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

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## **KENNEWICK IRRIGATION DISTRICT RESOLUTION 2019-24**

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### **Authorization of Collection of Surcharges for PLA Properties in the West 22<sup>nd</sup> Place Benefit Area.**

A **RESOLUTION** of the Board of Directors of Kennewick Irrigation District (KID), Benton County, Washington, for the purpose of authorizing collection of surcharges for the West 22<sup>nd</sup> Place Benefit Area.

**WHEREAS**, a portion of the West 22<sup>nd</sup> Place Private Line Area (PLA) is being developed into a residential subdivision within the Benton County boundaries; and

**WHEREAS**, KID Resolution 86-15A requires completed irrigation facilities as a condition for approval of the short plat or final plat; and

**WHEREAS**, the development is occurring within an existing PLA; and

**WHEREAS**, the developer has requested to complete the requirements for his subdivision as a PLA conversion; and

**WHEREAS**, authorization of collection of surcharges for those properties within the West 22<sup>nd</sup> Place Benefit Area receiving a gravity service connection has not been approved; and

**WHEREAS**, the developer owns three (3) of the seven (7) properties within the West 22<sup>nd</sup> Place Benefit Area and will be participating in the PLA conversion should it become available; and

**WHEREAS**, the surcharge benefit area shall include the following parcels:

- THAT PORTION OF THE EAST ONE/HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 8 NORTH, RANGE 29, DEFINED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION: THENCE ALONG THE EAST LINE THEREOF NORTH 00° 42' WEST 140.3 FEET: THENCE NORTH 58° 49' 30" WEST 281.8 FEET: THENCE NORTH 76° 39' 30" WEST 166.50 FEET: THENCE NORTH 88° 47' WEST 56.50 FEET TO THE TRUE POINT OF BEGINNING: THENCE CONTINUING NORTH 88° 47' WEST 150 FEET: THENCE SOUTH 26° 41' 30" WEST 42 FEET: THENCE SOUTH 88° 47' EAST 150 FEET: THENCE NORTH 26° 41'30" EAST 42 FEET TO THE TRUE POINT OF BEGINNING. (DESCRIPTION CHANGE 3-20-72) (ROADWAY). (AMENDED DEED JULY 20, 1973). BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION: THENCE NORTH 00° 42' WEST ALONG

THE EAST LINE THEREOF 140.3 FEET: THENCE NORTH 58° 49' 30" WEST 281.8 FEET: THENCE NORTH 76° 39' 30" WEST 166.50 FEET: THENCE NORTH 88° 47' WEST 206.50 FEET TO THE TRUE POINT OF BEGINNING: THENCE SOUTH 26° 41' 30" WEST 386.20 FEET TO A POINT ON THE NORTH LINE OF LOT 12 BLOCK 1 OF CONCORD HEIGHTS: SAID POINT BEING NORTH 88° 00' 30" WEST 24.68 FEET FROM THE NORTHEAST CORNER OF SAID LOT 12: THENCE NORTH 88° 00' 30" WEST ALONG THE NORTH LINE OF SAID CONCORD HEIGHTS 542.50 FEET TO THE WEST LINE OF THE EAST ONE/HALF OF THE SOUTHWEST QUARTER SAID SECTION 12, THENCE NORTH 0° 13' 30" EAST ALONG SAID WEST LINE 156.22 FEET, THENCE NORTH 28° 40' 30" EAST 219.80 FEET, THENCE SOUTH 87° 54' EAST 551 FEET MORE OF LESS TO THE SOUTHWEST CORNER OF THE PLAT OF BONNIE BROOK TERRACE AS RECORDED IN VOLUME 5 OF PLATS, PAGE 20, THENCE SOUTH 88° 24' 47" EAST ALONG THE SOUTH LINE OF SAID PLAT 58.84 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO EASEMENTS, CONVENANTS AND RESTRICTIONS OF RECORD AND MATTERS RELATING TO WATER AND WATER RIGHTS.

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- THAT PORTION OF THE EAST ONE/HALF OF THE SOUTHWEST QUARTER, DEFINED AS FOLLOWS: ONE ACRE MORE OR LESS ON THE EAST END OF PORTION OF SAID TRACT AND EXCEPT THE NORTH 42 FEET OF THE EAST ACRE MORE OR LESS FOR ROAD. BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER: THENCE NORTH 00° 16' 30" EAST ALONG THE EAST LINE OF SAID SUBDIVISION, 140.3 FEET: THENCE NORTH 57° 56' 30" WEST 281.8 FEET: THENCE NORTH 75° 46' 30" WEST 163.0 FEET TO THE TRUE POINT OF BEGINNING: THENCE SOUTH 26° 41' 30" WEST 384.35 FEET: THENCE NORTH 88° 00' 30" WEST 752.97 FEET TO THE WEST LINE OF SAID SUBDIVISION: THENCE NORTH 00° 13' 30" EAST ALONG SAID WEST LINE 156.22 FEET: THENCE NORTH 28° 40.5' EAST 219.8 FEET: THENCE SOUTH 87° 54' EAST 813.4 FEET: THENCE SOUTH 75° 46' 30" EAST 3.8 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO ROAD EASEMENT OVER NORTH 10 FEET, TOGETHER WITH ROAD EASEMENT. PUD EASEMENT 12-29-50. LESS THAT PORTION OF THE EAST ONE/HALF OF THE SOUTHWEST QUARTER, DEFINED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION: THENCE ALONG THE EAST LINE THEREOF NORTH 00° 42' WEST 140.3 FEET: THENCE NORTH 58° 49' 30" WEST 281.8 FEET: THENCE NORTH 76° 39' 30" WEST 163 FEET: THENCE SOUTH 26° 41' 30" WEST 42 FEET TO THE POINT OF BEGINNING: THENCE NORTH 76° 39' 30" WEST 3.5 FEET: THENCE NORTH 88° 54' WEST 56.5 FEET: THENCE SOUTH 26° 41' 30" WEST 342.35 FEET MORE OR LESS TO THE NORTH LINE OF PLAT OF CONCORD HEIGHTS: THENCE ALONG SAID NORTH LINE SOUTH 88° 00' 30" EAST 60 FEET MORE OR LESS TO A POINT FROM WHERE THE TRUE POINT OF BEGINNING BEARS NORTH 26° 41' 30" WEST: THENCE NORTH 26° 41' 30" WEST TO TRUE POINT OF BEGINNING. LESS PORTION DEFINED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION: THENCE ALONG THE EAST LINE THEREOF NORTH 00° 42' WEST 140.3 FEET: THENCE NORTH 58° 49' 30" WEST 281.8 FEET: THENCE NORTH 76° 39' 30" WEST 1

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- THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 8 NORTH, RANGE 29 EAST, QUARTER SW, DEFINED AS FOLLOWS: BEGINNING AT

THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION: THENCE SOUTHERLY ALONG THE WEST LINE THEREOF 26.10 FEET TO THE NORTHWEST CORNER OF CONCORD HEIGHTS: THENCE EASTERLY ALONG THE NORTH LINE OF CONCORD HEIGHTS 692.97 FEET TO THE TRUE POINT OF BEGINNING: THENCE NORTH 26° 41' 30" EAST 342.35 FEET MORE OR LESS: THENCE SOUTH 88° 54' EAST 56.5 FEET TO A POINT WHICH IS SOUTH 76° 39' 30" EAST 3.5 FEET FROM THE ANGLE POINT IN SOUTH LINE OF LOT 6 OF BONNIE BROOK TERRACE AND SOUTH 26° 41' 30" WEST 42 FEET FROM THE SOUTH LINE OF LOTS 6 AND 5 OF BONNIE TERRACE: THENCE SOUTH 76° 39' 30" EAST 102.14 FEET: THENCE SOUTHWESTERLY IN A STRAIGHT LINE 318.43 FEET TO A POINT ON THE NORTH LINE OF CONCORD HEIGHTS, WHICH IS EASTERLY 170 FEET MORE OR LESS FROM THE TRUE POINT OF BEGINNING: THENCE WESTERLY ALONG SAID NORTH LINE TO TRUE POINT OF BEGINNING. ALSO BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER: THENCE SOUTHERLY ALONG THE WESTERLY LINE THEREOF 26.10 FEET TO THE NORTHWEST CORNER OF CONCORD HEIGHTS: THENCE EASTERLY ALONG THE NORTH LINE OF SAID CONCORD HEIGHTS 862.97 FEET THENCE ANGLE LEFT 65.19 FEET ALONG THE EASTERLY LINE OF M.S CAMPBELL PROPERTY A DISTANCE OF 317.45 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF EXISTING ROAD EASEMENT: THENCE ANGLE RIGHT 97°40' ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 32.76 FEET THENCE ANGLE RIGHT 102°20' A DISTANCE OF 309.74 FEET TO A POINT ON THE NORTHERLY LINE OF SAID CONCORD HEIGHTS: THENCE WESTERLY ALONG SAID NORTHERLY LINE 35.22 FEET TO THE TRUE POINT OF BEGINNING (DESCRIPTION CHANGE 4-14-75). SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD 3-4-60 AND 8-29-74.

- Parcel 112893000005000

- THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 8 NORTH, RANGE 29 EAST W.M. IN BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION: THENCE ALONG THE EAST LINE THEREOF NORTH 00° 42' WEST 140.3 FEET: THENCE NORTH 58° 49' 30" WEST 281.80 FEET: THENCE NORTH 76° 39' 30" WEST 163 FEET: THENCE SOUTH 26° 41' 30" WEST, 42 FEET: THENCE SOUTH 76° 39' 30" EAST 102.14 FEET: THENCE SOUTH 26° 41' 30" WEST 318.43 FEET MORE OR LESS TO THE NORTH LINE OF THE PLAT OF CONCORD HEIGHTS: THENCE ALONG SAID NORTH LINE SOUTH 88° 00' 30" EAST 62.35 FEET: THENCE SOUTH 00° 21' 30" WEST 29.54 FEET: THENCE SOUTH 88° 16' 30" EAST 130 FEET: THENCE NORTH 00° 21' 30" EAST 20 FEET: THENCE SOUTH 88° 16' 30" EAST 265.70 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER: THENCE NORTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING. EXCEPT THAT PORTION THEREOF DEED TO BENTON COUNTY FOR ROAD PURPOSES UNDER AUDITORS FILE NO. 420917 AND EXCEPT THAT PORTION FOR SOUTH GARFIELD STREET. LESS BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER: THENCE SOUTHERLY ALONG THE WEST LINE THEREOF 26.10 FEET TO THE NORTHWEST CORNER OF CONCORD HEIGHTS: THENCE EASTERLY ALONG THE NORTH LINE OF SAID CONCORD HEIGHTS 862.97 FEET: THENCE ANGLE LEFT 65.19 FEET ALONG THE EASTERLY LINE OF M.S. CAMPBELL PROPERTY A DISTANCE OF 317.45 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF EXISTING ROADS EASEMENT: THENCE ANGLE RIGHTS 77.40 FEET

ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 32.76 FEET: THENCE ANGLE RIGHT 102.20 FEET A DISTANCE OF 309.74 FEET TO A POINT ON THE NORTHERLY LINE OF SAID CONCORD HEIGHTS: THENCE WESTERLY ALONG SAID NORTHERLY LINE 35.22 FEET TO TRUE POINT OF BEGINNING (DESCRIPTION CHANGE 4-14-75).

○ Parcel 112893000006000

- Section 12, Township 8, Range 29, Quarter SW, Plat Subdivision ,BONNIE BROOK TERRACE, Lot 1. TOGETHER WITH BONNIE BROOK TERRACE, LOT 2. (CONSOLIDATION FOR TAXING PURPOSES ONLY PER CONSOLIAION FORM, 6/7/2011)

○ Parcel 112893050000023

**WHEREAS**, the surcharge benefit area lies within an established private line area (PLA); and

**WHEREAS**, the surcharge benefit area shall be subject to KID Policy 2.41, “KID Surcharges for System Improvements”. The surcharges applicable to these properties upon connection shall be calculated as follows:

**WHEREAS**, the level of service provided to properties within the West 22<sup>nd</sup> Place Benefit Area 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.

1. The surcharge shall be determined based construction estimates, since the work has not yet occurred and will be adjusted based on actual costs of construction.
  - a. The initial estimated amount to pay for improvements in in a onetime cost recovery is **\$6,748.63** per EIU.
  - b. If not paid in a onetime cost recovery within 6 months of connection, an annual surcharge of **\$824.03** per EIU will be added to the KID billing to the property as a separate Capital Charge, with equal one-half (1/2) installments due on April 30 and October 31 of each year, beginning on April 30 of the following year, for ten (10) years.

**WHEREAS**, upon connection PLA properties in the surcharge benefit area will be required to enter into an Irrigation Water Service Agreement, guaranteeing that KID will be paid for the improvements; and

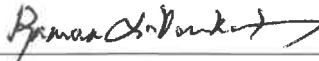
**WHEREAS**, new properties created through the platting process connecting to the pressurized system shall pay the appropriate surcharge in a onetime cost recovery at the time of land division unless approved by the KID Board (i.e. Voluntary Mitigation Agreement). These surcharges will not include financing fees; and

**WHEREAS**, the Board of Directors of Kennewick Irrigation District met in regular session on July 2, 2019, with a quorum present,

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of Kennewick Irrigation District that the collection of surcharges for PLA properties in the West 22<sup>nd</sup> Place Benefit Area is hereby authorized.

**RESOLUTION 2019-24 IS HEREBY ADOPTED** by the Board of Directors of Kennewick Irrigation District, Benton County, Washington, at a regular open public meeting thereof this 2<sup>nd</sup> day of July, 2019.

  
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**Dean Dennis**

  
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**Raman Venkata**

  
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**Gene Huffman**

  
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**David McKenzie**

  
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**Kirk Rathbun**