

ORDINANCE NO. 1989

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING SECTION 13.11.035 OF THE REDMOND MUNICIPAL CODE IN ORDER TO ESTABLISH A PROCEDURE FOR SETTING THE ADDITIONAL CONNECTION CHARGES ESTABLISHED BY SAID SECTION AND TO MAKE SETTING THE ADDITIONAL CONNECTION CHARGE AN ADMINISTRATIVE FUNCTION.

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 specific formula for calculating such costs and to delegate the task of calculating the additional connection charge to the Public Works Director, 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, HEREBY ORDAINS AS FOLLOWS:

Section 1. Additional Connection Charge. Section 13.11.035 of the Redmond Municipal Code is hereby amended to read as follows:

13.11.035 Additional Connection Charge

A. Whenever the City constructs a sewer or water main extension which will provide 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 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 main extension.

B. 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 (1) above by the sum of the existing homes from (2) above and future homes from (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 (4) above or (b) the cost per dwelling unit from (4) above minus \$10,000, whichever is greater.

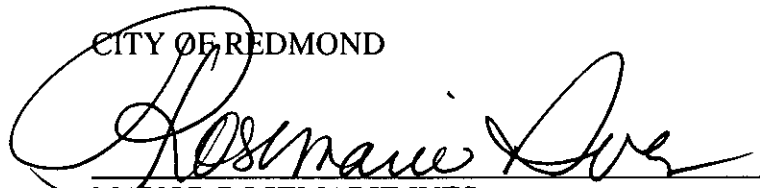
(6) For all future homes which connect to either a water or a sewer extension and for existing homes which connect to a water extension, the additional connection charge shall be the cost per dwelling unit from (4) above.

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.

Section 2. 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 3. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND



MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:


CITY CLERK, BONNIE MATTSON

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: 
JAMES E. HANEY

FILED WITH THE CITY CLERK: July 1, 1998

PASSED BY THE CITY COUNCIL: July 7, 1998
SIGNED BY THE MAYOR: July 7, 1998
PUBLISHED: July 11, 1998
EFFECTIVE DATE: July 16, 1998
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