



City of Kennewick, Washington
Municipal Services Department

Irrigation District Water Transfers

POLICY:

The City of Kennewick's potable water distribution system has been designed based on irrigation water being primarily provided by either the Columbia Irrigation District (CID) or Kennewick Irrigation District (KID) to their irrigable service areas in the City. In accordance with State Law the City has adopted a Water System Plan that takes into consideration the use of the irrigation districts water in determining the design, construction and operations of the City's water treatment and distribution facilities. This is necessary to be fiscally responsible to the ratepayers in the sizing and operations of the water system and to protect the City's water rights in order to meet current and future potable water needs throughout Kennewick's Urban Growth Area (UGA).

The intent of this policy is to establish consistent criteria for the City to use in its review of requests from property owners seeking to relinquish their CID or KID water allotments.

PURPOSE:

In accordance with recent changes in CID and KID policies and procedures, property owners may request relinquishment of their irrigation water allocation based upon the respective district's requirements. However, the City has a vested interest to protect its limited potable water rights/supply and its infrastructure improvements by limiting their use for irrigation purposes on irrigable land served by the irrigation districts.

Kennewick Municipal Code (KMC) Chapter 17.20.050 states: "Irrigation facilities must be provided to every lot within any proposed division, any portion of which lies within land classified as irrigable. Facilities must be installed in the same manner and time as other utilities in accord with standards approved by the Engineer. (Ord. 3388 Sec. 15, 1992; Ord. 2932 Sec. 2, 1985; Ord. 2836 Sec. 10 (part), 1984; Ord. 2085 (part), 1977)"

The below criteria is established to provide a consistent basis for the City's review of property owner(s) request for the relinquishment of their irrigation district water in order to assure the relinquishment of their irrigation water allotment will not unreasonably impact the City's potable water supply.

CRITERIA:

1. The City will not support the relinquishment of irrigation water for any existing developed, undeveloped or underdeveloped property that has irrigation water available/allocated to the property, except for property meeting the below criteria.
2. The City of Kennewick will not oppose the transfer of irrigation water allotment based upon the following conditions:
 - The property is within either the CID's or KID's service area; and,
 - The property is within Kennewick's UGA; and,
 - All the additional criteria listed under one or more of the following Alternatives are satisfied.

Alternative A

- The property was fully developed (buildings, landscaping, etc.) on or before January 1, 2007; and

- the property is classified as being irrigable but does not have irrigation water service adjacent (within 100 feet), or the City has previously approved the use of its potable water in lieu of irrigation district water; and
- the property has exclusively been using City potable water for landscape and other irrigation purposes during the 2005 and 2006 calendar years.

Alternative B

- The property was fully developed (buildings, landscaping, etc.) on or before January 1, 2007; and
- the property has less than twelve hundred (1,200) square feet of total permeable area that is/can be irrigated.

Alternative C (Residential Zoned Property Only)

- The residential property is undeveloped; and
- not a part of a post 1992 subdivision; and
- is classified as being irrigable but does not have irrigation water readily available (within 1,000 feet); and
- as a part of the relinquishment, the property owner(s) irrigation water must be reallocated to land currently classified as non-irrigable within Kennewick's UGA that will accept the districts irrigation water; however,
- if no non-irrigable property within the irrigation district has made application or been identified by the irrigation district to receive the water to be reallocated, then the City will not support the relinquishment until such time the irrigation water can be reallocated to non-irrigable land within Kennewick's UGA.

Alternative D (Commercial or Industrial Zoned Property Only)

- The commercial or industrial property is developed, undeveloped, or underdeveloped; and
- the property is currently receiving irrigation water or the land classified as irrigable; and
- the property owner(s) apply to reallocate the proportion of irrigation water on the impermeable area of their property (parking lots, buildings, etc.; exclusive of landscaping and other permeable areas); and
- as a part of the relinquishment, the property owner(s) irrigation water must be reallocated to land currently classified as non-irrigable within Kennewick's UGA that will accept the districts irrigation water; however,
- if no non-irrigable property within the irrigation district has made application or been identified by the irrigation district to receive the water to be reallocated, then the City will not support the relinquishment until such time the irrigation water can be reallocated to non-irrigable land within Kennewick's UGA.

Approved By: _____



E. Russell Burtner
Municipal Services Executive Director

Date: 2/12/07

COK

construction within the division, a certified statement from a professional land surveyor must be submitted to the Building Inspector, stating that all corners of the property proposed for construction are marked by an iron pin firmly driven into the ground to a depth of at least twenty-four inches (24"). (Ord. 3534 Secs. 3, 4, 1994; Ord. 3486 Sec. 2, 1993; Ord. 3388 Sec. 13, 1992; Ord. 2836 Sec. 10 (part), 1984; Ord. 2085 (part), 1977)

17.20.020: Street Lights and Underground Utilities: Street lights must be installed by the developer to the approval of the City and the Benton County PUD. New electrical, telephone, and cable TV lines must be placed underground, except:

- (1) Electric utility substations, pad-mounted transformers and switching facilities, and electric service pedestals;
- (2) Electric transmission systems of a voltage of 55 KV, or more;
- (3) CATV pedestals, active and passive devices, including amplifiers and cable warning signs;
- (4) Telephone pedestals, cross-connect terminals, repeaters, and cable warning signs;
- (5) Street-lighting standard;
- (6) Traffic-control equipment;
- (7) Temporary services for construction;
- (8) Existing overhead electrical and communication lines which are not in substantial conflict with the final, approved design such that they would render lots or streets unusable;
- (9) Existing main feeder lines which are relocated; and
- (10) Future electrical and communication main feeder lines, unless congestion of overhead utility lines detracts from the value of the area. (Ord. 2836 Sec. 10 (part), 1984; Ord. 2085 (part), 1977)

17.20.030: Fencing: In any residential division where rear yards abut a state highway, parkway, major, or secondary street the developer must construct a minimum six foot (6') high tight-board fence, concrete block wall, or some comparable visually obscuring fence or wall along the rear property lines before street work will be accepted. (Ord. 3388 Sec. 14, 1992; Ord. 2836 Sec. 10 (part), 1984; Ord. 2085 (part), 1977)

17.20.040: Dust Control: No construction or building permit will be issued until a dust-control plan, reviewed and approved by the Tri-County Air Pollution Control Authority, has been submitted to the City. (Ord. 2836 Sec. 10 (part), 1984; Ord. 2085 (part), 1977)

17.20.050: Provisions for Irrigation: Irrigation facilities must be provided to every lot within any proposed division, any portion of which lies within land classified as irrigable. Facilities must be installed in the same manner and time as other utilities in accord with standards approved by the Engineer. (Ord. 3388 Sec. 15, 1992; Ord. 2932 Sec. 2, 1985; Ord. 2836 Sec. 10 (part), 1984; Ord. 2085 (part), 1977)

**CITY OF KENNEWICK
REQUEST FOR
KID WATER ALLOTMENT TRANSFER**

Name: _____

Phone No.: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Parcel Address: _____

Parcel No.: _____ - _____ - _____ - _____

Currently Receiving KID Irrigation Water Yes: _____ No: _____

KID Irrigation Water Delivered to Parcel Yes: _____ No: _____

Signature: _____ Date: _____

Submit form and direct questions regarding the City of Kennewick's approval process to:

Bruce Beauchene
Utility Services Manager
P.O. Box 6108
Kennewick, WA 99336

(509) 585-4289
Fax: (509) 585-4451
e-mail: bruce.beauchene@ci.kennewick.wa.us
