

KENNEWICK IRRIGATION DISTRICT

POLICY #4

PLAT AND SHORT PLAT REVIEW

REVIEWING PLATS AND SHORT PLATS TO ENSURE STATE LAW COMPLIANCE

This policy affects any and all lands within the District Boundaries whether irrigable or non-irrigable. See Plat and Short Plat Review Procedure for steps to review and approve plats and short plats.



APPROVED

POLICY # 4	REV. # 0
BOARD APPROVED DATE SEPTEMBER 5, 1989	
<i>John C. Prig</i>	
BOARD PRESIDENT-SIGNATURE	
REVISION DATE	_____

KENNEWICK IRRIGATION DISTRICT

PROCEDURE #4 PLAT AND SHORT PLAT REVIEW

REVIEWING PLATS AND SHORT PLATS TO ENSURE STATE LAW COMPLIANCE

1. Engineering Department Reviews Plat or Short Plat for Compliance

The District Engineer and the Engineering Assistant who are responsible for plat review, shall review the plat or short plat for compliance with State law (RCW 58.17.310) prior to the Kennewick Irrigation District approving/signing any plat or short plat. The signature block must contain appropriate wording (see attached sheet). A caveat may be added by the District to the face of the plat when, in the opinion of the District, the plat approval will cause or result in an unsafe or dangerous condition.

2. Response to County Correspondence Will Be Within Five Working Days

The Engineering Department will return County correspondence with District comments and requirements within 5 working days.

3. Existing Facilities Complies to District Standards

Existing facilities will be inspected by the District Engineer for compliance with District standards to ensure reliable water delivery. No inspection fee will be required for inspection of existing facilities. If construction is satisfactory, in-place location must coincide to platted irrigation easements or a new easement be provided.

4. Proposed Facilities Complies to District Standards

For proposed installation of new facilities, the District Engineer will provide the owner with a copy of District specifications for design of the system. The owner must submit plans to the District Engineer for review. Upon the District Engineer's approval and signature on the plans, construction may begin. Trenches and facilities must be left open for inspection. Following approval the trenches may be back filled.

5. Inspection Fee Required For New Irrigation Facilities

An inspection fee will be determined and paid in advance of construction for those facilities to be constructed.

6. **Facilities Agreement Delays Facilities Installation**

When an owner desires to delay development of property, a Facilities Agreement may be requested. The owner must provide the District with a District approved irrigation system design. Maximum delay allowed by the District is five years as approved by the District Engineer. Installation agreements do not require a processing fee with the District. The Facilities Agreements are recorded with the County and require a Recording fee as set by the County and will be collected at time of signature.

7. **Drawings and Specifications are Required**

Whether the irrigation facilities are existing or constructed under the District's supervision, the owner is to provide three copies of detailed drawings and specifications to the District. All drawings are to be neat, legible and on 24" x 36" sheets. Irrigation facilities shall be included in the project drawings along with other utilities. The District will not sign project drawings for utility approval without incorporation of approved irrigation facilities.

8. **Assessments Must Be Current**

All final plats reviewed after May 31 or reviewed prior to May 31 but submitted for signature after June 15, must pay the next year's assessment at a rate of 125% of the current year's assessment rate. Also, Short Plats reviewed after October 15 or reviewed prior to October 15 but submitted for signature after October 31 must pay the next year's assessment at a rate of 125% of the current year's assessment rate. Any amount assessed above the actual assessment will be refunded to the proponent. If the plat or short plat is subject to an existing LID, the LID construction charges shall encumber the parcel number(s) as assigned by the County Assessor.



APPROVED

PROCEDURE #4	REV. # 2
BOARD APPROVED DATE	
APRIL 15, 1992	
BOARD PRESIDENT-SIGNATURE	
<i>John King</i>	
REVISION DATE NOVEMBER 6, 2001	

The following is the required wording for the certification and signature block required on all short plats or plats required within the District.

(Irrigable Lands)

I hereby certify that the property described herein is located within the boundaries of the Kennewick Irrigation District, that the irrigation easements shown on this *(short plat or plat)* _____ are adequate to serve all lots shown hereon. I further certify that those lots which are entitled to irrigation water under the operating rules and regulations of the district have satisfied the requirements of RCW 58.17.310, and that all assessments have been paid through the year 19 __ A.D.

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(Non-Irrigable [Dry] Lands)

I hereby certify that the property described herein is located within the boundaries of the Kennewick Irrigation District but that this property is not classified as irrigable land and is not entitled to irrigation water under the existing operating rules and regulations of this district. I further certify that the irrigation easements shown on this *(short plat or plat)* _____ are adequate to serve all lots shown hereon per the requirements of RCW 58.17.310.

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If the short plat or plat have lots that will have no irrigation allotment, it may require additional notes.