

## RESOLUTION NO. 749

## REPLACE RESOLUTION NO. 617 BAKER FLATS LOCAL FACILITIES CHARGE

WHEREAS, the District has completed construction of the ULID No. 2 water system improvements which includes the Baker Flats Reservoir, pipelines and appurtenances, and

WHEREAS, the ULID No. 2 water system improvements provide specific benefits to properties located outside of the ULID boundary through the installation of water mains and a 1.5 million gallon reservoir by which domestic and/or fire flow water service can be provided, and

WHEREAS, residential and agricultural zoned properties within the ULID boundary benefit from the ULID improvements which the assessments associated with these parcels were deferred by the District, and

WHEREAS, the District has contributed funds to ULID No.2 to pay for the improvements that benefit those properties as previously described, and

WHEREAS, the method of determining the local facilities charge has been determined by the District's Engineer and reviewed by the District's Manager to be on an equivalent residential unit (ERU) basis, and

WHEREAS, an ERU is defined as a single family residential customer. For customers other than a single family residential, those customers will be converted to ERUs by dividing their annual average consumption per day by 333 gallons per day per ERU and maximum day consumption by 559 gallons per day per ERU, with the larger resulting ERU value governing and with the resulting ERU value rounded up to the next whole number, and

WHEREAS, the District's contributed funds previously described equate to 360 ERUs for future customer within the Local Facilities Charge Area (LFCA) shown on Exhibit A and 300 ERUs outside of the LFCA to supplement existing needs, and

WHEREAS, those 300 ERUs previously described may become available within the LFCA in the future as determined by the District's Engineer in a future study, Water System Plan or Water System Plan Amendment, and

WHEREAS, the subject properties as shown in Exhibit A have been determined by the District's Engineer to benefit from the water system improvements installed as part of ULID No. 2, and

WHEREAS, the District's Engineer has determined the number of possible ERUs that could be created based on the existing zoning for the benefitted area, and

WHEREAS, the District's Engineer has prepared a detailed project cost summary of ULID No. 2 which includes engineering, administrative and legal fees which costs have been reviewed by the District's Accountant as shown in Exhibit B, and

WHEREAS, the term "Lot" on Exhibit B is defined to be interchangeable with the term ERU, and

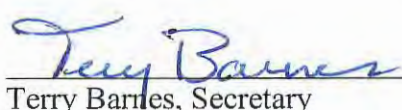
WHEREAS, the District's Manager has reviewed all information and materials presented above which forms the basis for the determination of the local facilities charge herein, and





NOW THEREFORE, BE IT HEREBY RESOLVED by the BOARD OF COMMISSIONERS of the EAST WENATCHEE WATER DISTRICT, hereby deem it to be in the best interest of the District to establish a local facility charge for all properties benefitting from the construction of ULID No. 2 which were not assessed as part of the ULID as shown in Exhibit A, and based on the costs as summarized in Exhibit B, for the amount of \$3,450 per ERU. For ten years, said charge shall bear interest at 2.9% percent per annum, starting on the 17<sup>th</sup> day of November, 2010, for the purposes of determining the total local facilities charge amount, interest on the principal shall be calculated from the date of adoption of this resolution. Said charge shall be payable to the District at the time of purchase of a new water meter.

ADOPTED, this 9th day of March, 2021, by the Board of Commissioners of East Wenatchee Water District, Douglas County, WA at a regular meeting thereof.

  
Tracy Petersen, President

ATTEST:

  
Terry Barnes, Secretary

-  CHARGE IN LIEU OF ASSESSMENT AREA
-  LOCAL FACILITIES CHARGE AREA
-  URBAN GROWTH BOUNDARY
-  WATER DISTRICT SERVICE AREA



COLUMBIA RIVER

US 2/97A

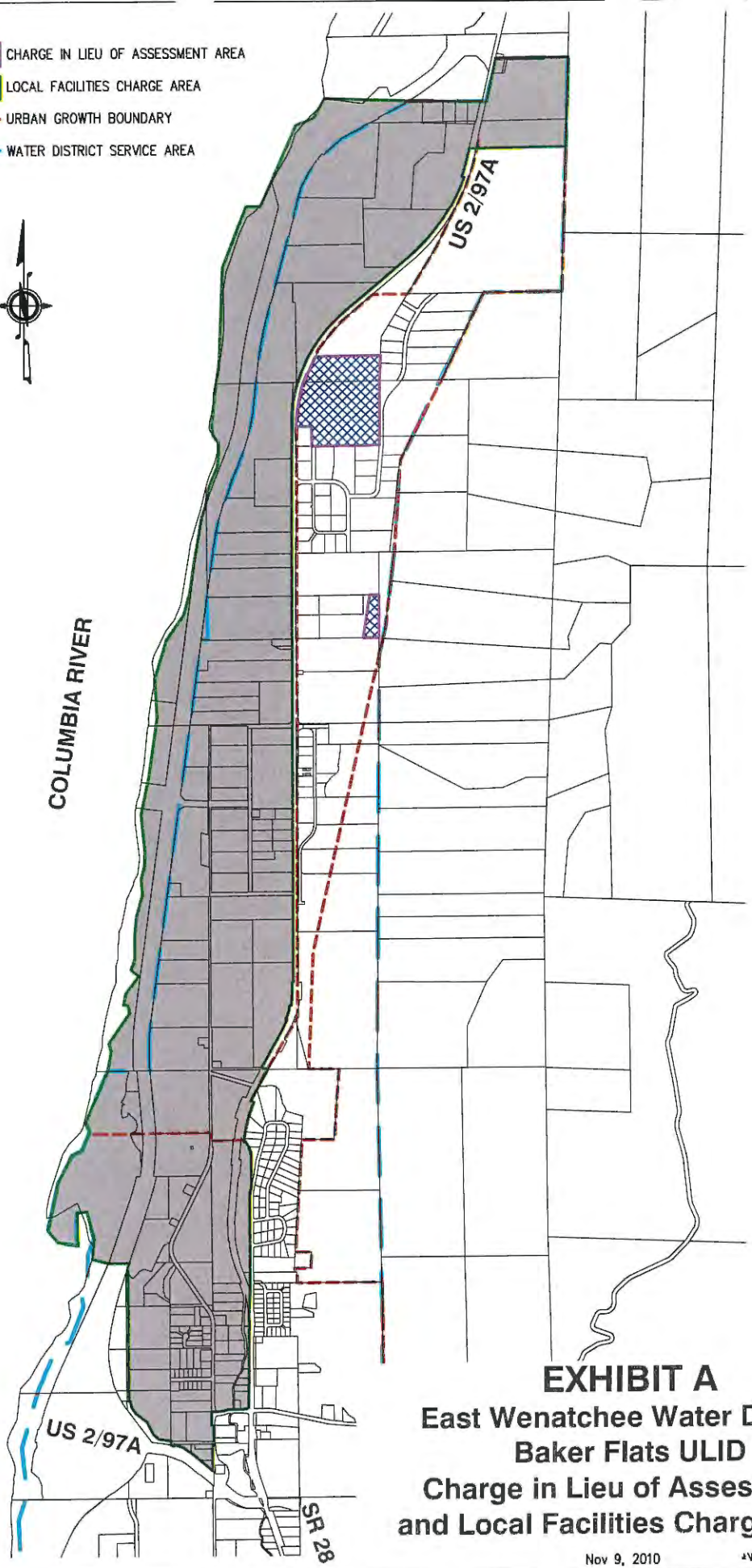
US 2/97A

SR 28

**EXHIBIT A**  
**East Wenatchee Water District**  
**Baker Flats ULID**  
**Charge in Lieu of Assessment**  
**and Local Facilities Charge Areas**

Nov 9, 2010

4 10/11/10 10:27 AM C:\GIS\DATA\LOCAL\LOCALS\LOCALS



**Exhibit B**  
**ULID No. 2 Final Cost Summary**

revised 11/10/10 w/costs fr  
District through Oct 2010

<b>Category</b>	<b>Category Total</b>	<b>Pct</b>	
Planning & Preliminary Design	\$84,875.71	1.61%	
Property and Easements	\$25,352.38	0.48%	
Surveying	\$36,454.50	0.69%	
Permitting	\$17,025.90	0.32%	
Design Engineering	\$297,512.87	5.64%	
Geotechnical Engineering & Reservoir Site Exploration	\$105,490.78	2.00%	
Construction Engineering, District Inspection and Administration	\$316,632.27	6.00%	
Legal (All Phases) & ULID Administration	\$90,210.58	1.71%	
Financing and Bond Sale	\$121,209.07	2.30%	
Construction	\$4,184,802.68	79.26%	
	=====		
<b>Total Expenses</b>	<b>\$5,279,566.74</b>	<b>100%</b>	
<b>LESS Grants &amp; Offsets</b>			
	\$ (411,406.55)		
Douglas County Economic Grant:	\$200,000.00		
EWWD (Equilizing Storage):	\$200,000.00		
Bond Interest Income:	\$11,406.55		
	=====		
<b>Net Expenses Allocated to ULID</b>	<b>\$4,868,161</b>		
<b>Allocation of Expense:</b>			
ULID Assessments:	\$3,194,765		
District Funded:	\$1,673,396		
<b>Allocation of District Funded Expenses:</b>			
Ag Exempt Parcels:	\$166,598		
Chg in-lieu-of Parcels:	\$267,930		
Local Facilities Charge:	\$1,238,868		
	=====		
Total of District Funded Expenses:	\$1,673,396		
<b>Local Facilities Charge Calculation</b>			
<b>I. Determination of eligible costs</b>			
Total Cost Allocated to Local Facilities Charge:	\$1,238,868		
<b>II. Determination of Benefitted Parcels</b>			
Parcels shown in Exhibit A will benefit from the improvements constructed by ULID No. 2. For the purpose of determining the allocation of the benefit, the potential number of connections were calculated based on existing zoning for the three land-use areas. Lots of record with existing water service were not included in the calculation.			
Zoning District:	Parcels	Total Area	Potential ERUs
AC-10	16	233	30
AC-5	51	381	85
Residential-Low	114	161	245
Total:	181	775	360
Total Estimated Potential ERUs:			360
Local Facilities Charge (\$ per lot):			\$3,450

## Exhibit C

### District Charge in-lieu-of Parcels

ULID No.	County Parcel No.	Legal Owner	Legal Desc	Area	Zoning	Charge in-lieu-of Asmt
43	23201130008	DOUGLAS COUNTY PUD #1 1151 VALLEY MALL PKY East Wenatchee, WA 98802	TAX 9 IN SE FRAC NESW;	2.90	I-G	\$19,923
3	23200240002	WENATCHEE GUN CLUB INC P.O. Box 2325 Wenatchee, WA 98807-2825	TAX 9 IN SESW;	10.01	I-G	\$68,769
36	23201120002	WENATCHEE GUN CLUB INC P.O. Box 2325 Wenatchee, WA 98807-2825	N 3/4 OF NENW EX PTN. LY W OF HY 2; EX R/W	26.09	I-G	\$179,238