON FEBRUARY 4 & 5, 2015 AND NOVEMBER 2017.

PROPERTY PINS HAVE NOT BEEN SET AT THE CORNERS OF THE ADJUSTED PARCELS.

DEED REFERENCE FOR TRI CITIES DEVELOPMENT COMPANY, LLC. PARCEL

GRANTORS: J. F. MOORE AND GLADYS E. MOORE, LARRY MOORE, JEFFERY MOORE
GRANTEES: TRI CITIES DEVELOPMENT COMPANY, LLC., A WASHINGTON LIMITED LIABILITY COMPANY
AUDITOR FILE NO.: 2018-005308
DATE: 02/26/2018



11/19/2019

PBS Engineering and Environmental Inc. 400 Bradley Blvd, Ste 106 Richland, WA 99352 509.942.1600 pbsusa.com		CLIENT: TRI CITIES DEVELOPMENT COMPANY, LLC.	PROJECT NO.: 66090.000
		SURVEYOR: ALEX D. MATARAZZO	DATE: 11/19/2019
CALC BY: ADM / ROP	DRAWN BY: ROPIDWW	SCALE: N.T.S.	
SECTION: 8 & 17	TOWNSHIP: 8 NORTH	RANGE: 29 EAST	
CITY: KENNEWICK	COUNTY: BENTON	SHEET 4 OF 4	

Council Agenda Coversheet 	Agenda Item Number	5.a.	Council Date	09/01/2020	Consent Agenda	☐
	Agenda Item Type	Ordinance			Ordinance/Reso	☒
	Subject	COZ 20-04 (Archibald & Co Architects)			Public Mtg / Hrg	☐
	Ordinance/Reso #	5880	Contract #		Other	☐
	Project #	COZ 20-04	Permit #	PLN-2020-01589	Quasi-Judicial	☒
	Department	Planning				

Recommendation

The Planning Commission recommends approval of COZ 20-04 by adopting Ordinance 5880.

Motion for Consideration

I move to adopt Ordinance 5880.

Summary

The proposed Change of Zone (COZ 20-04) is a request to change approximately 14.4 acres located at 10600 Ridgeline Dr., from Business Park (BP) to Commercial, Community (CC). The Comprehensive Plan Land Use Designation for the subject property is Commercial. Pursuant to Table 1 of the Comprehensive Plan, the CC zone is an implementing zoning district of the Commercial Land Use Designation.

This proposal will implement the existing Commercial land use designation as well as promote the goals and policies of the comprehensive plan. Specifically the proposal will aid in implementing Commercial Policy 3.4 promoting mixed-use development. Mixed-use development is permitted in all Commercial zones except the Business Park (BP) zone and the Commercial Auto Row (CAR) zone. The BP zone is both a Commercial and Industrial zone, however it is very narrow in its focus and does not contain many uses that are necessary and complementary to serving existing residential or mixed use.

The Planning Commission held a public hearing on August 17, 2020. The applicant spoke in favor of the request. Four property owners spoke in opposition of the request and 9 emails were received in opposition of the request. The main concerns were increased traffic, increased noise, residential development, view impacts, property value impacts and a desire for a grocery store and other shopping opportunities.

After reviewing the staff report and public testimony, the Planning Commission voted unanimously to recommend approval to the City Council.

Alternatives

None recommended

Fiscal Impact

None at this time

Through	Anthony Muai Aug 26, 10:42:06 GMT-0700 2020	Attachments: ☐ Presentation ☐ Planning Commission minutes ☐ Staff Report ☐ Ordinance
Dept Head Approval	Gregory McCormick Aug 26, 12:58:08 GMT-0700 2020	
City Mgr Approval	Marie Mosley Aug 28, 10:11:31 GMT-0700 2020	

☐ **Recording Required?**

CITY OF KENNEWICK
ORDINANCE NO. 5880

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY WITHIN THE CITY OF KENNEWICK LOCATED AT 10600 RIDGELINE DRIVE FROM BUSINESS PARK (BP) TO COMMERCIAL COMMUNITY (CC) (COZ 20-04, JASON ARCHIBALD, ARCHIBALD & CO. ARCHITECTS)

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

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

Lot 1

That portion of the West half of the Southwest quarter of the Northwest quarter and the West half of the Northwest quarter of the Southwest quarter of Section 12 Township 8 North, Range 28 East, W.M. records of Benton County, Washington described as follows:

Commencing at the Northwest Corner of said Section 12; thence along the West line thereof South 01°04'19" East for 1246.16 feet to the Northwest corner of said West half of the Southwest quarter of the Northwest quarter of said Section 12 being a brass cap and the True Point of Beginning; thence along the North line of said West half North 87°06'29" East for 670.55 feet to the Northeast corner of said West half; thence along the East line thereof South 00°59'09" East for 1235.67 feet to intersect the Northerly Right of Way of a road known as Ridgeline Drive, and the start of a 574.00 foot radius non-tangent curve (whose radius bears North 18°29'04" East); thence Northwesterly along said Right of Way and along said curve to the right through a central angle of 29°49'03" an arc length of 298.72 feet; thence North 41°41'52" West for 628.25 feet to the start of a 626.00 foot radius curve (whose radius bears South 48°18'08" West); thence Northwesterly along said curve to the left through a central angle of 02°11'38" an arc length of 23.97 feet to intersect the West line of said Section 12; thence along said West line North 01°03'13" West for 552.51 feet to the True Point of Beginning.

Containing 14.40 acres

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

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

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

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

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 1st day of September, 2020, and signed in authentication of its passage this 1st day of September, 2020.

Attest:

STEVE LEE, Mayor Pro Tem

TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5880 filed and recorded
in the office of the City Clerk of the City of
Kennewick, Washington this 2nd day of
September, 2020.

Approved as to form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION _____

CITY COUNCIL MEETING

CHANGE of ZONE COZ 20-04

September 1, 2020



Application Summary

Applicant: Jason Archibald, Archibald & Co. Architects

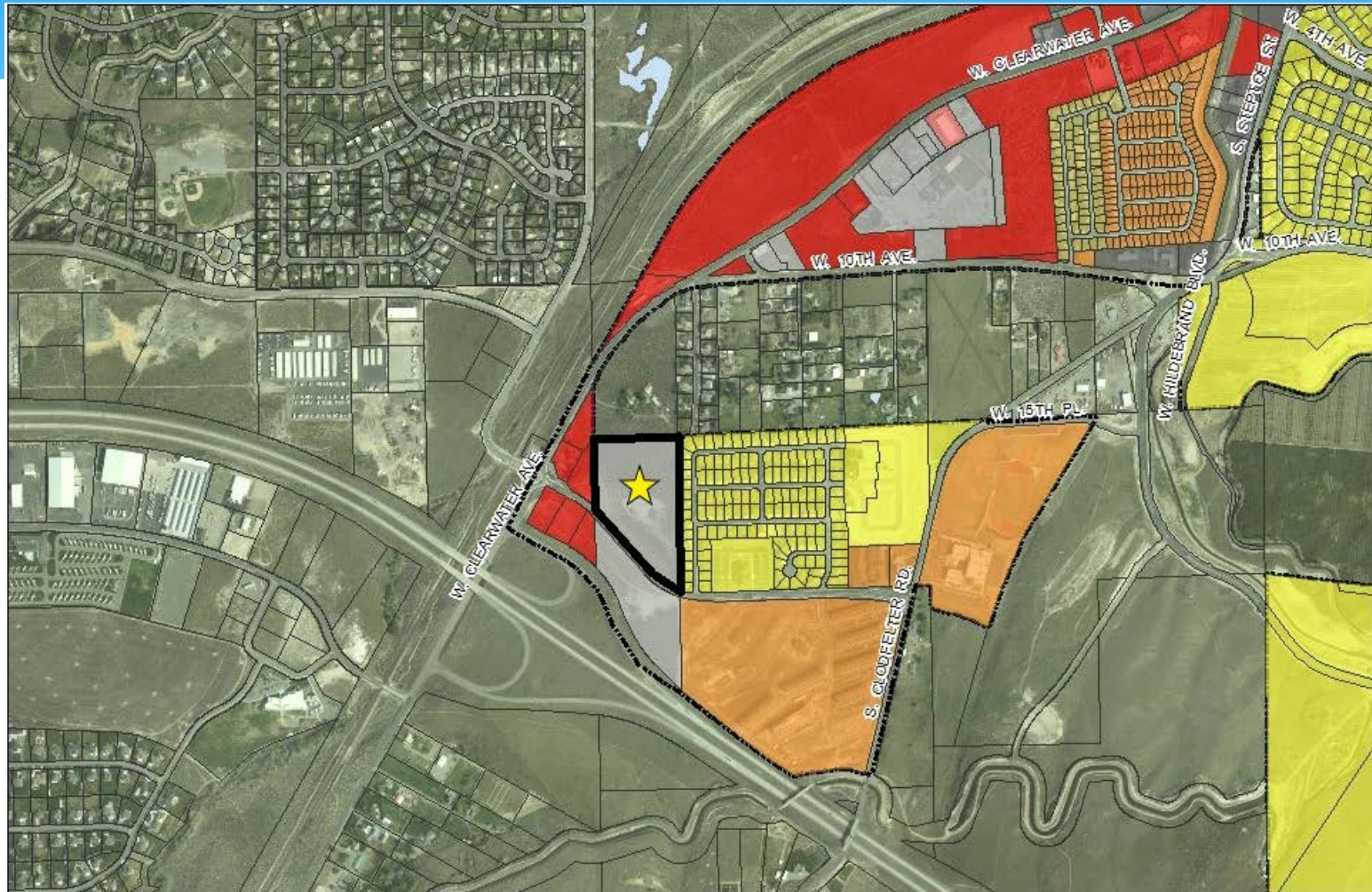
Owner: Gerald Van Zuyen, Jr.

Proposal: Rezone 14.4 acres from Business Park (BP) to Commercial Community (CC)

Comprehensive Plan Designation: Commercial

Location: 10600 Ridgeline Dr.

Zoning Map



COZ 20-04/PLN-2020-01589 Archibald & Co. Architects

Business Park	Industrial, Light	Residential, Medium	County
Commercial, Community	Open Space	Residential, Low	
Commercial, Office	Residential, High	Residential, Manufactured Home	





Permitted Uses

The BP zone allows primarily office and research uses, but does include some services including restaurants and fitness centers. The BP zone does not allow mixed use.

The CC zone allows a variety of retail, personal service and other commercial uses including all the uses allowed in the BP zone. The CC zone also allows mixed commercial and residential uses, but does not allow stand-alone residential.



Uses Allowed in BP & CC

- * Academy
- * Alcohol sales
- * Accessory uses
- * Art gallery
- * Banks & Financial Institutions
- * Battery charging stations
- * Battery exchange stations
- * Business School
- * Clinics
- * Energy facility
- * Espresso Stands
- * Essential Public Facilities
- * Hotels/Motels
- * Laboratories
- * Library
- * Museums
- * Offices
- * Pharmacies
- * Photography studios
- * Printing shops
- * Private gyms/fitness centers
- * Public/Quasi-public facilities
- * Rapid charging stations
- * Repair shops (not vehicle)
- * Restaurants
- * Retail not already listed in use table (not grocery, bakery, hardware, etc.)
- * Schools
- * Towers, antennas, etc

Uses Allowed in CC, not BP

- * Automobile Oriented Uses
- * Bakeries (retail)
- * Barbers, beauty shops, tanning salons
- * Bars and Taverns
- * Body Art Studio
- * Brewpub
- * Breweries, micro
- * Bus station
- * Car wash
- * Casino
- * Convenience stores
- * Distilleries
- * Dry Cleaners
- * Equipment rental
- * Event Centers
- * Gas Stations
- * Golf Course
- * Golf: Driving range, mini-golf
- * Grocery Stores
- * Hardware Stores
- * Health facilities
- * Hospitals
- * Kennels
- * Lock and Gunsmith
- * Manufactured Housing Display
- * Mini-storage (150 from street)
- * Mortuary
- * Nursery (plants)
- * Pet Grooming
- * Radio, TV, Small electronics repair
- * Radio, TV broadcasting
- * Second hand stores
- * Theaters
- * Vehicle sales and service
- * Vehicle rental
- * Veterinary clinic
- * Wineries Type A (tasting rooms)



Public Comment

- * Several emails were received over the weekend and today
- * Concerns cited:
 - * Townhomes (rentals)
 - * View impacts (bldg. height)
 - * Property value impacts
 - * Increase in traffic
 - * Air quality
 - * Noise
 - * Desire for businesses instead – grocery store other shopping

Change of Zone Findings

KMC 18.51.070(2)

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

Recommendation

The Planning Commission concurs with the findings and conclusions contained in staff report COZ 20-04 and recommends APPROVAL to City Council.



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE NO: COZ 20-04/PLN-2020-01589

Report Date:	August 9, 2020 (updated August 17, 2020)
Hearing Date & Location:	August 17, 2020, Kennewick City Hall
Report Prepared By:	Anthony Muai, AICP Planning Manager
Report Reviewed By:	Gregory McCormick, AICP Planning Director
Summary Recommendation:	The City of Kennewick Planning Staff RECOMMENDS that Change of Zone 20-04 be APPROVED.
Summary of Proposal:	A Change of Zone from Business Park (BP) to Commercial, Community (CC) for approximately 14.4 acres in size.
Proposal Location:	10600 Ridgeline Dr.
Legal Description:	Parcel No. 1-1288-2BP-5176-001

That portion of the West half of the Southwest quarter of the Northwest quarter and the West half of the Northwest quarter of the Southwest quarter of Section 12 Township 8 North, Range 28 East, W.M. records of Benton County, Washington described as follows:

Commencing at the Northwest Corner of said Section 12; thence along the West line thereof South 01°04'19" East for 1246.16 feet to the Northwest corner of said West half of the Southwest quarter of the Northwest quarter of said Section 12 being a brass cap and the True Point of Beginning; thence along the North line of said West half North 87°06'29" East for 670.55 feet to the Northeast corner of said West half; thence along the East line thereof South 00°59'09" East for 1235.67 feet to intersect the Northerly Right of Way of a road known as Ridgeline Drive, and the start of a 574.00 foot radius non-tangent curve (whose radius bears North 18°29'04" East); thence Northwesterly along said Right of Way and along said curve to the right through a central angle of 29°49'03" an arc length of 298.72 feet; thence North 41°41'52" West for 628.25 feet to the

start of a 626.00 foot radius curve (whose radius bears South 48°18'08" West); thence Northwesterly along said curve to the left through a central angle of 02°11'38" an arc length of 23.97 feet to intersect the West line of said Section 12; thence along said West line North 01°03'13" West for 552.51 feet to the True Point of Beginning.

Property Owners: Gerald Van Zuyen Jr.
18708 S. Clodfelter Rd.
Kennewick, WA 99338

Applicant: Jason Archibald
Archibald & Co. Architects, PS
660 Symons St.
Richland, WA 99354

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

COZ Key Application Processing Dates:

Application Submittal	June 18, 2020
Determination of Completeness Issued	July 1, 2020
Notice of Application Posted	July 1, 2020
SEPA Determination (Adoption of DNS for CPA 19-03)	July 22, 2020
Date of Mailed Notice of Public Hearing	July 30, 2020
Property Posting Sign for Public Hearing	July 31, 2020
Date of Published Notice of Public Hearing	August 2, 2020

Exhibits:

1. Staff Report
2. Application/Supplemental Information
3. Maps
4. Environmental Determination 20-23
5. Affidavit of Mailing/Mailing List dated July 30, 2020
6. WSDOT Letter
7. Comments – Anderson
8. Comments – Baxter
9. Comments – Maletta
10. Comments – Filson
11. Comments – Mistry
12. Comments – King
13. Comments – K. Togiai
14. Comments – McInnis

15. Comments – J. Togiai

The site is adjacent to the following zoning districts:

North: Urban Growth Area Residential (UGAR) - Benton County
 East: Residential, Low (RL)
 South: Business Park (BP)
 West: Commercial, Community (CC)

Applicable Goals and Policies of the Comprehensive Plan:

Commercial Goal 3: Create a balanced system of commercial facilities reflecting neighborhood, community, and regional needs.
 Commercial Policy 3.4: Support mixed residential/commercial development in all Commercial districts in a manner that is compatible with nearby uses.

Kennewick Municipal Code Findings:

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

KMC 18.51.070(2): Findings:

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

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

Staff Response: This site is designated Commercial in the City's comprehensive plan. The Commercial, Community (CC) zone is an implementing zone of the Commercial land use designation.

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

Staff Response: The applicant states that the proposal promotes the public necessity, convenience and general welfare by providing additional "residential and mixed-use options", implementing Commercial Policy 3 in the Comprehensive Plan. Under the current Business Park (BP) zoning mixed-use development is not permitted.

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

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

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

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

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

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

Public Comments

Several comments from the public were received on August 17th comprising exhibits 7-15. The concerns cited were increased traffic, potential rentals, height of buildings, view obstructions, a desire for commercial uses as opposed to townhomes.

Agency Comments

The Bonneville Power Administration issued a letter stating that the proposed amendment will not directly impact its facilities. Additionally, Benton Public Utility District indicated that they had no comments.

Washington State Department of Transportation provided comments related to future development of the site and its impact on State facilities, particularly Interstate 82 and its associated ramps.

Staff Analysis of Proposal & Discussion:

The proposed Change of Zone (COZ 20-04) is a request to change approximately 14.4 acres located at 10600 Ridgeline Dr., from Business Park (BP) to Commercial, Community (CC).

The Comprehensive Plan Land Use Designation for the subject property is Commercial. Pursuant to Table 1 of the Comprehensive Plan, the CC zone is an implementing zoning district of the Commercial Land Use Designation.

Per KMC 18.03.040(10), "The purpose of the CC district is to stabilize, improve and protect commercial areas, and to provide for orderly growth in new commercial areas in accord with the Comprehensive Plan. CC districts are intended for a wide range of uses to serve the community area to which they are appurtenant."

This proposal will implement the existing Commercial land use designation as well as promote the goals and policies of the comprehensive plan. Specifically the proposal will aid in implementing Commercial Policy 3.4 promoting mixed-use development. Mixed-use development is permitted in all Commercial zones except the Business Park (BP) zone and the Commercial Auto Row (CAR) zone. The BP zone is both a Commercial and Industrial zone, however it is very narrow in its focus and does not contain many uses that are necessary and complementary to serving existing residential or mixed use.

KMC 18.51.070(2) requires findings be made to support a change in zoning. The appropriate findings have been made to support this proposed rezone.

Findings:

1. The applicant is Jason Archibald, Archibald & Co. Architects, PS, (660 Symons St., Richland, WA 99354).
2. The property owner is Gerald Van Zuyen Jr. (18708 S. Clodfelter Rd. Kennewick, WA 99338).
3. The proposed change of zone is for parcel number 1-1288-2BP-5176-001 (10600 Ridgeline Dr.).
4. The request is to change the zoning from Business Park (BP) to Commercial, Community (CC).
5. The City's Comprehensive Plan Land Use Designation for the subject property is Commercial.
6. The Commercial, Community (CC) zoning district is an implementing zone of the Commercial Comprehensive Plan Land Use Map designation.
7. The application was submitted on June 18, 2020 and declared complete for processing on July 1, 2020.

8. The application was routed for review to City Departments and outside agencies for comment on July 1, 2020.
9. Access to the site is currently provided from Ridgeline Dr.
10. The City of Kennewick Critical Area maps indicate that there are no critical areas on the site.
11. A Determination of Non-Significance (ED 20-23) issued for this proposal.
12. The Property Posting sign for the public hearing was posted on site July 31, 2020.
13. Notice of the public hearing for this application was published in the Tri-City Herald on August 2, 2020. Notices were mailed to property owners within 300 feet of the site on July 30, 2020.
14. The proposed amendment conforms to the comprehensive plan.
15. The proposed amendment promotes the public necessity, convenience and general welfare.
16. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City.
17. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

Conclusions:

1. Approval will implement the Commercial land use designation of the City of Kennewick Comprehensive Plan.
2. Approval promotes the public necessity, convenience and general welfare by implementing the Comprehensive Plan.
3. Approval of the proposal will not impose a burden upon public facilities beyond their capacity to serve, nor will it reduce service to the service area below the City's established levels of service.
4. The proposed amendment is consistent with the applicable provisions of the Kennewick Municipal Code and the Comprehensive Plan. The CC zone implements the Comprehensive Plan's Commercial land use designation.

Recommendation:

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 20-04 and recommend APPROVAL to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 20-04 and recommend APPROVAL to City Council approval of the request.

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

PROJECT # COZ 20-04 **PLN-** 2020 - 01589 **FEE \$** 1080.00

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

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

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☒ Binding Site Plan ☐

Short Plat ☐ Conditional Use ☐ Other _____

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN- 2020 - 00843

Applicant: Archibald & Co. Architects, PS - Jason M. Archibald

Address: 660 Symons Street, Richland, WA 99354

Telephone: (509) 946-4189 Cell Phone: N/A Fax: (509) 943-1796 E-mail: jason@archibald.design

Property Owner (if other than applicant): Jerry Van Zuyen

Address: 18708 S Clodfelter Road, Kennewick, WA 99338

Telephone: N/A Cell Phone: (509) 727-8103 E-mail: jerryvanzuyen@gmail.com

SITE INFORMATION

Parcel No. 112882BP5176001 & 111881013251002 Acres 16.0 Zoning: BP

Address of property: 10600 Ridgeline Drive & 10736 Ridgeline Drive

Number of Existing Parking Spaces -0- Number of Proposed (New) Parking Spaces 406

Present use of property Vacant land

Size of existing structure: -0- sq. ft. Size of Proposed addition/New structure: 146,300 sq. ft.

Height of building: +/- 30 ft Cubic feet of excavation: +/- 25,000 Cost of new construction +/- \$15,000,000

Benton County Assessor Market Improvement Value: -0-

Description of Project: New commercial and residential land use development.

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

Applicant's Signature

Date: 17 JUN 2020

Signature of owner or owner's authorized representative

Change-of-Zone Supplemental Information

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

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

Although the public may not require the zoning change and resulting development, we believe the community will benefit from additional residential and mixed-use commercial options.

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

Yes, there are commercial sites within 1-mile of the site. As this application is for an existing land owner, the choice to develop nearby is not applicable.

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

Yes, the nearby developments are primarily residential and commercial in their uses.

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

Yes, the overarching classification for this site and neighboring sites to the west and south is commercial.

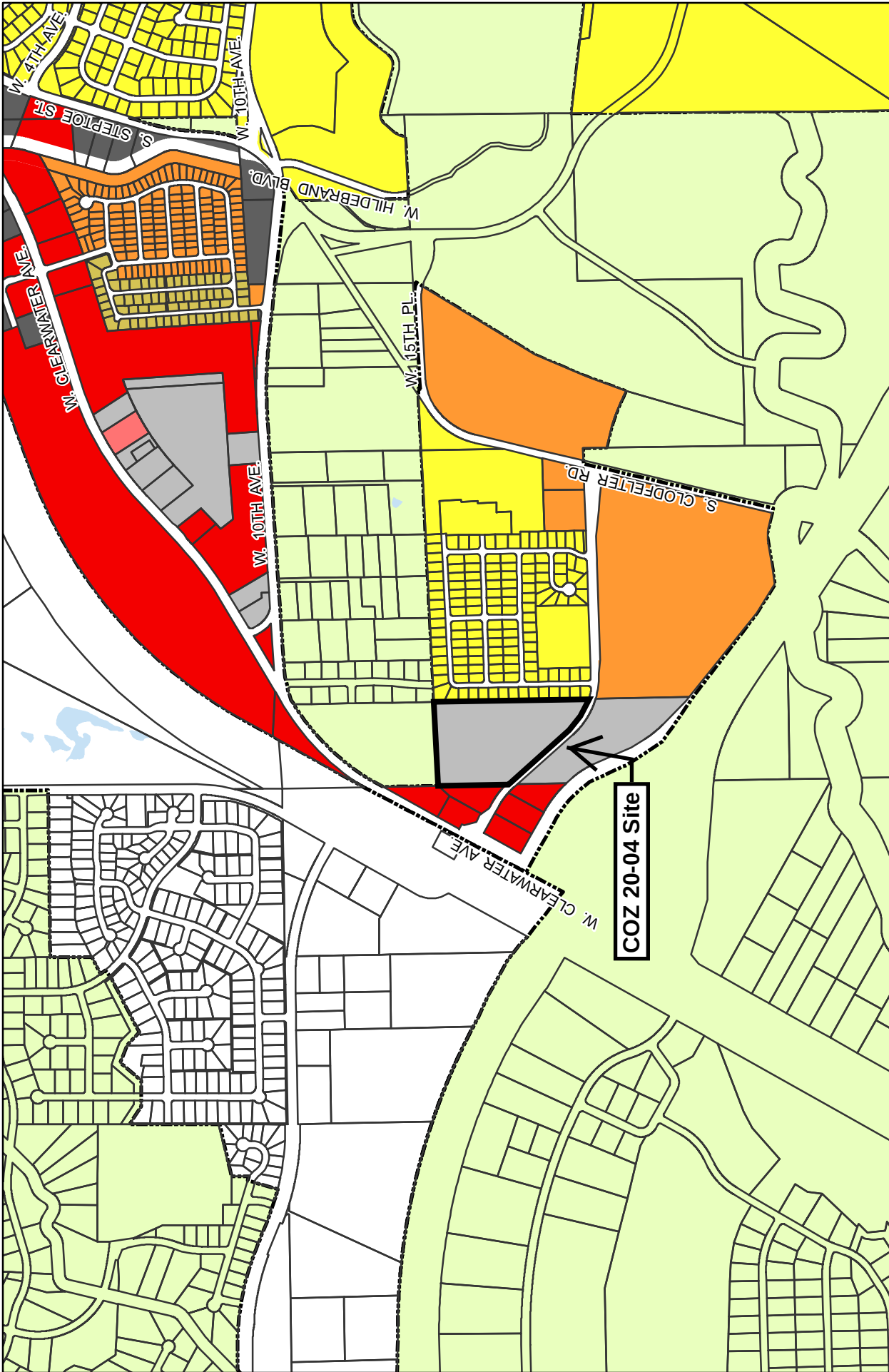
5. Will the proposed amendment create an isolated district, or introduce a more intense land use to the area? Please explain.

No, the commercial zoning is compatible with the neighboring parcels.

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

Yes, the existing BP - Business Park zoning prohibits the development of townhouses that are key to this application. Transitioning the site zoning to CC-Commercial Community allows more flexibility for the owner to respond to consumer demands.

7. Will any residential character, in the immediate area, be adversely affected by the proposed amendment? If yes or maybe, please explain:
No, as the residential properties in the vicinity are planned to be fronted with additional residential uses.
8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain:
Unknown. Speculation is that this development will increase the neighboring property values due to additional amenities provided in the district.
9. Will approval of the proposed amendment set a precedent for other similar proposals or uses? Will this deter the use, improvement or development of adjacent property in accordance with the existing Zoning Districts? Please explain:
Possibly for the adjacent BP - Business Park zoning districts. This potential change for other properties will not adversely impact the overarching commercial land use as stated with this application.
10. Will the proposed amendment encourage more private investments which will be beneficial to the redevelopment of a deteriorated area? Please explain:
Although this is not necessarily a deteriorated area, it is an underutilized site that will see millions of dollars in private investment as a result of this zoning change approval.
11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain.
Unknown. The development will certainly allow for greater residential options in the area, however.
12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain:
No, the development will access existing roadways/transportation patterns that will not be adversely impacted by the proposed land use changes. A traffic impact analysis will be completed as part of City of Kennewick traffic department requirements as well.



COZ 20-04/PLN-2020-01589 Archibald & Co. Architects

	County	
Business Park	Industrial, Light	Residential, Medium
Commercial, Community	Open Space	Residential, Low
Commercial, Office	Residential, High	Residential, Manufactured Home



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

cedinfo@ci.kennewick.wa.us

DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: ED 20-23/PLN-2020-01666 & COZ 20-04/PLN-2020-01589

DESCRIPTION OF PROPOSAL: Change the land use designation of 14.4 acres from Business Park (BP) to Commercial, Community (CC)

PROPONENT: Jason Archibald, Archibald & Co. Architects

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 10600 Ridgeline Dr.

LEAD AGENCY: City of Kennewick

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

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

RESPONSIBLE OFFICIAL: Gregory McCormick, AICP

POSITION/TITLE: Community Planning Director

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

PHONE: (509) 585-4463

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

This DNS is subject to the attached conditions:

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

Date: July 22, 2020

Signature: _____

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

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



NOTIFICATION OF MAILING

I, M. S. Liden, on 7/30, 2020
Mailed 52 copies of NOPH & vicinity map
for COZ 20-04
to applicant / surround. prop. owners

as shown on the attached list.

M. S. Liden
Signature

COZ 20-04 / PLN-2020-01589
1060 RIDGELINE DR
BP TO CC
ARCHIBALD & CO ARCHITECTS PS

**KENNEWICK PLANNING
COMMISSION NOTICE OF PUBLIC
HEARING**

August 17, 2020 6:30 p.m.

The Kennewick Planning Commission will hold a Public Hearing on August 17, 2020 at 6:30 p.m. or as soon as possible thereafter, to receive public comment on a proposed amendment to the Zoning Map. Staff will be presenting their analysis and the Planning Commission will make a recommendation to the City Council on the item.

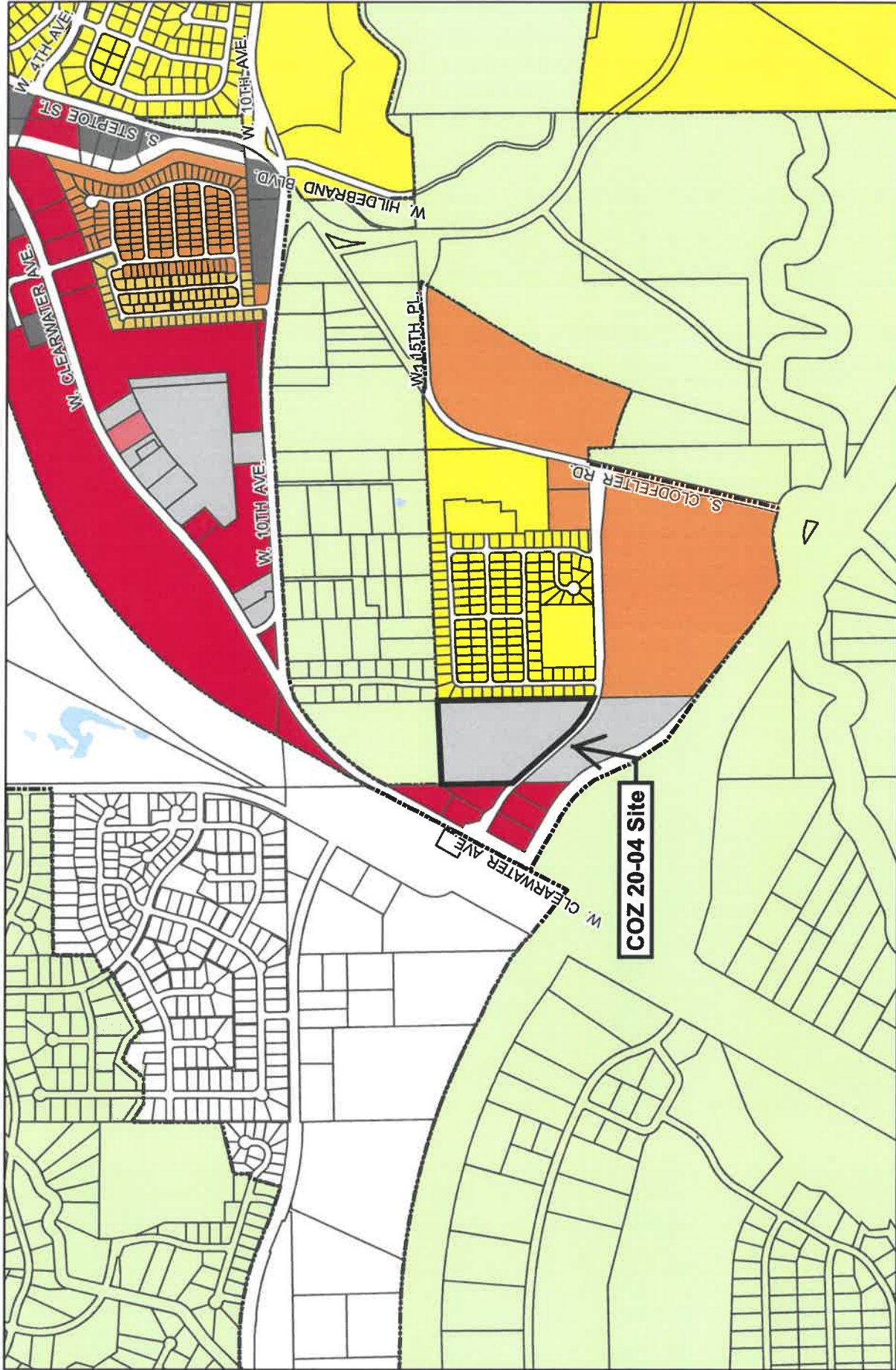
The public hearing will be held using a virtual platform. The link to the hearing will be posted online at www.go2kennewick.com/planningcommission 5 days prior to the meeting.

Proposal – COZ 20-04/PLN-2020-01589 – Proposes to change the zoning of approximately 14.4 acres from Business Park (BP) to Commercial, Community (CC). The site is located at 10600 Ridgeline Dr.

Proponent – Archibald & Company Architects, PS

Comment Period – Written comments may be submitted via email to Anthony Muai at amuai@ci.kennewick.wa.us. Comments may also be mailed to 210 W. 6th Ave., Kennewick, WA 99336 and must be received on or before the hearing date. Comments may also be presented at the hearing.

The City of Kennewick welcomes full participation in public meetings by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact Melinda Didier at (509) 585-4275 or TDD (509) 585-4425 or through the Washington Relay Service Center TTY at #711 at least ten days prior to the date of the meeting to make arrangements for special needs.



COZ 20-04/PLN-2020-01589 Archibald & Co. Architects

County	
	County
	Business Park
	Commercial, Community
	Commercial, Office
	Industrial, Light
	Open Space
	Residential, High
	Residential, Medium
	Residential, Low
	Residential, Manufactured Home

37

CIRCLE K STORES INC
PO BOX 52085
PHOENIX, AZ 85072

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CMC PROPERTIES LLC
PO BOX 6980
KENNEWICK, WA 99336-2409

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EERKES CRAIG D & MARILEE N
PO BOX 6980
KENNEWICK, WA 99336-2409

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VAN ZUYEN MARJORIE
18708 S CLODFELTER RD
KENNEWICK, WA 99338

37

VC ENTERPRISES LLC
4822 SOUTHRIDGE BLVD
KENNEWICK, WA 99338

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VAN ZUYEN JR GERALD
18708 S CLODFELTER RD
KENNEWICK, WA 99338

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CORPORATION OF THE PRESIDING BISHOP
50 E NORTH TEMPLE
SALT LAKE CITY, UT 84150-3620

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SAUCEDA LISA & ANTHONY
1897 S HONEYSUCKLE ST
KENNEWICK, WA 99338

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WHITE JR ANDREW JAMES
1889 S HONEYSUCKLE ST
KENNEWICK, WA 99338

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EDWARDS CATHY
1898 S HONEYSUCKLE ST
KENNEWICK, WA 99338

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NICKOLAUS TIM
90990 SUMMIT VIEW DR
KENNEWICK, WA 99338-8367

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WALLACE STANLEY C & MARY A
1205 S SUNNYVALE DR
KENNEWICK, WA 99338-1216

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DIETRICH SHAWN E & HEATHER R
1207 S SUNNYVALE DR
KENNEWICK, WA 99338-1216

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QUINN RAYMOND C & SHARON L
1209 S SUNNYVALE DR
KENNEWICK, WA 99338

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BADGER CANYON WATER ASSOC
1204 SUNNYVALE DR K
KENNEWICK, WA 99338

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LECHELT CORRINE D
1206 S SUNNYVALE DR
KENNEWICK, WA 99338

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FINCH DEREK & LAURA
1868 S HONEYSUCKLE ST
KENNEWICK, WA 99338

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DERRICK OLGA
1846 S HONEYSUCKLE ST
KENNEWICK, WA 99338

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TOGIAI JOHN T & KATELYNN M
1824 S HONEYSUCKLE ST
KENNEWICK, WA 99338

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SCHOUVILLER JR CHARLES N &
SCHOUVILLER ANDREA D
1810 S HONEYSUCKLE ST
KENNEWICK, WA 99338

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BARKER STEVEN G
1800 S HONEYSUCKLE ST
KENNEWICK, WA 99338

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RICHARDSON JUSTIN & JACKLYN
10398 W 18TH PLACE
KENNEWICK, WA 99338

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KAMPMAN HEIDI L
10384 W 18TH PL
KENNEWICK, WA 99338

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ALMOND BRADLEY & LISA
10381 W 18TH PL
KENNEWICK, WA 99338

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NOGA DAVID SCOTT & AMANDA KAYE
10397 W 18TH PL
KENNEWICK, WA 99338

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WANGEN RYAN J & KATHRINE B
1823 S HONEYSUCKLE ST
KENNEWICK, WA 99338

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PEREZ HOPE C
1845 S HONEYSUCKLE ST
KENNEWICK, WA 99338

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ANDERSON BENJAMIN & KAREN L
1867 S HONEYSUCKLE ST
KENNEWICK, WA 99338

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HINES TIM
10368 WEST 18TH PLACE
KENNEWICK, WA 99338

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KING RICHARD L & CHARLOTTE I
1760 S HONEYSUCKLE ST
KENNEWICK, WA 99338

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DAVIS SR MARTIN R & JOAN M
1734 S HONEYSUCKLE ST
KENNEWICK, WA 99338

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BAXTER DARRELL & DOROTHY
1656 S HONEYSUCKLE ST
KENNEWICK, WA 99338

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HUGHES WILLIAM M & BECKY A
10386 W 16TH PLACE
KENNEWICK, WA 99338

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EATON JEFFREY D & CHELSEA A
10350 W 16TH PL
KENNEWICK, WA 99338

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KELLY JUSTIN J & KRISTA M
10389 W 17TH PL
KENNEWICK, WA 99338

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AUAD ALI I & IVANIR B
10362 W 17TH PL
KENNEWICK, WA 99338

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REID CLAY A & SHALISE
10391 W 16TH PL
KENNEWICK, WA 99338

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EDWARD ROSE MILLENNIAL DEVELOPMENT
LLC
PO BOX 2012
BLOOMFIELD HILLS, MI 48303

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VAN ZUYEN JR GERALD
18708 S CLODFELTER RD
KENNEWICK, WA 99338

COZ 20-04 / PLN-2020-01589
1060 RIDGELINE DR
BP TO CC
ARCHIBALD & CO ARCHITECTS PS

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SOLANO LAURA
1708 S HONEYSUCKLE STREET
KENNEWICK, WA 99338

37

MISTRY HASMUKH & REKHA
1630 S HONEYSUCKLE
KENNEWICK, WA 99338

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MALETTA CARMEN A
10374 W 16TH PL
KENNEWICK, WA 99338

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IRELAND DUANE T & BARBARA A
10361 W 17TH PL
KENNEWICK, WA 99338

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MEGNA LUCIEN T
3785 SWALLOWS NEST CT
CLARKSTON, WA 99403

37

MILLS LUKE J
10363 W 16TH PL
KENNEWICK, WA 99338

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CITY OF KENNEWICK
~~WASHINGTON CENTRAL RR %CITY OF~~
~~KENNEWICK P O BOX 6108 KENNEWICK,~~
~~WA 99336-0000~~

37

VAN ZUYEN JR GERALD
~~18708 S CLODFELTER RD~~
~~KENNEWICK, WA 99338~~

37

LESLIE ROAD DEVELOPMENT
18708 S CLODFELTER RD
KENNEWICK, WA 99338

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ANDERSON WILLIAM DAVID & LENGEL
MARIE
1682 HONEYSUCKLE ST
KENNEWICK, WA 99337

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FILSON TERRY L & MARGARET A
1604 S HONEYSUCKLE ST
KENNEWICK, WA 99338

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ARNUCO MICHAEL ANTHONY C &
ROSEBELLE JOY T
10362 W 16TH PLACE
KENNEWICK, WA 99338

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HOWARD GRANT & KRISTEN
10375 W 17TH PL
KENNEWICK, WA 99338

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SKADORWA JAMES THOMAS-MOORE &
TATLANA
10376 W 17TH PLACE
KENNEWICK, WA 99338

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MORRIS KAYLEE NOCOLE & CHRISTOPHER
AA
8919 W DESCHUTES DR
KENNEWICK, WA 99336

37

STAFFORD ROBERT A
11911 W CLEARWATER AVE
KENNEWICK, WA 99338-1124

37

VAN ZUYEN MARJORIE
~~18708 S CLODFELTER RD~~
~~KENNEWICK, WA 99338~~

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ARHCIBALD & CO ARCHITECTS PS
660 SYMONST ST
RICHLAND, WA 99352

COZ Info.



South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

July 8, 2020

City of Kennewick
Community Planning Department
210 W 6th Avenue
Kennewick, WA 99336

Attention: Anthony Muai, Planning Manager

Subject: COZ 20-04, PLN-2020-01589, Jerry Van Zuyen – Rezone
I-82 Exit 109, Badger Road/W Clearwater Avenue Vicinity

We have reviewed the proposed rezone. We are not opposed to the change in zoning and have the following comments.

1. The proposal would rezone 14.4 acres from Business Park (BP) to Commercial, Community (CC). A second 1.6-acre parcel listed in the application is already zoned CC. The addresses of the parcels are 10600 and 10736 Ridgeline Drive. The site is located approximately 400 feet north of the I-82 westbound off-ramp. The planned uses are listed as housing mercantile, business and food service tenants, and residential townhouses on independent lots. Seventy townhouses are planned.
2. As indicated in the Kennewick Municipal Code, the Commercial, Community zone would increase the intensity of development of the properties from the current Business Park zone.
3. The Environmental Checklist indicates the City is requiring a Traffic Impact Analysis. We agree with this requirement and the TIA should include the I-82 interchange ramps and Badger Road/W Clearwater Avenue through the interchange area. WSDOT needs to review and approve the TIA as well.
4. I-82, including the Badger Road/W Clearwater Interchange, serves the site. I-82, including the interchange, has been functioning within acceptable safety and operational standards. This location has seen significant development recently and the ramps are now nearing capacity. The proposed zoning change will increase the intensity of development traffic. This development, along with other developments in the area, will be the factors requiring improvements to the ramps and Badger Road. As developments are proposed

City of Kennewick

COZ 20-04, PLN-2020-01589, Jerry Van Zuyen – Rezone on Ridgeline Dr; I-82 Exit 109 Vicinity

Page 2

they will be subject to review for their impacts to the WSDOT system. The developments will need to mitigate their traffic impacts. It is to the benefit of the City, the State, and future developers to preserve the functionality of the I-82 interchange. The City and developer should consider Transportation Demand Management (TDM) measures to reduce traffic impacts.

Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development. Of particular concern to the department are the effects developments have on the multimodal capacity, retention and treatment of stormwater, outdoor lighting, noise sensitivity, and signage. This information is normally obtained through a Traffic Impact Analysis (TIA) performed by the developer.

The site is located near I-82. I-82 is an existing facility and the proponent will develop more noise-sensitive land uses. The proponent and future residents should be aware that they are proposing additional residential and commercial development in an area with existing traffic noise. They should also expect that traffic noise may continue to grow into the future, and, as an essential public facility, I-82 may need to be expanded to accommodate future traffic growth. It is the developer's responsibility to dampen or deflect any traffic noise for development at this site.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact John Gruber at (509) 577-1636.

Sincerely,



Paul Gonseth, P.E.
Planning Engineer

PG:jg

cc: File – SR 82
Kara Shute, WSDOT Area 3 Maintenance Superintendent

TO: The City of Kennewick

ATTN: Planning commission

Anthony Muai ---- amuai@ci.kennewick.wa.us

Subject: Zone change at 10600 and 10736 Ridgeline drive.

My name is DAVID AND LENGEL ANDERSON

I am the resident of 1682 S. Honeysuckle St. Kennewick, WA 99338

Effected by adjacent land development in question.

We the resident in the neighborhood strongly oppose your decision to allow a landowner to build Town houses - rental units.

**Your decision has major impact on the View and value of our property.
Environmental impact of traffic, air quality and noise ETC.**

We would like to see the development of a grocery store, Health and fitness and recreational facility.

Please make a note of our oppositions.

Your considerations is greatly appreciated.

Truly

Sign: 

Date: Aug. 16, 2020

David Anderson

My email: wdanderson2@gmail.com

My Phone # 801-336-7499/8019284320

From: dd2baxter@gmail.com
To: [Anthony Muai](#)
Subject: FW: Zone Change
Date: Sunday, August 16, 2020 6:27:29 PM

Sent from [Mail](#) for Windows 10

From: dd2baxter@gmail.com

Sent: Sunday, August 16, 2020 6:22 PM

To: amaui@ci.kennewick.wa.us

Cc: [Darrell Baxter](#)

Subject: Zone Change

To City of Kennewick

Planning Commision Aug 16th 2020

Anthony Muai,

Subject : Zone Change at 10600 and 10736 Ridgeline Dr.

My Name is Darrell Baxter

I am the resident of 1656 S Honeysuckle Street Kennewick, WA 99338

Effected by adjacent land development in question.

We the resident in the neighborhood strongly oppose your decision to allow a landowner to build Town Houses – rental units.

Your decision has major impact on the View and Value of our property, Environmental impact of traffic, air quality and noise ETC.

We like to see the development of a grocery store , Health and fitness and recreational facility.

Please make a note of our oppositions.

Your consideration is greatly appreciated.

Truly,

Darrell L Baxter

Email: dd2baxter@gmail.com

Phone: 509-528-6121

Sent from [Mail](#) for Windows 10

From: [Carmen Maletta](#)
To: [Anthony Muai](#)
Subject: COZ 20-04/PLN-2020-01589
Date: Sunday, August 16, 2020 6:36:33 PM

Mr. Muai,

I would like to have my disapproval of the above proposal recorded. Having 70 townhouses added to this community causes me great concern. Just to mention one, traffic will be a nightmare. Another thing that distresses me I am told by one of my fellow concerned neighbors there was a letter sent to several residents that live in the neighborhood. I did not receive a letter informing me of the meeting August 17th. @ 6:60 P.M. Will be attending virtually. Hopefully you will take into consideration the valid concerns of the area residents.

Respectfully,

Carmen Maletta
10374 W 16th PL.
Kennewick, WA 99338

From: mtfilson@charter.net
To: [Anthony Muai](#)
Cc: ["ben.murphy@svn.com"](mailto:ben.murphy@svn.com)
Subject: zoning change on Ridgeline
Date: Sunday, August 16, 2020 9:07:33 PM

Mr Muai

I live in Canyon Ranch. I am responding negatively to the proposed zoning change to COZ 20-04/PLN-2020-01589, 10600 Ridgeline Dr.

1. First of all, I am disappointed in that the city didn't notify all of the residents of Canyon Ranch. All of us would be effected by the addition of 70 townhouses to our area since traffic on Ridgeline would certainly be negatively impacted. Secondly, the notice that WAS sent didn't include the real intention of the developer - and the city didn't try to clarify. In fact, we wouldn't have even known there were town houses if we hadn't looked at the meeting agenda. And if we hadn't found the DOT documents, we wouldn't have known how many. 70 - That is more than a few!! So much for open and honest government.
2. I believe the traffic on Ridgeline is already very bad at times. When school is in session and the mall is open, 0830 & 1500 are difficult times at the roundabout on Clearwater as is the intersection at Clodfelder. People are already dashing across Ridgeline from Badger Apartments into Canyon Ranch to avoid having to make a left turn so that they can go west on Ridgeline (to make a right turn from Canyon Ranch).
3. I believe that leaving the site with Business Park zoning would be cleaner, quieter, more environmentally friendly, etc for abutting residential neighborhood. We have more than enough rentals in our area with the largest apartment complex in the TriCites across the road from us. Our property values would certainly be negatively affected.
4. Since the Planning Staff has recommended approval (without a traffic analysis), I expect than none of them live in Canyon Ranch.

Yes, I am upset. I understand landowners doing what they can to improve their land's income potential, but not the my city - I expected better.

GBA/Terry Filson
1604 S Honeysuckle ST
Kennewick, WA

From: [Hasmukh Mistry](#)
To: [Anthony Muai](#)
Subject: zone Change at 10600 Ridgeline Drive.
Date: Sunday, August 16, 2020 9:33:56 PM
Attachments: [Zone change-1.docx](#)

TO the city of Kennewick.

ATTN: Anthony Muai

Please Note I and Terry Filison have talk to everyone in the neighbourhood , No one has any Idea for zone change is building 70 townhouses. Change from Gray zone to Red Zone is misleading. No where in your coloured plot plan you have indicated 30 foot tall townhouse buildings. The city of Kennewick and Planning commission have not truthful to the neighbours of Honeysuckle street. We will have our attorney get in touch with you before you shove this building down our throat.

We the neighbours of Honeysuckle street are taking action together.

Make this letter part of your meeting minutes.

Thank you.

Hasmukh Mistry

Sent from [Mail](#) for Windows 10

TO: The City of Kennewick

ATTN:Planning commission

Anthony Muai ---- amuai@ci.kennewick.wa.us

Subject: Zone change at 10600 and 10736 Ridgeline drive.

My name is Hasmukh Mistry and Rekha B. Mistry

I am the resident of 1630 S. Honeysuckle St. Kennewick, WA 99338

Effected by adjacent land development in question.

We the resident in the neighborhood strongly oppose your decision to allow a landowner to build Town houses - rental units.

Your decision has major impact on the View and value of our property.

Environmental impact of traffic, air quality and noise ETC.

We would like to see the development of a grocery store, Health and fitness and recreational facility, not Town Houses.

Please make a note of our oppositions.

Your considerations is greatly appreciated.

Truly

Hasmukh Mistry

Rekha B. Mistry

Sign: Hasmukh D.Mistry

Date: Aug. 16, 2020

My email: hasu1370@gmail.com

My Phone # 541 720 9009

From: [Charlotte King](#)
To: [Anthony Muai](#)
Subject: proposal-COZ-20-04/PLN-2020-01589
Date: Monday, August 17, 2020 3:13:10 PM

My husband and I reside at 1760 S Honeysuckle Street, Kennewick. We are totally opposed to changing the zoning of approximately 14.4 acres from Business Park to Commercial, community.

Our concerns match other residents in our area:

- The traffic is getting worse every day and the apartments being built on the other side of Ridgeline are not completed therefore are not at full rental capacity.
- This decision would have a major impact on our view and value of our property
- How many houses/people can be crammed into such a small area. The many apartments already being constructed are ENOUGH!!

I appreciate your time and consideration to this issue. I feel, as many of our neighbors, this is a poor decision for our community.

Richard & Charlotte King
1760 S Honeysuckle Street
Kennewick, WA 99338

My email: ggcharlotteking@gmail.com
Phone: 509-430-7072

----- This email may contain confidential protected health information and/or attorney privileged information. If received in error, see our Privacy Statement at <https://www.brookdale.com/privacy-policy/>

From: [Katelynn Togiai](#)
To: [Anthony Muai](#)
Subject: Zone Change at 10600 & 10736 Ridgeline drive
Date: Monday, August 17, 2020 3:51:19 PM

Hi,

My name is Katelynn Togiai - resident of 1824 S Honeysuckle Street, Kennewick 99338. My household is directly affected and in opposition of the proposed zone change by the developing land in question. We have lived in this house since 2016 and purchased the property for the family friendly neighborhood, the view and the distance from large multi-family rental units. Recently after we moved in we were told the Badger Canyon Apartments were going to be developed across the street from us. There are over 250 rental units in that complex once complete.

These units have already made potential buyers and families hesitant due to increased traffic, less single family properties, and the "eye sore" of the humongous landscape on the previously more rural area. Traffic is already an issue when school is in, in particular and adding another large residential complex will increase the issue.

The proposed new plan will bring in 70+ more multi-family units that also are potential rentals. Those of us who have purchased homes on the furthest west of the neighborhood will completely lose our view with a 30ft unit building. We were told business would be behind us when we purchased, which would include grocery, or other 'shopping' complex type stores to help bring VALUE to our property. More rentals/large buildings that take up the entire view will diminish the value in our property in which we've been since the development of the neighborhood.

This area in Kennewick is historically single unit family homes. This is arguably Kennewick's nicest area in town for home owners and the value/appeal is going down significantly with more and more apartments/townhouse/rentals/multi family units being put in. You don't see this off Keene, or in Reata which is now majority Richland. Kennewick should keep its nicest neighborhood(s) just that, nice! We greatly appreciate your consideration and hope that this property maintains the commercial land it was "promised" and should be for all of us living in Canyon Ranch estates, Rancho Reata and Badger Canyon. We are families that want value adds for our families. Not being squished into more housing units. Thank you for your time and consideration.

Warm regards,
Katelynn Togiai
509.551.6349

From: [Sue McInnis](#)
To: [Anthony Muai](#)
Subject: Zoning Change on Ridgeline Dr, Kennewick
Date: Monday, August 17, 2020 4:20:29 PM

Hello.

A neighbor came by last night to inform us that a Public Meeting was being held this evening on an amendment to the Zoning Map for the purpose of allowing the construction of up to 75 condos off of Ridgeline Dr. We feel that we in the neighborhood should have been sent letters about future building plans. We live in the Canyon Ranch subdivision off Ridgeline Dr where there are already a huge number of apartments both finished and still under construction. Our concern is that the traffic is already congested at times on Ridgeline and in the round-about and that more condos or rentals will make it even more congested. The road is only one lane each direction and we've had a number of close calls in the round-about almost resulting in collisions due to the already present traffic and people turning into the fuel stations on both sides of the circle.

Building condo's will bring even more traffic, especially with the railroad crossing on Leslie & Clearwater already causing traffic back-ups at times.

Sincerely,

Susan & Dennis McInnis

10302 W 16th Pl

Kennewick, WA 99338

509-948-7105 (Sue's cell phone)

Sent from my iPad

From: [John Togiai](#)
To: [Anthony Muai](#)
Subject: Zone Change at 10600 & 10736 Ridgeline drive
Date: Monday, August 17, 2020 4:44:08 PM

Hello,

My name is John Thomas Togiai, I live at 1824 S. Honeysuckle St. Kennewick, WA 99338. My house is directly affected and in opposition of the proposed zone change by the developing land in question. We have lived in this house since 2016 and purchased the property for the family friendly neighborhood, the view and the distance from large multi-family rental units. Recently after we moved in we were told the Badger Canyon Apartments were going to be developed across the street from us. There are over 250 rental units in that complex once complete.

These units have already made potential buyers and families hesitant due to increased traffic, less single family properties, and the "eye sore" of the humongous landscape on the previously more rural area. Traffic is already an issue when school is in, in particular and adding another large residential complex will increase the issue.

The proposed new plan will bring in 70+ more multi-family units that also are potential rentals. Those of us who have purchased homes on the furthest west of the neighborhood will completely lose our view with a 30ft unit building. We were told business would be behind us when we purchased, which would include grocery, or other 'shopping' complex type stores to help bring VALUE to our property. More rentals/large buildings that take up the entire view will diminish the value in our property in which we've been since the development of the neighborhood.

This area in Kennewick is historically single unit family homes. This is arguably Kennewick's nicest area in town for home owners and the value/appeal is going down significantly with more and more apartments/townhouse/rentals/multi family units being put in. You don't see this off Keene, or in Reata which is now majority Richland. Kennewick should keep its nicest neighborhood(s) just that, nice! We greatly appreciate your consideration and hope that this property maintains the commercial land it was "promised" and should be for all of us living in Canyon Ranch estates, Rancho Reata and Badger Canyon. We are families that want value adds for our families. Not being squished into more housing units. Thank you for your time and consideration.

Sincerely,
John Thomas Togiai
503-703-3267

**KENNEWICK PLANNING COMMISSION
AUGUST 17, 2020
MEETING MINUTES**

CALL TO ORDER

Vice Chairman Morris called the meeting to order at 6:39 p.m.

Vice Chairman Morris led the Pledge of Allegiance.

Vice Chairman Morris made the following statement:

“Tonight’s meeting will be conducted through an online, virtual meeting platform. Planning Commissioners and staff are joining us remotely in order to comply with Governor Inslee’s Proclamation 20.28.4 as it relates to the Open Public Meeting Act during the COVID-19 State of Emergency. Should an individual Planning Commissioner become unexpectedly disconnected from the Webinar, please rejoin the meeting at your first opportunity. The record will reflect your attendance. The meeting will proceed so long as a quorum of Planning Commissioners are present.”

Recorder Melinda Didier called the roll and found the following logged into the Webinar:

Present: Commissioners Robert Rettig, Ken Short, Thomas Helgeson, Anthony Moore, Vice Chairman Victor Morris.

Excused: Commissioner Clark Stolle, James Hempstead

Unexcused: None

Staff Present: Greg McCormick, AICP Planning Director; Anthony Muai, AICP Development Services Manager; Steve Donovan, AICP Senior Planner; Melinda Didier, Community Planning Administrative Assistant and Recorder

CONSENT AGENDA

- a. Approval of Agenda
- b. Approval of the July 20, 2020 Meeting Minutes
- c. Motion to enter Staff Reports into the Record

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

PUBLIC HEARINGS

Vice Chairman Morris opened the virtual public hearing at 6:48 p.m. for Change of Zone #20-04/PLN-2020-01589 proposing to change the zoning district for approximately 14.4 acres located at 10600 Ridgeline Drive from Business Park (BP) to Commercial, Community (CC). Applicant is Jason Archibald, Archibald & Co.

Architects, 660 Symons Street, Richland, WA 99354. Owner is Jerry Van Zuyen, 18708 S. Clodfelter Road, Kennewick, WA 99338.

Mr. Muai gave a brief overview of the staff report, and listed the main objections to the proposal from the letters and emails received by the City from neighboring property owners. Staff recommends that the Planning Commission concur with the Findings and Conditions of the staff report COZ 20-04, and recommend to City Council APPROVAL of the request.

Planning Commission questions:

Regarding WSDOT letter and traffic analysis, what will happen to street systems in Ridgeline; Regarding the email letter exhibits in the packet, did they all say pretty much the same things with the same issues.

Testimony of Applicant/Applicant's Representative:

Jason Archibald
Archibald & Co. Architects
660 Symons Street
Richland 99354

Applicant representing property owner Jerry Van Zuyen, the owner; his ambition and vision is to take the 1999 vision for that area and update, which CC zone would allow; trying to be a good neighbor, not create a hardship for anyone; there is a landscape buffer requirement, these will be single-family townhomes with a single shared wall; with the slopes, tall buildings are not likely; plan to put commercial along the street - we want homes to be well suited and a good neighbor; BP wouldn't be highest and best use of land.

Testimony in favor:

None

Testimony neutral or against:

Terry Filson
1604 S. Honeysuckle
Kennewick 99338

My property backs up to this property; the way I read BP, it is more structured and allows them to do what they want; even last speaker mentioned that with the slopes tall buildings not likely; more comfortable with structured businesses instead of homes and business behind my home; disappointed with City approach to this with regards to getting the info out to the public.

David Lemak
10295 W. 18th Court
Kennewick 99338

Disappointed and against it; we already have large apartment building nearby, we don't need more townhomes, would rather have business commercial with smaller businesses.

Dennis Hansen
10127 W. 18th Pl.
Kennewick 99338

Oppose this zone change; biggest problem is giving them a blank check to rezone and then they will put in a bunch of townhomes.

Hasmukh Mistry
1630 Honeysuckle Street
Kennewick 99338

Opposed; the map didn't explain what development is planned and the developer didn't explain; the developer and the City not faithful to the surrounding property owners.

Staff final comments: Respond to a few comments about city not providing information; followed standard procedures as required by state law; mailed out notices, advertised in the newspaper, met notice requirements; generally when we receive phone calls we respond, didn't receive any phone calls; happy to look at our mailing list and verify if they were within 300 feet of the radius; happy to look at list again to see if we missed anyone; only received one returned undeliverable in the mail; regarding increasing the number of townhomes from 70 to 200 – stand-alone residences are not allowed in the CC zone.

Public Testimony for COZ 20-04 closed at 7:22 p.m.

Vice Chairman Morris asked for a motion.

Commissioner Rettig moved to concur with the findings and conclusions in staff report COZ 20-04 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Moore seconded the motion.

Planning Commission Discussion:

As this developer looks at this, what's the best way for neighbors to stay in the loop; appreciate the number of people that came out to speak about this issue and provide the feedback by email; the Planning Commission is trying to understand their concerns as well as the staff findings and conditions.

The motion passed on a unanimous roll call vote.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

- a. **City Council Action Updates** – The City Council accepted Planning Commission recommendation not to amend the code for auto repair, that change will not take place.

NEW BUSINESS:

None

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Vice Chairman Morris said since we have not been able to meet in person since February or March, when will we select the Chair and Vice Chair. Mr. McCormick said elections will be put on the agenda for next fully attended meeting.

ADJOURNMENT:

The meeting adjourned at 7:29 p.m.

Council Agenda Coversheet 	Agenda Item Number	6.a.	Council Date	09/01/2020	Consent Agenda	☐
	Agenda Item Type	Ordinance			Ordinance/Reso	☒
	Subject	Parking Moratorium & Regulations			Public Mtg / Hrg	☐
	Ordinance/Reso #	5878	Contract #		Other	☐
	Project #		Permit #		Quasi-Judicial	☐
	Department	City Attorney				

Recommendation

Staff recommends council approve Ordinance 5878 to retain the moratorium and interim regulations which afford these businesses the ability to continue their limited outdoor operations.

Motion for Consideration

I move to adopt Ordinance 5878.

Summary

On May 4, 2020 Governor Inslee signed Proclamation 20-25.3 and outlined a "Safe Start" plan, a phased approach to re-open Washington's economy. Under the plan, businesses and activities can re-open in phases with adequate social distancing measures and health standards in place. The Phase 2 requirements for both restaurant and retail services includes provisions which limit the maximum occupancy limit, but allows for the business to utilize limited outdoor seating to mitigate the loss of occupancy allowed within a structure. Staff has worked with government and private sector partners to apply to the State DOH for permission to move to Phase 2 or a modified version of Phase 2. On July 7, 2020, in anticipation of moving to Phase 2, the City Council approved a temporary moratorium and an interim control waiving minimum off-street parking requirements for restaurant and retail uses in commercial zones and permitting limited use of the parking area for outdoor dining and retail use. Washington laws RCW 35A.63.220 and RCW 36.70A.390 allow for the immediate adoption of a moratorium or interim official control without holding a public hearing, so long as the City Council holds a public hearing on the ordinance within sixty (60) days of the date of the adoption of a moratorium. Upon conclusion of the public hearing, council will consider whether to retain the moratorium and interim control. For council's review is Ordinance 5878, which retains the moratorium and interim control for the full six months. The current restrictions prohibit full occupancy for both restaurant and retail uses as Benton County is still in a modified Phase 1.5. Staff recommends council approve Ordinance 5878 to retain the moratorium and interim regulations which afford these businesses the ability to continue their limited outdoor operations.

Alternatives

None

Fiscal Impact

None

Through	Selena Swearingen Aug 26, 14:40:38 GMT-0700 2020	Attachments: 
Dept Head Approval	Lisa Beaton Aug 26, 14:51:13 GMT-0700 2020	
City Mgr Approval	Marie Mosley Aug 28, 10:15:27 GMT-0700 2020	
		☐ Recording Required?

CITY OF KENNEWICK
ORDINANCE NO. 5878

AN ORDINANCE ADOPTING FINDINGS IN SUPPORT OF RETENTION OF A
MORATORIUM ON ENFORCEMENT OF MINIMUM OFF-STREET PARKING
REQUIREMENTS FOR CERTAIN RETAIL AND RESTAURANT USES AND
RETENTION OF INTERIM REGULATORY CONTROLS

WHEREAS, the City of Kennewick is a non-charter code city; and

WHEREAS, RCW 35A.11.020 declares that the legislative body of each code city shall have all powers possible for a city or town to have under the Constitution of this state, and not specifically denied to code cities by law; and

WHEREAS, on March 13, 2020 President Trump issued a Proclamation Declaring a National State of Emergency concerning COVID-19; and

WHEREAS, on February 29, 2020, Governor Inslee issued Proclamation Number 20-05 declaring a State of Emergency exists in all counties in the state of Washington as a result of the Coronavirus Disease 2019 (COVID-19) outbreak in the United States and confirmed person to person spread of COVID-19 in Washington State; and

WHEREAS, Between February 29, 2020, and the date hereof, Governor Inslee issued several proclamations (20-06 through 20-25, 20-25.1, and 20-25.2 (Stay Home-Stay Healthy)) placing numerous restrictions on individuals and businesses in response to the state-wide threat of the spread of COVID-19 virus; and

WHEREAS, on May 4, 2020, Governor Inslee amended and extended the Stay Home, Stay Healthy order through May 31, 2020 and issued Safe Start Washington – A phased Approach to Recovery and the decrease of certain restrictions imposed pursuant to previous proclamations;

WHEREAS, on May 4, 2020 Governor Inslee issued Proclamation 20-25.3 Adjusting and Extending Stay Home, Stay Healthy to May 31, 2020 allowing restaurants and taverns to resume on premise consumption of food and beverages, during Phase 2 of the Safe Start Plan so long as they adopt social distancing measures consistent with the Washington Safe Start re-opening plan, Phase two requirements; and

WHEREAS, Section 5 of Phase 2 Restaurant/Tavern Reopening COVID-19 Requirements issued by the Governor's office on May 11, 2020 further provides that outdoor seating is permissible with appropriate social distancing; and

WHEREAS, outdoor activities, including outdoor restaurant seating, have been determined to be safer and less likely to lead to the spread of COVID-19 than indoor restaurant seating; and

WHEREAS, pursuant to the authority set forth in RCW 35A.11.020 and RCW 38.52 during a state of emergency the procedures and formalities otherwise required by the City by law or ordinance necessary to ensure the health, safety and general welfare of the community may be waived; and

WHEREAS, it is necessary and appropriate to exercise the emergency powers authorized as noted above during a state and local emergency to facilitate and encourage outdoor seating and retail sales areas to make restaurants and retail establishments safer to operate and to promote needed economic and business recovery in the City;

WHEREAS, Washington laws RCW 35A.63.220 and RCW 36.70A.390 allow for the immediate adoption of a moratorium or interim official control without holding a public hearing, so long as the City Council holds a public hearing on the ordinance within sixty (60) days of the date of the adoption of a moratorium; and

WHEREAS, on July 7, 2020 City Council adopted Ordinance 5873 which implemented an emergency moratorium on enforcement of minimum off-street parking requirements for certain restaurant and retail establishments and established Interim controls to allow for limited use of off-street parking for the purposes of outdoor dining and retail uses; and

WHEREAS, as required by RCW 36.70A.390 and RCW 35A.220, a public hearing was held on September 1, 2020; and

WHEREAS, the City Council has determined that it is in the best interest of the City that the Moratorium suspending minimum off-street parking requirements found in KMC 18.36.050 and .060 for existing restaurant and retail establishments and the Interim Regulations for limited use of Off-Street Parking for existing restaurant and retail businesses in all commercial zones adopted by Ordinance 5873 be retained to afford these businesses limited use of the parking for outdoor operations as permitted under the current state restrictions due to COVID-19; NOW THEREFORE

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

Section 1. Recitals Incorporated. The Recitals set forth above are hereby adopted and incorporated as the Findings of Fact and/or Conclusions of Law of the City Council.

Section 2. Moratorium and Interim Regulations Maintained. The Moratorium suspending certain City Code requirements related to minimum off-street parking requirements found in KMC 18.36.050 and 18.36.060 and the Interim Regulation established for limited use of off-street parking for existing restaurant and retail establishments located in all commercial zones adopted by Ordinance 5873 on July 7, 2020 is retained in accord with RCW 35A.63.220 and RCW 36.70A.390.

Section 3. Term. The Moratorium and Interim Regulation established for off-street parking for existing restaurant and retail establishments noted in Section 2. shall continue in effect for the initial six months authorized in Ordinance 5873, unless repealed, extended or modified by the City Council as authorized by RCW 35A.63.220 and RCW 36.70A.390.

Section 4. Effective Date. This Ordinance shall be in full force and effect upon its passage and signature below.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 1st day of September, 2020, and signed in authentication of its passage this 1st day of September, 2020.

Attest:

STEVE LEE, Mayor Pro Tem

TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5878 filed and recorded
in the office of the City Clerk of the City of
Kennewick, Washington this 2nd day of
September, 2020.

Approved as to Form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION_____



City Council Meeting Schedule October 2020

City Council passed Resolution 20-08 on June 23, 2020, which temporarily designates the location for regular, special and study session meetings to the virtual location until Benton County enters into Phase Three of the Governor's Safe Start Reopening Plan. The City broadcasts City Council meetings on the City's website <https://www.go2kennewick.com/CouncilMeetingBroadcasts>.

October 6, 2020

Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

October 13, 2020

Tuesday, 6:30 p.m.

WORKSHOP MEETING (the workshop meeting will be done via Zoom and broadcast on the City's website <https://www.go2kennewick.com/CouncilMeetingBroadcasts>)

1. Animal Shelter Update

October 20, 2020

Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

October 27, 2020

Tuesday, 6:30 p.m.

WORKSHOP MEETING (the workshop meeting will be done via Zoom and broadcast on the City's website <https://www.go2kennewick.com/CouncilMeetingBroadcasts>)

1. 2021/2022 Proposed Budget

To assure disabled persons the opportunity to participate in or benefit from City services, please provide twenty-four (24) hour advance notice for additional arrangements to reasonably accommodate special needs.

Please be advised that all Kennewick City Council Meetings are Audio and Video Taped

October 2020
Updated 08/8/20