

**KENNEWICK IRRIGATION DISTRICT  
RESOLUTION 2020-20**

**Approving The Ridge at Hansen Park  
Voluntary Mitigation Development Agreement  
AMENDMENT 1**

**A RESOLUTION** of the Board of Directors of Kennewick Irrigation District (KID), Benton County, Washington, for the purpose of approving an amendment to a development agreement with Watts Development LLC, a Washington limited liability company, (hereinafter “Developer”),

**WHEREAS**, the Board of Directors of KID (the Board) met in regular session on June 16, 2020, with a quorum present, and

**WHEREAS**, HFRP LLC, a Washington limited liability company, and KID previously entered into “The Ridge at Hansen Park Voluntary Mitigation Development Agreement (hereinafter “VMA”); and

**WHEREAS**, Watts Development LLC (“Developer”) subsequently purchased the subject property from HFRP LLC and became responsible for the obligation of the VMA; and

**WHEREAS**, the VMA required off-site irrigation improvements to be installed prior to recording the Final Plat for any phase of The Ridge at Hansen Park; and

**WHEREAS**, KID allowed the Developer to delay the installation of the off-site irrigation improvements until June 1, 2019, and to post a bond in the amount of \$164,359.01 against these improvements, in order to allow the Developer to coordinate construction with the City of Kennewick’s West 10<sup>th</sup> Avenue Widening project; and

**WHEREAS**, the City of Kennewick rejected all bids for their West 10<sup>th</sup> Avenue Widening project in the summer of 2019, but rebid and awarded the project, and began construction, in 2020; and

**WHEREAS**, the Developer has hired Culbert Construction to install said off-site irrigation improvements in coordination with the City of Kennewick’s West 10<sup>th</sup> Avenue Widening project; and

**WHEREAS**, the Developer has installed additional irrigation components to the off-site irrigation improvements; and

**WHEREAS**, KID staff recommends reimbursing the Developer for the additional irrigation components in the amount of \$28,885.85, which amount shall be paid from the Capital Upgrade and Improvement Fund and reimbursed by the PLA Conversion Fund; and

**WHEREAS**, the amount for the Amendment is proposed to be included in future distribution surcharge amounts for the surcharge benefit areas and parcels in the approximate amounts as follows:

**HF 1.1-1 Surcharge Benefit Area      \$14,146.34**

- 107891010956006  
SHORT PLAT #956 LOT 2, EXCEPT THE SOUTH 170.32 FEET OF LOT 2 AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF, SHORT PLAT NO. 956. (QCD 11/30/95 AF#95-27508).
- 107891010956007  
SHORT PLAT #956 LOT 1, INCLUDING THE SOUTH 170.32 FEET OF LOT 2 AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF, SHORT PLAT NO. 956 ACCORDING TO THE SURVEY THEREOF. (QCD 11/30/95 AF#95-27507).
- 107891011649001  
SHORT PLAT #1649 LOT 1: RESTRICTIVE COVENANT #93-24102 8/16/93 AND ALSO SUBJECT TO EASEMENTS OF RECORD. (AF#2019-009424 & 009426, 4/17/19).
- 107891011649002  
SHORT PLAT #1649 LOT 2: RESTRICTIVE COVENANT #93-21778 7/28/93 RESTRICTIVE COVENANT #93-21779 7/28/93 RESTRICTIVE COVENANT A#93-21780 7/28/93 RESTRICTIVE COVENANT A#93-24102 8/16/93 SUBJECT TO ACCESS EASEMENT A#95-118 1/3/95.
- 107891011649003  
SHORT PLAT #1649 LOT 3: RESTRICTIVE COVENANT A#93-21778 7/28/93 SUBJECT TO ACCESS EASEMENT A#95-118 1/3/95.
- 107891011649004  
SHORT PLAT #1649 LOT 4: RESTRICTIVE COVENANT A33#93-21779 07/28/93.
- 107891012394002  
1999 PALM HARBOR PALM HARBOR 28 X 64; SHORT PLAT #2394, LOT 2, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD (AF#2019-009430 & 009431, 4/17/19).
- 107891012864001  
SHORT PLAT #2864, LOT 1, RECORDED 4/4/2005, UNDER AUDITOR'S FILE NO. 2005-010211, RECORDS OF BENTON COUNTY, WASHINGTON; AND SUBJECT TO EASEMENTS OF RECORD AF#2019-009428, 4/17/19.
- 107891012864002  
SECTION 7 TOWNSHIP 8 RANGE 29 QUARTER NE; SHORT PLAT #2864, LOT 2, RECORDED 4/4/2005, UNDER AUDITOR'S FILE NO. 2005-010211, RECORDS OF BENTON COUNTY, WASHINGTON.
- 107891012864003  
SECTION 7 TOWNSHIP 8 RANGE 29 QUARTER NE; SHORT PLAT #2864, LOT

3, RECORDED 4/4/2005, UNDER AUDITOR'S FILE NO. 2005-010211, RECORDS OF BENTON COUNTY, WASHINGTON.

**HF 1.4-1 Surcharge Benefit Area      \$8,416.50**

- 10789100004001

1979 GUERDON GREAT LAKES 24 x 44; THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST, DEFINED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 82° 35' WEST ALONG THE NORTH LINE THEREOF 269 FEET; THENCE SOUTH 09° 08' 30" WEST 245 FEET; THENCE SOUTH 82° 35' EAST 185 FEET; THENCE SOUTH 09° 08' 30" WEST 806 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE KENNEWICK IRRIGATION DISTRICT HIGHLAND FEEDER CANAL THENCE SOUTH 73° 34' 30" EAST ALONG SAID NORTH RIGHT OF WAY LINE 338.72 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 63° 07' EAST ALONG SAID NORTH RIGHT OF WAY LINE 186.63 FEET; THENCE NORTH 09° 08' 30" EAST 730 FEET MORE OR LESS TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE KENNEWICK IRRIGATION DISTRICT LATERAL H.F. 1.8A CANAL; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE 198.05 FEET TO A POINT THAT BEARS NORTH 09° 08' 30" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 09° 08' 30" EAST 771.8 FEET TO THE TRUE POINT OF BEGINNING, SC#3004, 6/4/80, KID ABANDONMENT OF ROW PER RESOLUTION 94-26, VOLUME 611, PAGE 2575, TOGETHER WITH THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29, DEFINED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 82° 35' WEST ALONG THE NORTH LINE THEREOF 117.2 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 82° 35' WEST ALONG THE SAID NORTH LINE 151.8 FEET TO A POINT THAT BEARS SOUTH 82° 35' EAST 1049.1 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 09° 08' 30" WEST 245 FEET; THENCE SOUTH 82° 35' EAST 185 FEET; THENCE SOUTH 09° 08' 30" WEST 806 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE KENNEWICK IRRIGATION DISTRICT HIGHLAND FEEDER CANAL; THENCE SOUTH 73° 34' 30" EAST ALONG SAID NORTH RIGHT OF WAY LINE 338.72 FEET; THENCE NORTH 09° 08' 30" EAST 771.8 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE KENNEWICK IRRIGATION DISTRICT LATERAL H. F. 1.8A CANAL; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE 395 FEET MORE OR LESS TO A POINT THAT BEARS SOUTH 07° 25' WEST 168.24 FEET FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 07° 25' EAST 168.24 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THAT NORTH 40 FEET THEREOF FOR ROAD PURPOSES AND LESS THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER DEFINED AS FOLLOWS; BEGINNING AT THE

NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 82° 35' WEST ALONG THE NORTH LINE THEREOF 117.2 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 82° 35' WEST ALONG SAID NORTH LINE 151.8 FEET TO A POINT THAT BEARS SOUTH 82° 35' EAST 1049.1 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 09° 08' 30" WEST 245 FEET; THENCE SOUTH 82° 35' EAST 185 FEET; THENCE NORTH 09° 08' 30" EAST 50.39 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE KENNEWICK IRRIGATION DISTRICT LATERAL H.F. 1.8 A CANAL; THENCE NORTH 50° 53' WEST ALONG SAID LATERAL RIGHT OF WAY 11.24 FEET TO THE POINT OF CURVE; THENCE CONTINUING ALONG SAID RIGHT OF WAY BEING A CURVE TO THE RIGHT, AN ARC DISTANCE OF 139.65 FEET THROUGH A CENTRAL ANGLE OF 99° 38' 30" AND HAVING A RADIUS OF 80.3 FEET TO A POINT ON A LINE WHICH BEARS SOUTH 07° 25' WEST FROM THE POINT OF BEGINNING; THENCE NORTH 07° 25' EAST 67.26 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTH 40° FEET THEREOF FOR ROAD . SUBJECT TO EASEMENTS, KID ABANDONMENT OF ROW PER RESOLUTION 94-26, VOLUME 611, PAGE 2575. (CONSOLIDATION FOR TAXING PURPOSES, PER CONSOLIDATION FORM, DATED 8/19/2009).

- 107891011499008

LOT 2 OF SHORT PLAT #1499, LYING IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M. RECORDS OF BENTON COUNTY, WASHINGTON, EXCEPT THE NORTH 165.19 FEET THEREOF; TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, RESERVATIONS, AND RESTRICTIONS OF RECORD AND IN VIEW. (BOUNDARY LINE ADJUSTMENT PER QCD, AF#2009-023892, 8/06/2009). TOGETHER WITH SHORT PLAT #1499, LOT 3. (BOUNDARY LINE ADJUSTMENT PER QCD, AF#2009-023892, 8/06/2009). TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M. DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 82 DEGREES 35' WEST ALONG THE NORTH LINE THEREOF 117.2 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 82 DEGREES 35' WEST ALONG SAID NORTH LINE 151.80 FEET TO A POINT THAT BEARS SOUTH 82 DEGREES 35' EAST 1,049.10 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 9 DEGREES 08' 30" WEST 245.00 FEET; THENCE SOUTH 82 DEGREES 35' EAST 185.00 FEET; THENCE NORTH 9 DEGREES 08' 30" EAST 50.39 FEET TO THE SOUTH RIGHT OF WAY LINE OF KENNEWICK IRRIGATION DISTRICT LATERAL H.F. 1.8A CANAL (NOW VACATED); THENCE NORTH 50 DEGREES 53' WEST ALONG SAID LATERAL RIGHT OF WAY 11.24 FEET TO THE POINT OF CURVE; THENCE CONTINUING ALONG SAID RIGHT OF WAY BEING A CURVE TO THE RIGHT AN ARC DISTANCE OF 139.65 FEET THROUGH A CENTRAL

ANGLE OF 99 DEGREES 38' 30" AND HAVING A RADIUS OF 80.3 FEET TO A POINT ON A LINE WHICH BEARS SOUTH 7 DEGREES 25' WEST FROM THE POINT OF BEGINNING THENCE NORTH 7 DEGREES 25' EAST 67.25 FEET TO THE POINT OF BEGINNING; EXCEPT THE NORTH 40 FEET THEREOF FOR ROAD PURPOSES; TOGETHER WITH THE NORTH 165.19 FEET OF LOT 2 OF SHORT PLAT #1499 THERE OF, RECORDS OF BENTON COUNTY, WASHINGTON; TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD AND IN VIEW. (BOUNDARY LINE ADJUSTMENT PER QCD, AF#2009-023892, 8/06/2009) (CONSOLIDATION FOR TAXING PURPOSES PER CONSOLIDATION FORM, DATED 9/13/2009)\*\*\*\*LINKED WITH A SALES RESTRICTION TO PARCEL 107891010013000.

- 107891012513001  
1985 FLEETWOOD FLEETWOOD 27 x 40: SECTION 07 TOWNSHIP 8 RANGE 29 SHORT PLAT #2513 LOT 1 AF#00-017901.
- 107891012513002  
SECTION 07 TOWNSHIP 8 RANGE 29 SHORT PLAT #2513 LOT 2 AF#00-017901
- 107891012513003  
SECTION 07 TOWNSHIP 8 RANGE 29 SHORT PLAT #2513 LOT 3 AF#00-017901

**KW-E4-SS Surcharge Benefit Area \$6,323.01**

- 107891000012000  
A PORTION OF THE EAST HALF OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST, LYING NORTHERLY OF THE KENNEWICK IRRIGATION DISTRICT LATERAL H.F. 1.8A AND WESTERLY OF THE FOLLOWING DESCRIBED LINE; (MINERAL RIGHTS RESERVED AND LESS RIGHT OF WAYS) BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 639 FEET TO THE TRUE POINT OF BEGINNING; THENCE ANGLE RIGHT 83° 05' A DISTANCE OF 469 FEET, MORE OR LESS, TO THE CENTERLINE OF KENNEWICK IRRIGATION DISTRICT LATERAL H. F. 1.8A, TERMINUS OF SAID DESCRIBED LINE; AND EASTERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION: THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 117.2 FEET TO THE TRUE POINT OF BEGINNING; THENCE ANGLE LEFT 90° A DISTANCE OF 120.3 FEET, MORE OR LESS, TO CENTER LINE OF THE KENNEWICK IRRIGATION DISTRICT LATERAL H.F. 1.8A TERMINUS OF SAID LINE; EXCEPT THE NORTH 40 FEET FOR COUNTY ROAD TOGETHER WITH EASEMENT (SEE DEED 12-20-68). SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, PUD 3-25-70 KID ABANDONMENT OF ROW PER RESOLUTION 94-26, VOL 611, PAGE 2575. ALSO EXCEPT THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M. BENTON COUNTY, WASHINGTON LYING NORTHERLY OF THE

KENNEWICK IRRIGATION DISTRICT LATERAL H.F. 1.8A (NOW VACATED) MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 82° 35' 00" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER FOR 74.56 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 82° 35' 00" WEST FOR 42.64 FEET; THENCE SOUTH 07° 25' 00" WEST FOR 121.10 FEET; THENCE SOUTH 82° 35' 00" EAST FOR 1.36 FEET TO INTERSECT THE CENTERLINE OF SAID VACATED LATERAL H.F. 1.8A ON A 60.15 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST (THE RADIUS POINT BEARS SOUTH 82° 35' 00" EAST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 58° 40' 51" FOR AN ARC DISTANCE OF 61.60 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 51° 15' 51" EAST, ALONG SAID CENTERLINE, FOR 14.51 FEET; THENCE, LEAVING SAID CENTERLINE NORTH 07° 25' 00" EAST FOR 180.03 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THE NORTH 40 FEET THEREOF FOR WEST 10TH AVENUE, RECORDS OF BENTON COUNTY, WASHINGTON (PER AF#2000-021963, 8/25/2000). TOGETHER WITH THAT PORTION OF VACATED CANAL RIGHT OF WAY. (PER RESOLUTION AF#2000-000286, 1/05/2000).

**WHEREAS**, KID has agreed to release Developer's bond in the amount of \$164,359.01, upon completion of the off-site improvements;

**NOW, THEREFORE, BE IT HEREBY RESOLVED** by the Board of Directors of the Kennewick Irrigation District that The Ridge at Hansen Park Voluntary Mitigation Development Agreement – Amendment 1 is approved.

**Resolution 2020-20 is hereby adopted** by the Board of Directors of Kennewick Irrigation District, Benton County, Washington, at an open public meeting thereof this 16<sup>th</sup> day of June, 2020.

  
Kirk Rathbun, President

  
David McKenzie, Vice President

  
Gene Huffman, Director

REMOTE  
Raman Venkata, Director

  
Arland Ward, Director