

**CITY OF REDMOND
RESOLUTION NO. 1419**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF REDMOND, WASHINGTON, ESTABLISHING NEW
CONNECTION CHARGE RATES TO INCLUDE
RESIDENTIAL SUITES AND REPEALING RESOLUTION
NO. 1302

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, "Residential Suite" is a new use within multi-family residential for which connection charges need to be established.

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

Section 1. 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 commercial, multi-family residential, cooling tower, and irrigation uses, and total living area for single-family residential uses of the connection as shown below. There is no

connection charge for meters used solely for fire protection purposes.

A. REDMOND SERVICE AREA

Single-Family Residential

<u>Total Living Area</u>		<u>Single-Family Residential</u>
Small Home - 2400 SF or less		\$ 2,440
Medium Home - 2,401 SF to 3,300 SF		3,610
Large Home - 3,301 SF or more		5,030

Non- Single-Family Residential

<u>Meter Size</u>		<u>Commercial/Multi-Family Residential</u>	<u>Irrigation/Cooling Towers</u>	<u>Exempt Irrigation/Exempt Cooling Towers</u>
5/8"	x	\$ 3,640	\$ 10,930	\$ 7,290
3/4"				
1"		9,110	27,330	18,220
1-1/2"		18,220	54,660	36,440
2"		29,150	87,450	58,300
3"		58,300	174,900	116,600
4"		91,100	273,300	182,200
6"		182,200	546,600	364,400
8"		291,500	874,500	583,000

B. NOVELTY HILL SERVICE AREA

Single-Family Residential

<u>Total Living Area</u>		<u>Single-Family Residential</u>
Small Home - 2400 SF or less		\$ 60
Medium Home - 2,401 SF to 3,300 SF		90
Large Home - 3,301 SF or more		120

Non- Single-Family Residential

<u>Meter Size</u>		<u>Commercial/Multi Family Residential</u>	<u>Irrigation/ Cooling Towers</u>	<u>Exempt Irrigation/ Exempt Cooling Towers</u>
5/8"	x	\$ 90	\$ 260	\$ 170
3/4"				
1"		220	650	440
1-1/2"		440	1,310	870
2"		700	2,090	1,390
3"		1,400	4,200	2,800
4"		2,200	6,500	4,400
6"		4,400	13,100	8,700
8"		7,000	20,900	13,900

Section 2. The General Water Connection Charge for the Redmond Service Area in Section 1 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:

A. 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 for commercial, multi-family residential, cooling tower, and irrigation uses, and total living area for single-family residential uses of the connection as follows:

Single-Family Residential

Total Living Area

Small Home - 2400 SF or less

Medium Home - 2,401 SF to

Single-Family Residential

\$ 930

1,380

3,300 SF
 Large Home - 3,301 SF or more 1,920

Non-Single Family Residential

<u>Meter Size</u>		<u>Commercial/Multi-Family Residential</u>	<u>Irrigation/Cooling Towers</u>	<u>Exempt Irrigation/Cooling Towers</u>
5/8"	x	\$ 1,390	\$ 4,170	\$ 2,780
3/4"				
1"		3,475	10,425	6,950
1-1/2"		6,950	20,850	13,900
2"		11,120	33,360	22,240
3"		22,240	66,720	44,480
4"		34,750	104,250	69,500
6"		69,500	208,500	139,000
8"		111,200	333,600	222,400

B. Water Storage Credit

If water system improvements consist of storage improvements, a credit shall be given in an amount not-to-exceed the following as determined by meter size for commercial, multi-family residential, cooling tower, and irrigation uses, and total living area for single-family residential uses of the connection as follows:

Single-Family Residential

<u>Total Living Area</u>	<u>Single-Family Residential</u>
Small Home - 2400 SF or less	\$ 270
Medium Home - 2,401 SF to 3,300 SF	390
Large Home - 3,301 SF or more	550

Non-Single Family Residential

<u>Meter Size</u>		<u>Commercial/Multi-Family Residential</u>	<u>Irrigation/Cooling Towers</u>	<u>Exempt Irrigation/Exempt Cooling Towers</u>
5/8"	x	\$ 400	\$ 1,190	\$ 790
3/4"				
1"		1,000	2,975	1,975
1-1/2"		2,000	5,950	3,950
2"		3,200	9,520	6,320
3"		6,400	19,040	12,640
4"		10,000	29,750	19,750
6"		20,000	59,500	39,500
8"		32,000	95,200	63,200

Section 3. 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/use based on the meter size for commercial uses and living units for single and multi-family residential as shown below. There is no charge for irrigation, exempt irrigation, or exempt cooling tower uses. For sewer connections that do not have a water supply, the Public Works Director or his/her designee shall establish a residential equivalent or a meter size equivalent for the use.

<u>Residential</u>		<u>Redmond Service Area</u>	<u>Novelty Hill Service Area</u>
<u>Type of Residence</u>			
Single Family Residence	\$	2,500	\$ 90
Duplex		4,000	140
Triplex		6,000	210
Fourplex		8,000	280
Larger than four units		1,600 (per 800 unit)	60 (per 30 unit)

Residential Suite		(per unit)	(per unit)
Mobile Home Park	2,500	(per space)	90 (per space)

Commercial

<u>Meter Size</u>	<u>Redmond Service Area</u>	<u>Novelty Hill Service Area</u>
5/8"-3/4"	\$ 2,500	\$ 90
1"	6,250	220
1-1/2"	12,500	430
2"	20,000	690
3"	40,000	1,380
4"	62,500	2,160
6"	125,000	4,310
8"	200,000	6,900

Cooling Towers

<u>Meter Size</u>	<u>Redmond Service Area</u>	<u>Novelty Hill Service Area</u>
5/8"-3/4"	\$ 370	\$ 10
1"	940	30
1-1/2"	1,870	60
2"	3,000	100
3"	6,000	210
4"	9,400	320
6"	18,700	650
8"	30,000	1,040

Section 4. The General Sewer Connection Charge for the Redmond Service Area in 3 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:

Residential

<u>Type of Residence</u>	<u>Redmond Service Area</u>
Single Family Residence	\$ 1,500
Duplex	2,400
Triplex	3,600
Fourplex	4,800
Larger than four units	960 (per unit) 430 (unit)
Residential Suite	(per unit)
Mobile Home Park	1,500 (per space)

Commercial

<u>Meter Size</u>	<u>Redmond Service Area</u>
5/8"-3/4"	\$ 1,500
1"	3,750
1-1/2"	7,500
2"	12,000
3"	24,000
4"	37,500
6"	75,000
8"	120,000

Cooling Towers

<u>Meter Size</u>	<u>Redmond Service Area</u>
5/8"-3/4"	\$ 220
1"	560
1-1/2"	1,120
2"	1,800
3"	3,600
4"	5,640
6"	11,220
8"	18,000

Section 5. 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, and then subtract any reimbursement agreement repayment amounts to be received, and then divide the remainder by the number of lots in the plat or short plat.

(2) Water Storage Credit

Take the total cost of the storage improvements, subtract any reimbursement agreement repayment amounts to be received, and 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, and 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 2 and 4 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, and then subtract any reimbursement agreement repayment amounts to be received, and 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 Storage Credit

Take the total cost of storage improvements, subtract any reimbursement agreement repayment amounts to be received, and 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, and 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 2 and 4 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 park 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 Storage Credit

Take the total costs of storage improvements, subtract any reimbursement agreement repayment amounts to be received, and 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 costs of sewer system improvements, subtract any reimbursement agreement repayment amounts to be received, and then divide the remainder by the sum of the meter flow factor 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 2 and 4 above.

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

(6) For commercial zone 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 2 and 4 above.

Section 6. 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 7. The Public Works Director or his/her designee may provide an additional credit in the General Connection Charge for new connections on property which is being redeveloped and where water and/or sewer service had previously been provided. Factors to be considered in establishing the amount of this additional credit include: size of previous meters, number of previous units, previous quantity of flow, length of time previous development existed, length of time property is vacant from previous use and, other such factors as may apply.

Section 8. The Public Works Director or his/her designee may provide an additional credit in the General Connection Charge for a multi-family complex or mobile home park

that is currently served with a large master meter(s) that is converting to individual meters for each building. The intent of this section is that a conversion of this nature should not result in the imposition of additional connection charges.

Section 9. The Public Works Director or his/her designee shall make an additional General Sewer Connection Charge 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 charge shall be the difference between the General Sewer Connection Charge calculated at the current rates before and after the change.

Section 10. The Public Works Director or his/her designee shall make an additional General Water Connection Charge for a single-family residential home which is currently served by water service when the total living area is increased beyond home size range it was previously in. The additional charge shall be the difference between the General Water Connection Charge calculated at the current rates before and after the change.

Section 11. 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 or his/her designee shall set the amount of the credit.

Section 12. Resolution No. 1302 is hereby repealed.

Section 13. This Resolution shall become effective January 1, 2015. The provisions of this Resolution shall not apply, however, to initial water and sewer connections made after January 1, 2015, for buildings for which a building permit was issued before January 1, 2015, as long as such building permits remain active and are not withdrawn or expire. Water and sewer connections to buildings meeting the requirements of the preceding sentence shall be allowed upon the payment of the fees established by Resolution No. 1302, unless the applicant chooses to have the new rate apply, provided all other applicable City requirements are met.

ADOPTED by the Redmond City Council this 2nd day of
December, 2014

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

ATTEST:



MICHELLE M. HART, MMC, CITY CLERK

FILED WITH THE CITY CLERK: November 18, 2014
PASSED BY THE CITY COUNCIL: December 2, 2014
EFFECTIVE DATE: December 2, 2014
RESOLUTION NO. 1819

YES: Allen, Carson, Flynn, Margeson, Shutz, Stilin

NO: Myers