



SUNNYSIDE VALLEY IRRIGATION DISTRICT

P.O. Box 239, Sunnyside WA 98944 ☎ (509) 839-6980

IRRIGATION REQUIREMENTS FOR SHORT PLAT APPROVAL

1. All irrigation assessments must be paid including current year and any delinquencies.
2. Deadline for redistributing the irrigation water and assessment among the parcels created by Short Plat is October 1<sup>st</sup> for the next year's billing. After that date, any parcel(s) created will not receive a separate bill for its portion of the irrigation water and assessment. To redistribute the irrigation water and assessment between the short plat parcels, landowner must pay a \$25 fee for the special billing.
3. A Water Plan (*providing an irrigation distribution system and an irrigation distribution easement to each lot*) must be submitted and approved by the district and, upon approval, a full size paper copy of the Water Plan Map (*Water Plan Map = paper copy of the short plat*) will be given to the district.
  - The zoning of the area being platted determines the system requirements. Exclusive or general agriculture zoning allows for a more casual system whereas urban zoning requires a more sophisticated system.
  - The short platting of a parcel into nine or more lots requires the formation of a Local Improvement District (LID).
4. A Developer's Agreement (*states standards and specifications for the irrigation system*) must be signed & notarized by all interested parties (*the same parties who sign the Short Plat*). This agreement is drawn up after the initial submittal of a Short Plat.
5. An Easement Agreement for SVID facilities (*defines the SVID easements*) must be signed by all interested parties (*the same parties who sign the Short Plat*). This document is drawn up after the initial submittal of a Short Plat.
6. Access for any of the lots of the short plat will not be allowed on SVID operation and maintenance roads.
7. Buildings and/or obstructions will not be allowed within SVID easements or right-of-way without permits.
8. \$155 Short Plat fee (*for the review of Short Plat and inspection of the facilities*)
9. \$145 filing fee (*for the cost for recording the agreements*)
10. The installation of the approved irrigation system or a cashier's check covering the costs of installation submitted to the SVID office until such time as actual installation is made. (*An alternative to the cashier's check can be the posting of a performance bond covering the installation costs*). To receive the cashier's check amount back, call the district office for the inspection of the irrigation system before backfilling.
  - Please contact our office prior to producing the Final Mylar so that the district can make sure the appropriate easements have been placed on the Mylar.
  - A period of 2 business days (*minimum*) is required to review a short plat prior to signing. Please contact our office prior to bringing the Final Mylar in for our signature to make certain the appropriate person for signature is in the office.