

Please return to:

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

<p style="text-align: center;">KENNEWICK IRRIGATION DISTRICT RESOLUTION 2016-14</p>
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**A RESOLUTION RELATING TO ASSESSMENTS, RATES AND CHARGES;
ADOPTING THE SOUTHRIDGE IRRIGATION MASTER PLAN; ESTABLISHING A
CAPITAL SURCHARGE ASSESSMENT BENEFIT AREA AND COLLECTION
METHOD; AND, DIRECTING IMPLEMENTATION OF THE SOUTHRIDGE
IRRIGATION MASTER PLAN PHASE ONE IMPROVEMENTS.**

The Board of Directors of the Kennewick Irrigation District hereby resolves as follows.

Section 1. RECITALS AND FINDINGS.

1.1 There is continued growth of the tri-cities and the rapid conversion of agricultural lands to urban uses. Those changes create challenges for the Kennewick Irrigation District (KID). The alternatives to meet those challenges are limited. KID may meet that challenge through sound planning and engineering that, to the extent feasible, reduce risk to KID ratepayers; or, not provide irrigation water services to certain areas.

1.2 One area of current and future growth area is known as Southridge. From its existing Southridge delivery system, KID provides certain services to some properties. Other properties may only be served through expanded KID capital facilities at substantial cost. KID has prepared a Southridge Master Irrigation Facilities Plan (KID/JUB, April 2016; “Southridge Irrigation Master Plan”). The Master Plan describes the Southridge Irrigation Master Plan Benefit Area; existing conditions; abandonment and reclamation of the Amon Pump Canal system; and the capital improvements needed to serve the Southridge Irrigation Master Plan Benefit Area including the Amon Reservoir.

1.3 The Southridge Irrigation Master Plan Benefit Area is generally described by the following boundaries: Thompson Hill to the north, State Highway 395 to the east, Interstate 82 to the south and the KID Division III Main Canal to the west (the “Southridge Irrigation Master Plan Benefit Area”). The Southridge Irrigation Master Plan Benefit Area includes an

approximate irrigable area of 983.98 acres with a yearly allotment of 3,443.93 acre feet, with a peak flow ranging between 34 cubic feet per second that will serve up to 4,315 parcels of the Southridge Irrigation Master Plan Benefit area.

1.4 Implementation of the Master Plan is a multi-year, multi-phased project with current costs estimated not to exceed \$12.1 million (including financing costs) in 2016 dollars. KID intends to fund the costs of the Master Plan improvements through available financing means, including but not limited to assessments and rates and charges.

Section 2. MASTER PLAN ADOPTED. The Southridge Irrigation Master Plan is hereby approved and adopted.

Section 3. SERVICE LEVEL. The level of service provided to properties within the Southridge Master Irrigation Facilities Plan shall be based on equivalent irrigation units (EIU). Each EIU shall be the equivalent of a one and a quarter inch (1 ¼) service connection providing an instantaneous flow of 15 gallons per minute. Any larger service connections shall be calculated from as a multiple of this base EIU, irrespective of development standards applicable to a property. Each EIU charge is initial set at \$2,795.25 and is hereby established as the base charge.

Section 4. LOTS AND RECORDING. All preliminary and final-plats, plat expirations or plat alterations approved after April 5, 2016 shall be governed by the Southridge Irrigation Master Plan and the capital charges and capital assessments contained herein (or as later modified by KID). The availability of irrigation water shall be subject to and conditioned upon this Resolution and subsequent KID resolutions and this condition shall be shown on the face of each subdivision and plat going forward from April 5, 2016 and each subsequent subdivision of land.

Section 5. SERVICE STANDARDS.

5.1 KID Policy and Procedure (4.19) entitled “Standard Specifications” and Policy and Procedure (4.3) entitled “Developer Risk Mitigation” provide the developing and building community guidance in building to district standards. However, the Southridge Irrigation Master Plan and the establishment of capital surcharge assessments shall prevail if in conflict with any existing KID policy and or procedure.

5.2 No On-Site Ponds or Pump Stations that may have previously approved but not constructed will be further authorized by KID. All properties within the Southridge Master Plan Benefit Area shall be served by the facilities described in the Southridge Master Plan.

Section 6. ALLOCATIONS AND ANNEXATION. KID hereby grants allocations to parcels within the Southridge Irrigation Master Plan Benefit Area, but without an allotment, subject to implementation of the Master Plan and a parcel’s compliance with this Resolution and other KID policies and procedures. KID staff is directed to identify additional parcels either inside or outside KID boundaries for future annexation potential.

Section 7. FINANCES. KID intends to distribute costs of Master Plan phase one improvements across all parcels to be served from the water transmission system improvements, and assess the capital charge or surcharge to such properties within an identified benefit area. Under law, including RCW 87.03.265, irrigation district assessments and charges constitute a lien against the property assessed or charged. KID intends to assess the costs of the improvements required by the Southridge Irrigation Master Plan as capital assessments together with any capital charges, in addition to the annual operations, maintenance and capital assessments levied across all KID-served land.

Section 8. IMPLEMENTATION. The District Manager is directed to prepare and advertise for phase one bids, which includes the installation of approximately two miles of transmission piping.

This Resolution No. 2016-14 is hereby adopted by the Board of Directors of Kennewick Irrigation District, Benton County, Washington, at an open public meeting thereof, with a quorum present, this 5th day of April 2016.


David McKenzie, President


Gene Huffman, Vice President


Kirk Rathbun, Director


Patrick McGuire, Director


Dean Dennis, Director