

Please return to:

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

KENNEWICK IRRIGATION DISTRICT RESOLUTION 2022-27

Approving Voluntary Mitigation Agreement for Walnut Heights

A RESOLUTION of the Board of Directors of Kennewick Irrigation District (KID), Benton County, Washington, for the purpose of approving a development agreement with R3T Ventures, LLC, (hereinafter “Developer”),

Section 1. RECITALS AND FINDINGS.

1.1 the Board of Directors of KID (the Board) met in regular session on May 3rd, 2022, with a quorum present.

1.2 Relating to that property owned by Developer in the City of Richland (“COR”), County of Benton, and State of Washington, tax parcel number: 1-2798-200-0004-000. The Property is proposed for subdivision into a development known as “Walnut Heights” (“Subdivision”) consisting 8.48 acres, of which approximately 7.55 acres is classified as irrigable, which are proposed to be subdivided into 24 lots; and.

1.3 The Property is being developed into a residential subdivision within the COR boundaries.

1.4 The Property is owned by the Developer and has an allotment of irrigation water from KID.

1.5 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.

1.6 KID Resolution 86-15A requires completed irrigation facilities as a condition for approval of the short plat or final plat.

1.7 KID Policy 4.19 “Standard Specifications” specifies what comprises completed irrigation facilities.

1.8 The Developer and KID mutually agree that it is in each of their best interest for the Developer and KID to enter into the attached Voluntary Mitigation Agreement entitled, “WALNUT HEIGHTS VOLUNTARY MITIGATION DEVELOPMENT AGREEMENT”.


1.9 The attached Voluntary Mitigation Agreement describes the terms and conditions.

Section 2. IMPLEMENTATION. The KID Board of Directors hereby adopts and approves the attached Voluntary Mitigation Agreement and the KID District Manager is hereby authorized and directed to take such action as appropriate and necessary to administer and enforce this Resolution.

RESOLUTION 2022-27 IS HEREBY ADOPTED by the Board of Directors of Kennewick Irrigation District, Benton County, Washington, at a regular open public meeting with a quorum present thereof this 3rd day of May, 2022.


Gene Huffman, President


Kirk Rathbun, Vice President


David McKenzie, Director


Arland Ward, Director


Griffin Hanberg, Director