

CITY OF REDMOND
RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF REDMOND, WASHINGTON, ESTABLISHING THE
AMOUNT OF SEWER ADDITIONAL CONNECTION CHARGES
FOR THE REDMOND TOWN CENTER SEWER SYSTEM
IMPROVEMENT AREA (LEARY WAY BASIN)

WHEREAS, the City of Redmond is constructing sewer infrastructure improvements in the Redmond Town Center Area (Leary Way Sewer Basin) in support of the increased zoning density allowed by the 2050 Comprehensive Plan update and rezone adopted by Ordinance No. 3181; and

WHEREAS, this sewer infrastructure will include upgrades to or replacement of Lift Station No. 17, the associated forcemain, and gravity pipes in Bear Creek Parkway and Leary Way; and

WHEREAS, RCW 35.92.025 and Redmond Municipal Code Section 13.11.035 authorize the City to collect from any person desiring to connect to the sewer system or to develop a property for which the sewer improvements were provided, the costs incurred by the City in designing and constructing the sewer system improvements; and

WHEREAS, Redmond Municipal Code Section 13.11.035 states that the Additional Connection Charge amount shall be established by resolution of the City Council; and

WHEREAS, the City of Redmond Director of Public Works has recommended Additional Connection Charge amounts to the City

Council for the property within the Redmond Town Center Sewer System Improvement Area (Leary Way Basin); and

WHEREAS, the City Council, after reveiwing these amounts, finds the Additional Connection Charge amounts are reasonable; and

WHEREAS, RCW 35.92.025 and Redmond Muncipal Code Section 13.11.100 authorize the Ctiy to collect interest on the amount of each Additional Connection Charge from the date of construction of the sewer system improvements which serve the property until payment of the Additional Connection Charge, not to exceed ten (10) years.

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

Section 1. Additional Connection Charge Amount.

Pursuant to RCW 35.92.025 and Redmond Municipal Code Section 13.11.035, any person who desires to connect to the City's sewer system within the Redmond Town Center Sewer System Improvement Area (Leary Way Basin), or develop a property for which the sewer system improvements were provided, shall make payment to the City of the City's costs incurred in constructing the sewer system improvements. The Additional Connection Charges for the Redmond Town Center Sewer System Improvement Area shall be as set forth in Exhibit A, "Redmond Town Center Sewer System Improvement Area Additional Connection Charges", attached hereto and incorporated herein by this reference as if set forth in full.

Section 2. Interest Amount. Pursuant to RCW 35.92.025 and Redmond Municipal Code Section 13.11.100, the City shall collect interest, at the rate of 4.25%, on the amount of each Additional Connection Charge from January 1, 2026. This interest charge shall not accrue for more than ten (10) years.

Section 3. Additional Connection Charge Triggers.
The Additional Sewer Connection Charges are triggered by any of the following actions:

- Any development of a vacant site;
- Any new construction requiring a new connection to the water and/or sewer system;
- Redevelopment of a parcel(s) based on value of improvements as defined by the Redmond Zoning Code (RZC) 21.17.010.F.1.d; or
- The connection of a new water meter or side sewer.

Partial Payment: When 50% or less of the area of an existing parcel is developed, the owner/developer shall pay fifty percent (50%) of the Additional Connection Charge identified for that parcel. The remaining fifty percent (50%) of the Additional Connection Charge shall be paid when any portion of the remaining fifty percent (50%) of such existing parcel area is developed.

Additional Sewer Connection Charges are NOT triggered by the following actions unless the value of the improvements triggers a Redevelopment:

- Change-in-use within an existing building that is 15,000 s.f. or smaller in size;
- Change-in-use within an existing building that does not increase the size of the water meter or side sewer;
- Tenant improvements that are 15,000 s.f. or smaller in size;
- Tenant improvements that do NOT require an increase in water meter or side sewer size;
- Building additions that do NOT require an increase in water meter or side sewer size; or
- The addition of an irrigation meter.

Section 4. Assessment of Charge - Time. Applications for connection to the water or sewer systems shall be made to the City of Redmond Development Services Division for that purpose, and the Public Works Department shall calculate the applicable Additional Connection Charge, including interest, at that time. The Additional Sewer Connection Charges will be paid by the applicant at the same time the City collects the General Sewer Connection Charges for the parcel(s). If parcels are to be split or modified via approved mechanisms (ie. short plat, Binding Site Plan, etc) then each new parcel shall be responsible for a proportionate share of the original parcel's assigned Additional Sewer Connection Charges based upon a ratio of the area of the new parcel to the area of the original parcel. If a section of the modified original parcel is short platted as an area not

needing water or sewer (ie. park, open space, stormwater detention area, or for parking) then the Additional Connection Charge for that area will be proportionately allocated to the remaining parcels for payment according to this policy. General Sewer Connection Charge credits not used towards the first connection will remain available towards any remaining connections planned as part of the development on the parcel.

Section 5. Assessment of Charge - Estimated versus Final Project Costs. These Additional Connection Charges are based upon an estimated total project cost. The City may recalculate the Additional Connection Charges upon review of the final project costs. If the City adopts revised Additional Connection Charges, then the City will refund the difference if costs are smaller, but not ask for more if the difference is higher.

Section 6. Improvements Constructed by Others. If the gravity sewer pipes in Bear Creek parkway or Leary Way are constructed by someone other than the City, then the Additional Connection Charge associated with the sewer pipe will be removed. The cost of constructing the sewer pipe could be charged to the benefitted properties using a Reimbursement Agreement.

Section 7. General Connection Charge Special Credit. The maximum credit for sewer system improvements constructed to serve property as established in Section 4 of Resolution No. 1506 adopted December 4, 2018, or any subsequent replacement resolution shall be increased by a factor of 1.33 to recognize

the special circumstances regarding the impacts to the properties
of these Additional Connection Charges.

ADOPTED by the Redmond City Council this _____ day of
_____, 2025.

APPROVED:

ANGELA BIRNEY, MAYOR

ATTEST:

CHERYL XANTHOS, MMC, CITY CLERK

(SEAL)

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
RESOLUTION NO:

Resolution No. _____

EXHIBIT A
REDMOND TOWN CENTER SEWER SYSTEM IMPROVEMENT AREA
SEWER ADDITIONAL CONNECTION CHARGES

ID	ACC Area	PIN	Parcel Area (sq ft)	\$/SF (See Table 3)	ACC by Parcel (\$)	ACC Combined for Split Parcels
01	1	1125059073	30,762	\$2.85	\$87,684.95	\$87,684.95
02	2	7202410010	169,210	\$4.94	\$835,267.62	\$1,911,960.57
	3	7202410010	169,210	\$6.36	\$1,076,692.95	
03	1	7202410080	51,570	\$2.85	\$146,999.78	\$401,565.18
	2	7202410080	51,570	\$4.94	\$254,565.40	
04	2	7202410040	40,756	\$4.94	\$201,184.70	\$201,184.70
05	2	7202410020	123,385	\$4.94	\$609,064.21	\$609,064.21
06	1	7202410070	41,463	\$2.85	\$118,188.33	\$322,859.78
	2	7202410070	41,463	\$4.94	\$204,671.45	
07	3	7202410110	87,103	\$6.36	\$554,243.39	\$554,243.39
08	4	7202410132	91,704	\$8.75	\$802,245.32	\$802,245.32
09	3	7202410130	67,556	\$6.36	\$429,864.11	\$429,864.11
10	3	7202410150	164,889	\$6.36	\$1,049,199.10	\$2,491,674.46
	4	7202410150	164,889	\$8.75	\$1,442,475.36	
11	5	7202410161	19,470	\$13.11	\$255,255.45	\$255,255.45
12	4	7202410163	44,216	\$8.75	\$386,807.84	\$386,807.84
13	4	7202410160	106,868	\$8.75	\$934,897.07	\$2,335,969.45
	5	7202410160	106,868	\$13.11	\$1,401,072.38	
14	2	7202410210	9,763	\$4.94	\$48,191.64	\$48,191.64
15	2	7202410060	123,022	\$4.94	\$607,272.13	\$607,272.13
16	1	7202415555	12,086	\$2.85	\$34,450.71	\$34,450.71
17	5	7202410170	307,867	\$13.11	\$4,036,234.88	\$4,036,234.88
18	5	7202410165	37,230	\$13.11	\$488,098.06	\$488,098.06
19	5	1225055555	1,280	\$13.11	\$16,780.80	\$16,780.80
20	5	1225059231	72,606	\$13.11	\$951,891.74	\$951,891.74
21	1	7202410100	157,462	\$2.85	\$448,842.86	\$1,226,121.99
	2	7202410100	157,462	\$4.94	\$777,279.12	
22	1	1125059026	30,637	\$2.85	\$87,331.32	\$87,331.32
23	1	7202410200	75,537	\$2.85	\$215,316.78	\$215,316.78
24	1	7202415555	326	\$2.85	\$930.55	\$930.55
25	3	7202410050	18,398	\$6.36	\$117,064.81	\$117,064.81
26	2	7202410030	180,871	\$4.94	\$892,829.91	\$2,043,722.93
	3	7202410030	180,871	\$6.36	\$1,150,893.02	
27	3	7202410134	25,039	\$6.36	\$159,325.31	\$159,325.31

*Highlighted parcels indicate parcels that have multiple discharge locations. Parcels are divided 50/50 and assigned to two applicable ACC Areas.

**See Figure 1 for map of parcels with PINs, IDs and parcel areas

Total

\$20,823,113.06

