

CODE

**CITY OF REDMOND
ORDINANCE NO. 2936**

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, AMENDING SECTION 13.11.035 OF
THE REDMOND MUNICIPAL CODE TO ESTABLISH A
PROCEDURE FOR SETTING ADDITIONAL CONNECTION
CHARGES FOR SYSTEM IMPROVEMENTS THAT ARE NOT
SINGLE-FAMILY RESIDENTIAL MAIN EXTENSIONS

WHEREAS, Section 13.11.035 of the Redmond Municipal Code establishes a procedure for the recovery of costs incurred by the City in constructing water and sewer facilities which benefit a limited number of properties; and

WHEREAS, the Public Works Department has recommended that Section 13.11.035 be amended to provide a process for additional connection charges for system improvements that are not single-family residential; and

WHEREAS, the City Council has determined to adopt the Public Works Department's recommendation.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City Code.

Additional Connection Charge, is hereby amended to read as follows:

13.11.035 Additional Connection Charge

(A) Whenever the City constructs a sewer or water system improvement [~~MAIN EXTENSION~~] which will provide service to [~~CONNECTIONS FOR~~] or benefit only a limited number of properties within a defined geographic area, the owners of those properties who thereafter seek connection to the city's water or sewer system through the improvement [~~EXTENSION~~] shall be required to pay, in addition to the general connection charge established by this chapter, an additional connection charge consisting of an equitable share of the costs which have been incurred by the City to design, engineer, construct and install the water or sewer system improvement [~~MAIN EXTENSION~~].

(B) Single-Family Residential Main Extensions. The amount of the water or sewer additional connection charge and the area or properties which will be required to pay the same shall be established by the Director of Public Works pursuant to the following procedure:

(1) The total project cost shall be determined to include all costs to design, engineer, construct and install the water or sewer main extension. A "project" shall be defined as that construction which provides service to contiguous or nearly contiguous properties in a specific geographic area.

(2) The number of existing homes which may connect to the water or sewer extension shall be determined.

(3) The number of future homes which may connect to the water or sewer extension lots shall be determined. "Future homes" are those which may be constructed either on vacant lots or on under-developed lots. In making this determination, the Director shall consider the practicality of achieving the density allowed by zoning on any lot, and shall determine the number of homes possible in light of such practical constraints as placement of existing structures, topographical features, sensitive areas and other typical constraints relevant to construction of new homes.

(4) The cost per dwelling unit shall be determined by dividing the project cost from

subsection(B) (1) above by the sum of the existing homes from subsection(B) (2) above and future homes from subsection(B) (3) above.

(5) For all existing homes which may connect to a sewer extension, the additional connection charge shall be (a) 50% of the cost per dwelling unit from subsection(B) (4) above or (b) the cost per dwelling unit from subsection(B) (4) above minus \$10,000, whichever is greater.

(6) For all future homes which connect to either a water or a sewer extension and for existing homes which connect to a water extension, the additional connection charge shall be the cost per dwelling unit from subsection(B) (4) above.

~~[(C) THE ADDITIONAL CONNECTION CHARGE WILL INCLUDE AN APPROPRIATE INTEREST CHARGE FROM THE COMPLETION OF THE IMPROVEMENT UNTIL THE TIME OF CONNECTION, IN ACCORD WITH SECTION 13.11.100.]~~

(D) System Improvements Except For Single-Family Residential Main Extensions. The amount of the water or sewer additional connection charge and the area or properties which will be required to pay the same shall be established by resolution of the City Council. In

establishing the amount of the charges, the City Council shall consider the costs which will be or have been incurred to design, engineer, construct and install the water or sewer system improvement, together with any other relevant information.


(E) The additional connection charge will include an appropriate interest charge from the completion of the improvement until the time of connection, in accord with Section 13.11.100.

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. Effective Date. This ordinance shall become effective five days after its publication, or publication of a summary thereof, in the city's official newspaper, or as otherwise provided by law.

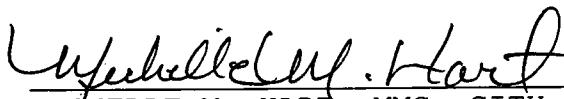
ADOPTED by the Redmond City Council this 4th day of December,
2018.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

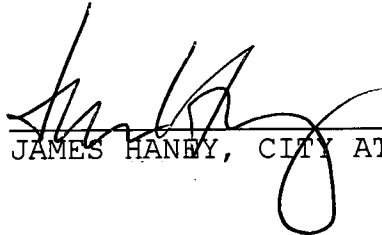
ATTEST:



MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:



JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:	November 20, 2018
PASSED BY THE CITY COUNCIL:	December 4, 2018
SIGNED BY THE MAYOR:	December 7, 2018
PUBLISHED:	December 10, 2018
EFFECTIVE DATE:	December 15, 2018
ORDINANCE NO. 2936	

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