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Water/Sewer Connection  
Charges

RESOLUTION NO. 857

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, INCREASING THE AMOUNT OF GENERAL WATER AND SEWER CONNECTION CHARGES, PROVIDING FOR A CREDIT FOR A CONNECTION CHARGE WHERE THERE IS PRE-EXISTING WATER/SEWER SERVICE AND ESTABLISHING AN ADDITIONAL CONNECTION CHARGE WHEN THE SERVICE SIZE IS INCREASED.

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WHEREAS, Section 13.11.030 of the Redmond Municipal Code establishes General Water and Sewer Connection Charges, and Section 13.11.060 provides that the rate of the General Water and Sewer Connection Charge shall be determined by the City Council, and

WHEREAS, the City Council has considered the recommendations of the Utility Manager, the connection charge report, dated November 9, 1990, prepared by a consultant to the City, and based upon such information and historical costs of the City Sewer and Water Systems as defined by RMC 13.11.090, the City Council has determined that the following increases in charges will result in payment of an equitable share of the costs of the City Sewer and Water Systems by property owners connecting to said systems, now, therefore,

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

Section 1.A. The General Water Connection Charge shall be collected for each separate connection to the City Water system and is in addition to any other required permit or meter installation fees. The charge shall be based on the meter size

for single family residential and commercial/multi family residential uses of the connection as follows:

<u>Meter Size</u>	<u>Single Family Residential</u>	<u>Multi Family Residential/Commercial</u>
5/8"-3/4"	\$ 985.00	\$ 1,065.00
1"	2,140.00	2,340.00
1-1/2"	4,035.00	4,440.00
2"	6,370.00	7,020.00
3"		14,400.00
4"		22,100.00
6"		43,400.00
8"		68,900.00

Section 1.B. The General Water Connection Charge in Section A above shall be reduced by credits for water system improvements constructed to serve the property by the property developer, by Local Improvement District, or for which reimbursement fees are paid.

The maximum credits shall be as follows:

(1) Water Distribution Credit

If water system improvements consist of hydrants, transmission and distribution mains and pump facilities, a credit shall be given in an amount not to exceed the following as determined by meter size:

<u>Meter Size</u>	<u>Maximum Credit Single Family Residential/Multi Family Residential/Commercial</u>
5/8-3/4"	\$ 345.00
1"	815.00
1-1/2"	1,600.00
2"	2,550.00
3"	5,050.00
4"	7,850.00
6"	15,700.00
8"	25,100.00

(2) Water Source and Storage Credit

If water system improvements consist of source of supply and/or storage improvements, a credit shall be given in an amount not to exceed the following as determined by meter size:

<u>Meter Size</u>	<u>MAXIMUM CREDIT</u>	
	<u>Single Family Residential</u>	<u>Multi Family Residential/ Commercial</u>
5/8-3/4"	\$ 105.00	\$ 145.00
1"	210.00	310.00
1-1/2"	375.00	575.00
2"	600.00	925.00
3"		2,100.00
4"		3,100.00
6"		5,900.00
8"		9,200.00

Section 2.A. The General Sewer Connection Charge shall be collected for each separate connection to the City Sewer System and is in addition to any other required permit or inspection fees. The charge shall apply to each building/structure based on the meter size for commercial uses and living units for single and multi family residential as follows:

Single Family Residential

Single Family Residence \$ 720.00

Multi Family Residential

Duplex 1,070.00  
Triplex 1,370.00  
Fourplex 1,830.00  
Larger than four units 410.00  
(per unit)  
Mobile Home Park 410.00  
(per space)

Commercial

Meter Size

5/8-3/4"	\$ 720.00
1"	1,800.00
1-1/2"	3,600.00
2"	5,770.00
3"	11,530.00
4"	18,000.00
6"	36,000.00
8"	57,700.00

Section 2.B. The General Sewer connection charge in A above shall be reduced by a credit for sewer system improvements constructed to serve the property by the property developer, by Local Improvement District, or for which reimbursement fees are paid. The maximum credit shall be as follows:

<u>Single Family Residential</u>	<u>Maximum Credit</u>
Single Family Residence	\$ 360.00
<u>Multi Family Residential</u>	
Duplex	535.00
Triplex	685.00
Fourplex	915.00
Larger than four units	205.00
	(per unit)
Mobile Home Park	205.00
	(per space)

Commercial

Meter Size

5/8-3/4"	\$ 360.00
1"	900.00
1-1/2"	1,800.00
2"	2,885.00
3"	5,765.00
4"	9,000.00
6"	18,000.00
8"	28,850.00

Section 3.

The amount of the credit shall be determined for each parcel, subdivision, development or connection by allocating system improvement costs to the anticipated connections as follows:

A. Residential Plats/Short Plats

(1) Water Distribution Credit

Take the total costs of hydrants, transmission and distribution mains, and pump facilities, then subtract any reimbursement agreement repayment amounts to be received, then divide the remainder by the number of lots in the plat or short plat.

(2) Water Source and Storage Credit

Take the total cost of source and storage improvements, subtract any reimbursement agreement repayment amounts to be received, then divide the remainder by the number of lots in the plat or short plat.

(3) Sewer Credit

Take the total cost of sewer system improvements, subtract any reimbursement agreement repayment amounts to be received, then divide the remainder by the number of lots in the plat or short plat.

(4) Credit Amount per Lot

The credits for each lot are the amount calculated in Sections 1, 2 and 3 above not exceeding the maximum credits specified in Sections 1 and 2 above.

B. Multi Family Residential and Mobile Home Parks

(1) Water Distribution Credit

Take the total costs of hydrants, transmission and distribution mains, and pump facilities, then subtract any reimbursement agreement repayment amounts to be received, then divide the remainder by the sum of the meter flow factor for all meters in the multi family or mobile home park development, including irrigation meters. Then multiply this resultant figure by the meter flow factor for each individual meter in the development to determine the credit for each meter.

(2) Water Source and Storage Credit

Take the total cost of source and storage improvements, subtract any reimbursement agreement repayment amounts to be received, then divide the remainder by the sum of the meter flow factor for all meters in the multi family or mobile home park development, including irrigation meters. Then multiply this resultant figure by the meter flow factor for each individual meter in the development to determine the credit for each meter.

(3) Sewer Credit

Take the total cost of sewer system improvements, subtract any reimbursement agreement repayment amounts to be received, then divide the remainder by the adjusted number of units or spaces in the development, then multiply this resultant figure by the number of units in each building/structure to determine the credit for each building/structure.

(4) The credits are the amount calculated not exceeding the maximum credits specified in sections 1 and 2 above.

(5) The meter flow factors are as follows:

<u>Meter Size</u>	<u>Meter Flow Factor</u>
5/8"-3/4"	1
1"	2.5
1-1/2"	5
2"	8
3"	16
4"	25
6"	50
8"	80

(6) Non-residential uses in a multi family development or mobile home part such as recreation buildings and laundry buildings shall be converted into equivalent multi family units in the amount of the meter flow factor. These equivalent units shall be added to the actual number of units and this sum shall be the adjusted number of units/spaces for which the sewer credit is calculated.

C. Commercial Developments, Structures and Buildings

(1) Water Distribution Credit

Take the total costs of hydrants, transmission and distribution mains, and pump facilities, subtract any reimbursement agreement repayment amounts to be received, then divide the remainder by the sum of the meter flow factors for all meters in the development, including irrigation meters, then multiply this resultant figure by the meter flow factor for each individual meter in the development to determine the credit for each meter.

(2) Water Source and Storage Credit

Take the total cost of source and storage improvements, subtract any reimbursement agreement repayment amounts to be received, then divide the remainder by the sum of the meter flow factor for all meters in the multi family or mobile home park development including irrigation meters. Then multiply this resultant figure by the meter flow factor for each individual meter in the development to determine the credit for each meter.

(3) Sewer Credit

Take the total cost of sewer system improvements, subtract any reimbursement agreement repayment amounts to be received, then divide the remainder by the sum of the meter flow factors for all meters which feed connections to the sewer system. Then multiply this resultant figure by the meter flow factor for each individual meter in the development to determine the credit for each meter.

(4) The credits are the amount calculated not exceeding the maximum credits specified in sections 1 and 2 above.

(5) The meter flow factors are as listed above.

(6) For commercial zoned subdivisions, credits for plat improvement shall be determined as for residential plats above and may be added to credits for on-site improvements except that the total credit amounts shall not exceed the maximum credits specified in Sections 1 and 2 above.



Section 4. Costs of system improvement from which credits are calculated shall not include costs of side sewers, water meters, and services, private fire protection systems or any part of the improvement which does not become part of the City owned and operated system.

Section 5. The utility manager may provide a credit in the general connection charge for new connections on property which are being redeveloped and where water and/or sewer service had previously been provided. Factors to be considered by the Utility Manager in the credit include: size of existing meters, number of units, quantity of flow, length of time previous development existed, length of time property was vacant from previous use and, other such factors as may apply.

Section 6. The utility manager may make additional general sewer connection charges for property which is currently served by sewer service when a new water service or an increased size water service is installed for the property. The additional sewer charge shall be the difference between the general sewer connection charge for the new meter size and the existing meter size.

Section 7. For new connections in older developments where construction costs are not available to calculate credits, the Public Works Department shall estimate the value of the improvements at the time of construction and determine a credit. If a property owner does not accept the amount of credit determined by the City, the owner may submit such additional information for the City to consider in establishing the

credit. Upon review of the additional information, the director of Public Works shall set the amount of the credit.

RESOLVED this 8th day of January, 1990.

APPROVED:

*Doreen Marchione*  
MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:

*Doris A. Schaible*  
CITY CLERK, DORIS A. SCHAIBLE

FILED WITH THE CITY CLERK: 12-13-90  
PASSED BY THE CITY COUNCIL: 1-08-91  
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