

KITTITAS COUNTY WATER DISTRICT NO. 3

RESOLUTION NO.

A RESOLUTION adopting a special connection charge for parcels located within Sec. 1, T20N., R13E., W.M., Kittitas Co., WA, an amending, in part, Resolution No. 030796-2, subject to certain conditions.

WHEREAS, by Resolution No. 030796-2, the Board of Commissioners of the District adopted a general facility connection charge in accordance with RCW 57.08.005(10) in the amount of \$2,260 per residence or residential equivalent;

WHEREAS, the Easton Ridge Land Company ("Developer") is in the process of developing almost all of Section 1, Township 20 North, Range 13 East, W.M., of Kittitas County, Washington (the "Easton Ridge Property") into residential lots and has expended substantial sums to transfer a Northern Pacific Railroad Water Right to the District, to change points of withdrawal of two other District water rights and to change the area of use of all District water rights to include the Easton Ridge Property; and the Developer has also expended substantial sums to update the District's water system comprehensive plan for which the District was required to do regardless of whether the Easton Ridge Property was developed;

WHEREAS, in the course of developing the first forty lots of the Easton Ridge Property, the District will require the Developer to install a 100,000 gallon water reservoir within such property at the same elevation as the District's existing reservoir on Cabin Creek Road and install an eight inch water main connecting the Easton Ridge Property to an existing District water main on Cross Country Drive; and, upon commencement of the second division of the Easton Ridge Property (beginning with the forty-first lot), the District will require the Developer to install a water main loop from the new reservoir to an existing District water main on Sparks Road near the Southwest corner of the Easton Ridge Property;

WHEREAS, portions of the foregoing work will benefit the entire District and have been determined by the Board of Commissioners to constitute general facilities of the District; and the cost of such work has been identified by the Developer as

\$43,000 for the cost of the water right changes and water system comprehensive plan, and the cost of the tank as \$63,000; and the Board of Commissioners has determined that the Developer is entitled to fully recover the costs incurred in preparing and obtaining approval of the aforementioned water right changes and water system comprehensive plan update and one-half of the costs of the water reservoir;

WHEREAS, the District and the Developer have negotiated an understanding whereby, instead of entering into an agreement which would allow the Developer to be reimbursed for an appropriate share of the costs of general facilities from connection charges received by the District, the District would adopt a special connection charge for lots within the Easton Ridge Property that would take into account the Developer's contributions to the District's general facilities; and such understanding is set forth in a letter dated January 27, 2004, from Allen Lang of Eastside Consultants, Inc. to Jonson & Jonson, P.S., the District's legal counsel. Now, therefore,

BE IT RESOLVED that, based on the foregoing recitals, the Board of Commissioners hereby finds and determines that the sum of \$1,760.00 is a fair and equitable general facilities connection charge for the first 150 residences to be built in the Easton Ridge Development, and does hereby adopt a special connection charge of \$1,760.00 per single family residence or equivalent applicable to the first 150 residences or residential equivalents constructed within the Easton Ridge Property; and thereafter the District's regular connection charge shall apply, provided, however, such reduced connection charge shall be conditioned upon Developer's completion, in a good and workman like manner and in accordance with District standards, of the reservoir and water line facilities described in the above recitals and the conveyance of those facilities along with a warranty deed for the reservoir site and easements for the water lines to District at no charge; and

BE IT RESOLVED FURTHER that, District Resolution No. 030796-2 shall remain in full force and effect except for the first 150 residences or residential equivalents built within the Easton Ridge Property; and

BE IT RESOLVED FURTHER that, in the event the Board of Commissioners further amends or supercedes Resolution No. 030796-2 by increasing or decreasing the District's general facility connection charges, then the general facility connection charge payable by the first 150 residences or residential equivalents constructed in the Easton Ridge Property shall be \$500.00 less than the regular amount; and

BE IT RESOLVED FURTHER that the District hereby incorporates into its costs basis for general facilities the amount of \$43,000 for the cost of the aforementioned water rights changes and the 2004 water system comprehensive plan amendment and \$31,950 for one-half of the cost of the water reservoir to be constructed by the Developer on the Easton Ridge Property; and

BE IT RESOLVED FURTHER, that the President of the District is hereby authorized and directed to negotiate and execute an agreement with Developer on behalf of the District setting forth the above terms and conditions.

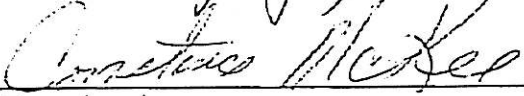
PASSED BY THE BOARD OF COMMISSIONERS OF KITTITAS COUNTY WATER DISTRICT NO. 3, at Easton, Washington, at its regular meeting held 3-09, 2004.




President and Commissioner



Commissioner



Commissioner

ATTEST:


Secretary ~~and Commissioner~~

Boundary Review Board of Kittitas County
411 North Ruby Street, Suite 2, Ellensburg, WA 98926 · Phone (509) 962-7506 · Fax (509) 962-7682

MEMO


TO: FIRE MARSHAL
CODE ENFORCEMENT
ASSESSOR'S OFFICE
BOARD OF COUNTY COMMISSIONERS
COMMUNITY DEVELOPMENT SERVICES
ELECTIONS – AUDITOR'S OFFICE
ENVIRONMENTAL HEALTH
GIS
FIRE DISTRICT #3
PUBLIC WORKS DEPARTMENT
SHERIFF'S OFFICE
PROSECUTOR'S OFFICE
TREASURER
NOXIOUS WEED
SOLID WASTE
KITTCOM
KITITAS COUNTY WATER DISTRICT #3

FROM: Lindsay Watkins, Chief Clerk

DATE: March 19, 2008

RE: Section 1 and a portion of Section 12 Annexation

Attached is a final ordinance from Water District #3, Washington annexing certain real properties commonly known as the Section 1 and a portion of Section 12 Annexation. Please find the legal description and map included with the ordinance. This annexation has been filed with the Kittitas County Auditor's Office File # 200803110036.

TREASURER'S USE ONLY	RECORDER'S USE ONLY
	<p>03/11/2008 03:29:34 PM 200803110036</p> <p>\$45.00 ENCOMPASS Resolution Page 1 of 6 Kittitas County Auditor</p> 

Return To: CDS - TRUDIE PETTIT
Kittitas County

AUDITORS NOTE Portions of this document poor quality for imaging

Kittitas County Auditor/Recorder's Indexing Form

Please Print Or Type All Information

A. Document Titles (or transactions contained therein):
 1. Resolution 07-10-07-09
 2. _____

B. Grantor (last name, first name, middle initial):
 1. Kittitas County WATER DISTRICT #3
 2. _____
 Additional grantors on page ___ of document.

C. Grantee (last name, first name, middle initial):
 1. PUBUC
 2. _____
 Additional grantees on page ___ of document.


D. Legal description (lot, block, plat or section, township, range):

 Additional legal description on page ___ of document.

E. Assessor's property tax parcel/account number(s):

F. Reference numbers of documents assigned or released:
ANNEXATION
 Additional references on page ___ of document.

The auditor or recording officer will rely on the information provided on this form. The staff will not read the document to verify the accuracy of or the completeness of the indexing information provided herein.

PORTIONS OF THIS DOCUMENT ARE NOT ORIGINALS
 3/11/08 (KA) 

Boundary Review Board of Kittitas County

411 North Ruby Street, Suite 2, Ellensburg, WA 98926 - Phone (509) 962-7506 - Fax (509) 962-7682

Certification of Expiration of 45-Day Period

I hereby certify that more than 45 days have elapsed since the following described Notice of Intention was filed with the Washington State Boundary Review Board for Kittitas County and that at no time during said period was a Request for Review filed with the Board. The proposed action is hereby approved as provided in RCW 36.93.100.

FILE NUMBER: BRB 07-08 Section 1 and a portion of Section 12 Annexation

INITIATOR: Kittitas County Water District #3

ACTION SOUGHT: Annexation

DATE FILED: October 18, 2007

45-DAY PERIOD ENDS: December 3, 2007


LEGAL DESCRIPTION: The following described lands situated in Kittitas County, State of Washington described as real property into the Kittitas County Water District #3:

(See attached description)

TIME LIMIT: The action proposed in the Notice of Intention must be officially consummated on or before December 3, 2010 or the approval, as defined in this document, shall be null and void.

DATED:

1/17/08


 Frederic L. Glover, Chair

ATTEST:


 Trudie Pettit, Chief Clerk

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KITTITAS COUNTY WATER DISTRICT NO. 3
RESOLUTION NO.

07-10-07-09

A RESOLUTION approving annexation of area of land contiguous with the District boundaries, being a portion of Sections 1 and 12, Township 20N, Range 13E W.M., Kittitas County, Washington.

WHEREAS the Board of Commissioners heretofore adopted Resolution No 06-12-07-12 entertaining a petition for annexation of an area of land contiguous to the District, being a portion of Sections 1 and 12, Township 20N, Range 13E, W.M., and fixed the time and the place for hearing thereon; and notice of the adoption of said resolution and of said time and place of hearing was duly and regularly published and posted in the manner provided by law; and said hearing was duly called and regularly held on July 10, 2007, at 8:30 o'clock a.m., at the Easton School, Easton, Kittitas County Washington; and all interested parties having had an opportunity to be heard, and no one did appear; and

WHEREAS pursuant to the State Environmental Policy Act (SEPA) an environmental checklist and proposed determination of environmental non-significance (DNS) were prepared and circulated to affected agencies, tribes and other parties and notice of the proposed DNS was published as required by law; and comments regarding the proposed annexation and DNS consisting of a letter to the Board of Commissioners dated July 9, 2007 from Attorney Jon H. F. Ufkes were reviewed; and

WHEREAS the Board of Commissioners concur that the DNS is appropriate for this annexation because the development of the proposed annexation area is subject to separate proceedings under SEPA and the SEPA analysis for this annexation is only intended

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to evaluate the impacts of the District's annexation; and the area is within the District's retail water service area and under RCW 43.20.260, the District is already obligated to serve the area and the annexation will not impact the District's obligation or authority to extend water mains and appurtenances to the annexation area; and annexation of the area will entitle the residents to vote for District commissioners and run for office; and based on the foregoing, the Commissioners concur that the DNS is appropriate under the circumstances; and

WHEREAS it appears to the Board of Commissioners that the land area proposed to be annexed is contiguous to the boundaries of the District and is located within Kittitas County, Washington, and that the annexation will be conducive to the public health, welfare and convenience, and will be of special benefit to the land included within the boundaries of such area proposed to be annexed, and it is in the best interest of the District that such annexation be approved. Now, therefore,

BE IT RESOLVED by the Board of Commissioners that the foregoing recitals are hereby adopted as findings of the Board and that the annexation of all of the land described within the area proposed to be annexed, to wit, the following described lands are hereby approved subject to such other approvals as may be required by RCW Ch. 57.24 and Ch. 36.93:

Lots 1, 2, 3, 4, 5, and 6 of that certain survey recorded May 20, 2003, in Book 28 of Surveys, Page 246 under Auditor's File No. 200305200040, records of Kittitas County, State of Washington; being a portion of Section 1, Township 20 North, Range 13 East, W.M., Kittitas County, State of Washington; and

Lots 7, 8, 9, 10, and 11 of that certain survey recorded April 5, 2006, in Book 32 of Surveys, Page 125, under Auditor's File No. 200604050035, records of Kittitas County, State of Washington; being a portion of Sections 1 and 12, Township 20 North, Range 13 East, W.M., Kittitas County, State of Washington.

PASSED BY THE BOARD OF COMMISSIONERS OF KITTITAS COUNTY
WATER DISTRICT NO. 3 OF KITTITAS COUNTY WASHINGTON, at its regular meeting held July 10, 2007.
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Charles R. White
Chairman and Commissioner

Connie McKee
Commissioner

Gerry Hill
Commissioner

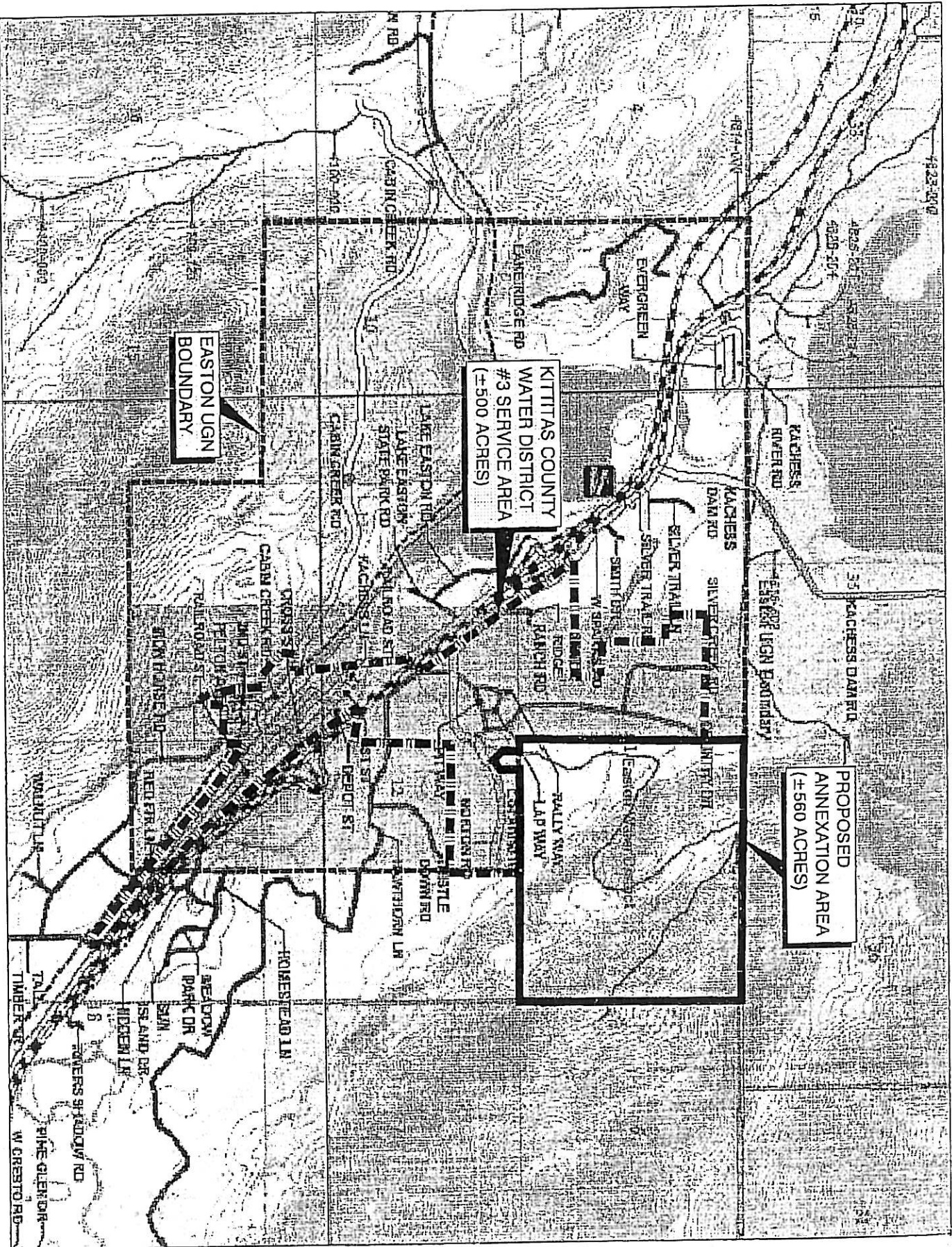
ATTEST:

Carolann Clark
Secretary / Commissioner

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VICINITY MAP

