

City of Richland Resolution No. 100-20 temporarily designates virtual locations for all municipal meetings. This meeting will be held remotely via Zoom. Members of the public may attend this meeting by selecting the Zoom link or by calling the phone numbers provided.



Agenda  
Parks and Recreation Commission Workshop  
Thursday, August 26, 2021  
Join the Zoom meeting [here](#)  
Public Telephone Access: (206) 337-9723 or (253) 215-8782  
Meeting ID No. 810 1472 1376

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**Commission Members:** Chair Gutierrez, Vice-Chair Buelt and Members Aldous, Arnquist, Brooks, Henry, Mason and Slougher

**Liaisons:** Council Liaison Kent  
Staff Liaison: Parks and Public Facilities Director Schiessl

**Regular Workshop - 6:00 p.m.**

**Call to Order/Attendance:**

**Discussion Items:**

1. Discussion of Recreation Programming
2. Property Encroachment at Claybell Park and Owner Request to Purchase

**Commissioner Comments:**

**Adjournment**

**The next Parks and Recreation Commission Workshop is Thursday, September 23, 2021**

Richland Community Center is ADA accessible with special parking and access available at the entrance off Amon Park Drive. Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the Parks and Recreation Commission Workshop by calling the City Clerk's Office at 942-7389.



## PARKS AND RECREATION COMMISSION WORKSHOP AGENDA ITEM COVERSHEET

Meeting Date: 1/1/0001

Agenda Category: Discussion Items

Prepared By:

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Subject:

Discussion of Recreation Programming

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Department:

Parks & Public Facilities

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Recommended Motion:

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Summary:

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Fiscal Impact:

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Attachments:



## PARKS AND RECREATION COMMISSION WORKSHOP AGENDA ITEM COVERSHEET

Meeting Date: 1/1/0001

Agenda Category: Discussion Items

Prepared By: Joe Schiessl, Parks & Public Facilities Director

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**Subject:**

Property Encroachment at Claybell Park and Owner Request to Purchase

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**Department:**

Parks & Public Facilities

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**Recommended Motion:**

Discussion only.

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**Summary:**

The City purchased property from Duane Smith in 2008 as part of the Amon Basin Natural Preserve located adjacent to Claybell Park. At the time of purchase a small fence encroachment existed on the Smith property originating from 341 Gleneagles Court. The owner of 341 Gleneagles Court desires to purchase the encroachment area of approximately 1348 square feet at market value through the City's surplus process. Tonight is an opportunity to discuss the request.

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**Fiscal Impact:**

There will not be a fiscal impact for discussion. There may be a future fiscal impact if property is declared surplus and sold.

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**Attachments:**

1. 341 Gleneagles Ct - Encroaching Land Purchase Request

July 30, 2021

Joe Schiessl  
City of Richland  
Parks and Public Facilities  
625 Swift Blvd  
Richland, WA 99352

RE: 341 Gleneagles Court - Encroaching Land Purchase Request

Dear Mr. Schiessl:

My name is John Corbin and I own a residence 341 Gleneagles Court in Richland, where my family has lived since 1978. The Benton County Parcel Number is 13698302000200 and the legal description of the property is known as Lot 8, Block 2, Meadow Springs Second Nine Phase, according to the plat thereof recorded in volume 9 of plats, page 6, records of Benton County, Washington.

The backyard of my property presently encroaches upon City property, more specifically known as Benton County Parcel Number 136983050009001, part of Claybell Park and is graphically depicted below from the Benton County Assessor's webpage. You can see the encroachment area clearly from here and this portion of City property is undeveloped.

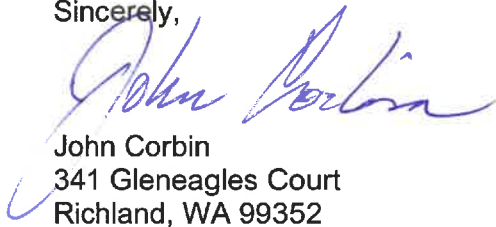


I engaged the design services of Knutzen Engineering to make a small addition to my house and backyard. I've since learned that I can't continue to move forward with my project, due to the required setbacks, which I mistakenly thought were fine due to measuring the distance from my wall which I thought was my property line as opposed to my actual legal property line. We then engaged John Becker, PLS (AHBL) to perform a Record of Survey that graphically depicts the extent of the present encroachment (attached).

To allow me to continue my project of improving my backyard, **I hereby request that the City consider selling me this encroached upon portion of property**, which would give me adequate legal setbacks to keep moving my home improvement project forward. I understand this is a process, that the land would need to be declared surplus and public hearing(s), but I am happy to wait to for the due process of this effort to come to fruition.

Thank you in advance for your assistance in resolving this issue. If you need an exact legal description prepared for the portion I am requesting to purchase I can have my surveyor provide that. My engineer tells me that it's approximately 1,348 sf in total.

Sincerely,



John Corbin  
341 Gleneagles Court  
Richland, WA 99352

Attachment: AHBL Survey

RECORD OF SURVEY  
A PORTION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.,  
BENTON COUNTY, WASHINGTON.

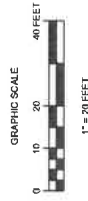
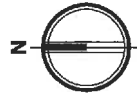
| SECTION INDEX                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------|
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| S 36, T 09 N, R 28 E, W4<br>BENTON COUNTY, WA                                                                                        |

LEGAL DESCRIPTION

PER DEED OF TRUST APR 2002-036801  
MEADOW SPRINGS SECOND NINE PHASE ONE, BLOCK #2, LOT #1  
GLENEAGLES COURT, PHASE ONE, BLOCK #2, LOT #1  
TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 6,  
RECORDS OF BENTON COUNTY, WASHINGTON.

BASIS OF BEARING

HELD A BEARING OF SOUTH 00° 35' 46" WEST FOR THE CENTER LINE OF  
GLENEAGLES COURT PER THE PLAT OF MEADOW SPRINGS SECOND NINE  
PHASE ONE, BLOCK #2, LOT #1, RECORDED IN VOLUME 9 OF PLATS, PAGE 6,  
RECORDS OF BENTON COUNTY, WASHINGTON.



LEGEND

- FOUND MONUMENT AS NOTED
- WATER METER
- FOUND PROPERTY CORNER
- DECIDUOUS TREE AS NOTED
- FENCE

BROADMOOR STREET

GLENEAGLES COURT

MEADOW SPRINGS  
SECOND NINE  
PHASE ONE,  
BLOCK #2

PARCEL 136983020002008  
341 GLENEAGLES COURT  
RICHLAND, WA 99352

CITY OF RICHLAND

SURVEY FOR

C. JOHN CORBIN  
341 GLENEAGLES COURT  
RICHLAND, WA, 99352

EQUIPMENT USED

3" TOTAL STATION USING STANDARD FIELD  
TRAVERSE METHODS FOR CONTROL AND STAKING.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_ AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ M. RECORDS OF  
THE \_\_\_\_\_ COUNTY AUDITOR, \_\_\_\_\_ WASHINGTON.  
RECORDING NUMBER \_\_\_\_\_  
COUNTY AUDITOR \_\_\_\_\_  
FEE \_\_\_\_\_  
BY \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, JOHN W. BECKER, A PROFESSIONAL LAND SURVEYOR IN THE  
STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP  
CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY  
SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS  
REQUIREMENTS OF THE SURVEY RECORDING ACT, CHAPTER 58.09  
R.C.W. AND 332-130 W.A.C. AT THE REQUEST OF C. JOHN CORBIN.

JOHN W. BECKER, P.L.S. 30480 DATE \_\_\_\_\_



TACOMA · SEATTLE · SPOKANE · TRICITIES  
6604 Road 90, Suite H Puyallup, WA 99301  
509.380.5863 TEL 253.333.2572 FAX www.ahbl.com WEB

| DRAWN BY   | DATE     |
|------------|----------|
| SW         | 06/25/21 |
| CHECKED BY | JOB NO.  |
| JB         | 2210436  |