

*Please return to:*

*Executive Assistant  
Kennewick Irrigation District  
2015 S Ely Street  
Kennewick, WA 99337*

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## **KENNEWICK IRRIGATION DISTRICT RESOLUTION 2018-12**

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### **Approving Vancouver Meadows Voluntary Mitigation Agreement**

**A RESOLUTION** of the Board of Directors of Kennewick Irrigation District (KID), Benton County, Washington, for the purpose of approving a development agreement with Brad Beauchamp, BMB Development Inc., a Washington Corporation (hereinafter “Developer”),

**WHEREAS**, the Board of Directors of KID (the Board) met in regular session on April 3, 2018, with a quorum present, and

**WHEREAS**, the Property is proposed for subdivision into a development known as “Vancouver Meadows” consisting of 5.04 acres, of which 4.01 acres are classified as irrigable, which are proposed to be subdivided into 19 lots and legally described as follows;

**Parcel# 114894000005001**

THE SOUTHWEST QUARTER OF THE SOUTH ONE/HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14 TOWNSHIP 8 NORTH RANGE 29, EXCEPT ROAD, TOGETHER WITH THE SOUTH 15 FEET OF THE NORTHWEST QUARTER OF THE SOUTH ONE/HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (DESCRIPTION CHANGE 12-31-84) 10 FOOT RIGHT OF WAY EASEMENT ALONG NORTH BORDER. DECLARATION OF COVENANTS 4-2-82. RELEASE AND MERGER OF EASEMENT 12-31-84. IRRIGATION AGREEMENT 12-31-84.

hereinafter referred to as the “Property.”

**WHEREAS**, the Property is being developed into a residential subdivision within the City of Kennewick boundaries; and

**WHEREAS**, the Property is owned by the Developer and has an allotment of irrigation water from KID; and

**WHEREAS**, RCW 58.17.310 requires that irrigation water rights-of-way be provided for each parcel of land, and also requires that, if the subdivision lies within land within an irrigation district classified as irrigable, completed irrigation water distribution facilities for such land may be required by the irrigation district by resolution as a condition for approval of the short plat or final plat by the legislative authority of the city, town, or county; and

**WHEREAS**, KID Resolution 86-15A requires completed irrigation facilities as a condition for approval of the short plat or final plat; and

**WHEREAS**, KID Policy 4.19 “Standard Specifications” specifies what comprises completed irrigation facilities; and

**WHEREAS**, the Developer agrees to make irrigation improvements on the Property, to provide pressurized irrigation water to the subdivision as a completed irrigation facility; and

**WHEREAS**, the Developer and KID mutually agree that it is in each of their best interest for the Developer to contribute funds towards KID’s planned regional system or provide other agreed upon contributions to service the Subdivision with irrigation water; and

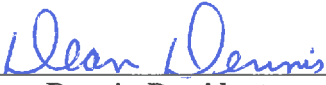
**WHEREAS**, the Developer and the KID mutually agree to allow the Developer to upsize pipelines within the subdivision as the Developers contribution toward KID’s planned regional system, at the mutually agreed cost of constructing completed irrigation facilities, and benefiting and serving the future lots created by the Subdivision; and

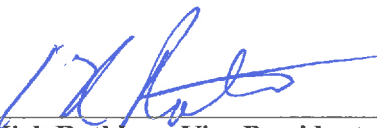
**WHEREAS**, the KID cannot issue and sign an irrigation district certificate for any Final Plat phases of the Subdivision unless completed on-site irrigation systems are installed or bonded for, or the KID Board of Directors approves by resolution an acceptable security that creates a lien against the Property; and

**WHEREAS**, the parties desire to set forth their agreements on how Developer’s contributions to irrigation facilities serving the Subdivision will be constructed, operated, maintained, and replaced;

**NOW, THEREFORE, BE IT RESOLVED** that the attached “Vancouver Meadows Voluntary Mitigation Agreement” is approved.

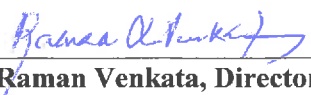
**RESOLUTION 2018-12 IS HEREBY ADOPTED** by the Board of Directors of Kennewick Irrigation District, Benton County, Washington, at a regular open public meeting thereof this 3<sup>rd</sup> day of April, 2018.

  
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**Dean Dennis, President**

  
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**Kirk Rathbun, Vice President**

  
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**Gene Huffman, Director**

  
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**David McKenzie, Director**

  
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**Raman Venkata, Director**