

ORIGINAL

Late-comer Connection Charge
Bellevue-Redmond Road
Sanitary Sewer System Improvements

CITY OF REDMOND WASHINGTON

ORDINANCE NO. 750

AN ORDINANCE, relating to sanitary sewer service and providing for the collection of a connection charge in lieu of assessment from property owners served by improvements made to the City sanitary sewer system along a portion of Bellevue-Redmond Road who have not been previously assessed or charged for such improvements.

WHEREAS, the City recently made certain sanitary sewer system improvements along a portion of Bellevue-Redmond Road between 40th Street and West Lake Sammamish Parkway N.E., within the City of Redmond, King County, Washington, at a total cost of \$55,500.97, without the levy of assessments against properties specially benefited thereby; and

WHEREAS, pursuant to RCW 35.92.025 the City Council has determined that reasonable connection charges should be made as a condition to the right to connect to the sanitary sewer system by these property owners in order that such property owners shall bear their equitable share of a portion of the cost of such improvements; and

WHEREAS, the City Council has determined and fixed the amount of the connection charges to be paid as a condition to the right to connect these properties to the sanitary sewer system served by such improvements; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND DO ORDAIN AS FOLLOWS:

Section 1. Description of improvements. The sanitary sewer system improvements referred to in this ordinance and those to which this ordinance shall pertain shall consist of a sanitary sewer system main and sanitary sewer system laterals (stub outs) to serve adjacent properties along the Bellevue-Redmond Road between N. E. 40th Street and West Lake Sammamish Parkway N.E., under City of Redmond Project Nos. 72-ST-09 and 72-SS-18 according to the records of the Department of Public Works.

Section 2. Description of service area. The service area for the purposes of this ordinance shall include those properties adjoining such sanitary system improvements along the portion of the Bellevue-Redmond Road as described in Section 1, which were not assessed, but which may later be served by said improvements and be specially benefited thereby and specifically including the following described real property:

That portion of the southwest quarter of section 13, township 25 north, range 5 east, W.M., described as follows:

Beginning at the northeast corner of the plat of Ridgemont East, volume 97, pages 11 and 12, of Plats, records of King County, Washington; thence west, along the north line of said plat, to the west line of the southwest quarter of said section 13; thence south, along said west line, to the southwest corner of said plat; thence east, along the south line of said plat, to a point 30 feet east of the west line of the southwest quarter of said section 13; thence south, along a line 30 feet east of and parallel to the west line of the southwest quarter of said section 13, to the northwest corner of Lot 8, Block 2, plat of

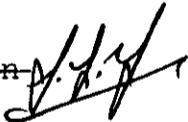
Miravista Addition, volume 28, page 35 of Plats, records of King County, Washington; thence east, along the north line of said Lot 8, a distance of 1405 feet; thence south, along a perpendicular line to said north line, a distance of 290 feet to the south line of the southwest quarter of said section 13, said south line also being the centerline of N.E. 40th Street; thence east, along said south line, to its intersection with the centerline of Bellevue-Redmond Road; thence northwesterly, along the centerline of Bellevue-Redmond Road, a distance of 1945 feet, more or less, to a point on the extended north line of the plat of Ridgemont East; thence west, along said extended north line, a distance of 50 feet, more or less, to the northeast corner of said plat of Ridgemont East and the point of beginning of this description, less roads

ALSO, Beginning at the southwest corner of Lot 12, Block 1, plat of Miravista Addition, volume 28, page 35 of Plats, records of King County, Washington; thence east, along the south line of Lot 12, a distance of 263 feet, more or less; thence north, along a perpendicular to said south line, a distance of 140 feet; thence west, along a line 140 feet north of and parallel to the south line of said Lot 12, to a point on a line 190 feet northeasterly of and parallel to the northeast margin of Bellevue-Redmond Road; thence northwesterly, along a line 190 feet northeasterly of and parallel to the northeast margin of Bellevue-Redmond Road, to its intersection with the northwest line of Lot 2, Block 1, plat of Miravista Addition; thence south 37° 46' 12" west, along said northwest line, to the northeast margin of Bellevue-Redmond Road; thence southeasterly, along the northeast margin of Bellevue-Redmond Road, to the point of beginning of this description.

All situate in the City of Redmond, King County, Washington.

Section 3. Connection charge - sanitary sewer main - per lot charge. As a condition to the right to connect to the Bellevue-Redmond Road sanitary sewer system main described in Section 1, a fair pro-rata share of the cost of such construction shall be paid and collected from the owners of the property included within the service area set forth and described in Section 2, which property shall include all common properties in plats of the type known as "planned development." There are a possible one hundred forty two (142) individual residential lots on the west side of the Bellevue-Redmond Road and a possible four (4) individual residential lots on the east side of the Bellevue-Redmond Road for a total of one hundred and forty six (146) lots under the present zoning. The total pro-rata share for each individual lot is \$360.00 to be paid and collected at the time application for a sewer connection is made. In the case of large tracts subject to future subdivision, the Director of Public Works shall have the authority to segregate the property to be served for the purpose of determining the area which shall be subject to the connection charge; Provided, that in no case shall the size of the area charged be less than the existing zoning requirements for the use zone district involved.

Section 4. Connection charge - sanitary sewer lateral. As a condition to the right to connect to the 8-inch sanitary sewer laterals (stub outs) from the Bellevue-Redmond Road sanitary sewer main as described in Section 1, the following charges shall be paid and collected from the owners of the property served by such laterals included within the service area set forth and described in Section 2, as follows:

<u>Project Parcel Nos.</u>	<u>Parcel Descriptions</u>	<u>Stub out Lengths (feet)</u>	<u>Amount</u>
2 & 3	Plat of Hollybrook	108.50	\$914.00
4	Lot 12, Block 1, Miravista Addition Portion beginning southwest corner said lot; thence easterly along southerly line 273 feet; thence northerly at R/A to said southerly line 140 feet; thence westerly parallel with the said southerly line to westerly line of said lot.	55	463.32
5	Lot 2 & 12, Block 1, Miravista Addition; southwesterly 200 feet in width less south 140 feet in width of 12.	60	505.44
7 & 8	Plat of Ridgmont East	55	505.44
9	Lot 4, Block 2, Miravista Addition; Portion north and east of line range south 88-5725 west 169.07 feet from point on east line 143.42 feet south of northeast corner; thence north 19-13-30 west 143.42 feet to north line.	36.5	307.48
10A & 10B	<u>10A</u> Lot 4, Block 2, Miravista Addition; Less portion north and east of line range south 88-57-25 west 169.07 feet from point on east line 143.42 feet south of northeast corner; thence north 19-13-30 west 143.42 feet to north line less beginning 130 feet south and 1,084.59 feet to true point of beginning; thence south 22-31-08 east 139.70 feet; thence west 331.91 feet; thence north 40-27-23 west 168.27 feet; thence east 387.61 feet to true point of beginning less north 130 feet of east 335.08 feet of west 1,084.95 feet thereof.	20	168.48
	Record Owner: Ivan J. Gustafson 		
	<u>10B</u> Lot 5, Block 2, Miravista Addition; Less portion beginning north 19-13-30 west 247.15 feet from southeast corner of said lot; thence north 89-46-23 west 64.59 feet; thence on curve to right having radius of 100 feet an arc distance of 37.79 feet; thence north 68-07-23 west 24.11 feet; thence along curve to left having radius of 100 feet an arc distance of 94.94 feet; thence south 57-28-52 west 119.56 feet; thence north 32-31-08 west 30 feet to true point of beginning south 57-28-52 west 189.86 feet; thence on curve to right having radius of 70 feet an arc distance of 100.17 feet; thence north 40-27-23 west 173.50 feet to north line of lot; thence north 88-57-25 east 331.91 feet; thence south 32-31-08 east		

58.80 feet to true point of beginning less north 130 feet of portion lying westerly of westerly margin of 60 foot easement recorded under auditors No. 6135812 except the west 350 feet thereof less east 490 feet of west 840 feet except north 130 feet thereof and except portion lying northeasterly of southwesterly margin of said 60 foot easement less west 350 feet thereof and less beginning southeast corner of said lot; thence north 19-13-30 west 198 feet; thence south 73-02-30 west 119 feet; thence south 64-31-30 west 150.10 feet; thence south 21-39-44 west 101.25 feet to southerly line of said lot; thence north 88-57-25 east 351.96 feet to beginning.

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|---------|--|----|--------|
| 11 | Lot 5, Block 2, Miravista Addition; beginning at the southeast corner; thence north 19-13-30 west 198 feet; thence south 73-02-30 west 119 feet; thence south 64-31-30 west 150.10 feet; thence south 21-39-44 west 101.25 feet to southerly line of said lot; thence north 88-47-25 east along said southerly line 351.96 to beginning. | 20 | 168.48 |
| 12 | Lot 6, Block 2, Miravista Addition; less west 837.69 feet. | 20 | 168.48 |
| 13 & 14 | <u>13</u>
Lot 7, Block 2, Miravista Addition | 20 | 168.48 |
| | <u>14</u>
Lot 8, Block 2, Miravista Addition, less west 1405 feet. | | |

All situated in the City of Redmond, King County, Washington.

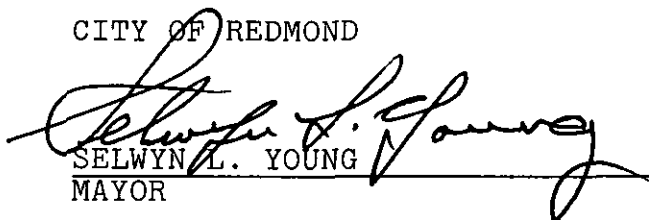
Section 5. Collection of connection charges. The connection charges herein determined shall be payable at the time application for a sanitary sewer service connection is made. Connection charges collected shall be considered revenue of the waterworks utility.

Section 6. Additional to other charges. The connection charges herein determined shall be in addition to the cost of such connection or charges imposed under other ordinances of the City.

Section 7. Effective date. This ordinance shall take effect and be in force five (5) days after the date of its publication in the manner provided by law.

PASSED by the Council of the City of Redmond, Washington, at a regular meeting thereof, and APPROVED by the Mayor this 15th day of March, 1977.

CITY OF REDMOND


SELWYN L. YOUNG
MAYOR

ATTEST:


PAUL F. KUSAKABE
CITY CLERK

APPROVED AS TO FORM:


JOHN D. LAWSON
CITY ATTORNEY

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