

**CITY OF REDMOND
RESOLUTION NO. 1507**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF REDMOND, WASHINGTON, ESTABLISHING THE
AMOUNT OF SEWER ADDITIONAL CONNECTION CHARGES
FOR THE MARYMOOR SEWER SYSTEM IMPROVEMENT AREA

WHEREAS, the City of Redmond is constructing sewer infrastructure improvements in the Marymoor Area in support of the increased zoning density allowed by the Marymoor Area rezone adopted by Ordinance No. 2883; and

WHEREAS, this sewer infrastructure will include upgrades to or replacement of Pump Station No. 12, Pump Station No. 13, their associated forcemains, and the gravity pipe in 176th Avenue NE; and

WHEREAS, RCW 35.92.025 and Redmond Municipal Code Section 13.11.035 authorize the City to collect from any person desiring to connect to the sewer system or to develop a property for which the sewer improvements were provided, the costs incurred by the City in designing and constructing the sewer system improvements; and

WHEREAS, Redmond Municipal Code Section 13.11.035 states that the Additional Connection Charge amount shall be established by resolution of the City Council; and

WHEREAS, the City of Redmond Director of Public Works has recommended Additional Connection Charge amounts to the City

Council for the property within the Marymoor Sewer System Improvement Area; and

WHEREAS, the City Council, after reveiwing these amounts, finds the additional connection charge amounts are reasonable; and

WHEREAS, RCW 35.92.025 and Redmond Muncipal Code Section 13.11.100 authorize the City to collect interest on the amount of each additional connection charge from the date of construction of the sewer system improvements which serve the property until payment of the additional connection charge, not-to-exceed ten (10) years.

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Additional Connection Charge Amount. Pursuant to RCW 35.92.025 and Redmond Municipal Code Section 13.11.035, any person who desires to connect to the City's sewer system within the Marymoor Sewer System Improvement Area, or develop a property for which the sewer system improvements were provided, shall make payment to the City of the City's costs incurred in constructing the sewer system improvements. The additional connection charges for the Marymoor Sewer System Improvement Area shall be as set forth in Exhibit A, "Marymoor Sewer System Improvement Area Additional Connection Charges", attached hereto and incorporated herein by this reference as if set forth in full.

Section 2. Interest Amount. Pursuant to RCW 35.92.025 and Redmond Municipal Code Section 13.11.100, the City shall collect interest, at the rate of 2.45 percent, on the amount of each additional connection charge from January 1, 2020. This interest charge shall not accrue for more than ten (10) years.

Section 3. Additional Connection Charge Triggers. The additional sewer connection charges are triggered by the following actions:

- Any development of a vacant site;
- Any new construction requiring a new connection to the water and/or sewer system;
- Redevelopment of a parcel(s) based on value of improvements as defined by the Redmond Zoning Code (RZC) 21.17.010.F.1.d; and
- The connection of a new water meter or side sewer.

Partial Exemption: An existing building(s) with an existing water meter and side sewer that requests a larger water meter to expand its existing business will be required to pay only twenty percent (20%) of the additional sewer connection charge for that parcel(s). This exemption only applies if there's no change-in-use of the business and value of the improvements do not trigger a redevelopment per RZC 21.17.010.F.1.d. The remainder of the

additional sewer connection charge must be paid if any future change to the building(s) or development of the parcel(s) occurs.

Additional sewer connection charges are not triggered by the following actions unless the value of the improvements triggers a Redevelopment:

- Change-in-use of an existing building with no increase in the size of the water meter or side sewer;
- Tenant improvements that do not require an increase in water meter or side sewer size;
- Building additions that do not require an increase in water meter or side sewer size; or
- The addition of an irrigation meter.

Section 4. Assessment of Charge - Time. Applications for connection to the water or sewer systems shall be made to the City of Redmond Development Services Division for that purpose, and the Public Works Department shall calculate the applicable additional connection charge, including interest, at that time. The additional sewer connection charges will be paid by the applicant at the same time the City collects the general sewer connection charges for the parcel(s). A development consisting of multiple parcels and/or buildings will pay the additional sewer connection charges for the entire development with the first building's general sewer connection charge. General sewer connection charge

credits not used towards the first connection will remain available towards any remaining connections planned as part of the development.

Section 5. Assessment of Charge - Estimated versus Final Project Costs. These additional connection charges are based upon an estimated total project cost. The City may recalculate the additional connection charges upon review of the final project costs. If the City adopts revised additional connection charges, then the City will refund the difference if costs are smaller, but not ask for more if the difference is higher.

Section 6. Improvements Constructed by Others. If the gravity sewer pipe in 176th Avenue NE is constructed by someone other than the City, then the additional connection charge associated with the sewer pipe will be removed. The cost of constructing the sewer pipe could be charged to the benefitted properties using a reimbursement agreement. If the sewer forcemain in 176th Avenue NE is constructed by someone other than the City, then that parcel's additional connection charge will be reduced by the construction cost of the forcemain.

Section 7. General Connection Charge Special Credit. The maximum credit for sewer system improvements constructed to serve property as established in Section 4 of Resolution No. 1506 adopted December 4, 2018, or any subsequent replacement resolution shall


shall be increased by a factor of 1.33 to recognize the special circumstances regarding the impacts to the properties of these Additional Connection Charges.

ADOPTED by the Redmond City Council this 4th day of December, 2018.

APPROVED:


JOHN MARCHIONE, MAYOR

ATTEST:


MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

FILED WITH THE CITY CLERK: November 20, 2018
PASSED BY THE CITY COUNCIL: December 4, 2018
RESOLUTION NO: 1507

YES: BIRNEY, CARSON, FIELDS, MARGESON, MYERS, PADHYE
NO: ANDERSON

EXHIBIT A
MARYMOOR SEWER SYSTEM IMPROVEMENT AREA
SEWER ADDITIONAL CONNECTION CHARGES

Pump Station #12 and Forcemain

Total

Parcel #3B (2400500010)	\$331,364.10
Parcel #4 (1225059189)	\$313,393.31
Parcel #5A (6307500030)	\$122,492.18
Parcel #5B (6307500040)	\$
86,221.68	
Parcel #5C (6307500020)	\$226,576.20
Parcel #5D (6307500010)	\$254,251.53

Total

\$1,334,299.00

Pump Station #13, Forcemain, and Gravity Pipe in 176th Avenue NE
PS#13 & FM 176th Gravity Pipe

Total

Parcel #1A (2400500050)	\$548,138.76		\$548,138.76
Parcel #1B (2400500060)	\$271,911.16		\$271,911.16
Parcel #2A (2400500040)	\$288,057.12		\$288,057.12
Parcel #2B (2400500030)	\$357,924.28		\$357,924.28
Parcel #3A (2400500020)	\$318,309.90		\$318,309.90
Parcel #6 (5195500180)	\$739,976.23		\$739,976.23
Parcel #7A (5195500190)	\$395,188.73		\$395,188.73
Parcel #7B (5195500200)	\$395,198.60		\$395,198.60
Parcel #8 (5195500210)	\$562,427.03		\$562,427.03
Parcel #9 (1225059043)	\$854,242.22		\$854,242.22
Parcel #10A (5195500010)	\$171,801.81		\$171,801.81
Parcel #10B (5195500020)	\$ 85,919.98		\$
85,919.98			
Parcel #10C (5195500030)	\$ 86,542.21		\$
86,542.21			
Parcel #11A (5195500060)	\$376,126.38		\$376,126.38
Parcel #11B (5195500050)	\$107,767.11		\$107,767.11
Parcel #12 (5195500170)	\$663,431.65		\$663,431.65
Parcel #13 (5195500140)	\$869,108.03		\$869,108.03
Parcel #14A (5195500130)	\$284,400.34		\$284,400.34
Parcel #14B (5195500120)	\$596,455.89	\$288,651.58	\$885,107.47
Parcel #15 (5195500100)	\$375,127.48	\$281,550.74	\$656,678.22
Parcel #16 (5195500090)	\$388,139.44		\$388,139.44
Parcel #17 (1225059042)	\$425,929.28		\$425,929.28
Parcel #18A (1225059183)	\$517,126.49		\$517,126.49
Parcel #18B (1225059187)	\$242,269.03		\$242,269.03
Parcel #19A (1225059101)	\$301,280.36		\$301,280.36

Parcel #19B (1225059260)	\$278,576.38	\$ 8,141.66	
\$286,718.04			
Parcel #19C (122505TRCT)	\$ 0.00		\$
0.00			
Parcel #20A (1225059194)	\$ 62,087.31	\$ 71,806.28	
\$133,893.59			
Parcel #20B (1225059102)	\$938,868.98	\$319,337.80	
\$1,258,206.78			
Parcel #21A (1225059229)	\$523,613.44	\$223,898.61	\$747,512.05
Parcel #21B (1225059152)	\$269,991.94	\$164,334.11	\$434,326.05
Parcel #21C (1225059095)	\$485,034.56	\$ 6,810.28	
\$491,844.84			
Parcel #22 (1225059193)	\$ 40,451.88	\$ 9,631.94	
<u>\$ 50,083.82</u>			
Total			
\$14,195,587.00			

