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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3939

AN ORDINANCE relating to connection charges to be made against properties benefited by the construction of the 108th Avenue N.E. sanitary sewer interceptor, C.I.P. Project No. S-10; establishing amounts to be charged against such benefited properties; and requiring payment to the City of such connection charges upon development or redevelopment of the benefited properties.

WHEREAS, Resolution No. 4759, adopted by the City Council on June 23, 1986, authorized the City's Sewer Utility to proceed with the development of the 108th Avenue N.E. sanitary sewer interceptor, C.I.P. Project No. S-10; and

WHEREAS, Section 2. of Resolution No. 4759 authorizes the imposition of connection charges against the properties benefited by the construction of the 108th Avenue N.E. sanitary sewer interceptor in order to reimburse the City for the property's reasonable share of the cost of constructing the project and provides that said connection charge be paid at the time said property develops or redevelops; and

WHEREAS, Section 2. of Resolution No. 4759 further provides that upon completion of the sanitary sewer interceptor project and identification of the actual cost of the project an ordinance shall be prepared for approval by the City Council establishing the method of determining said connection charges and setting forth the amount of such connection charges for each property benefited; and

WHEREAS, the actual cost of the project has now been determined and a methodology developed for determining the specific connection charges to be applied against said benefited properties; and

WHEREAS, specific connection charges for each property benefited by the construction of the sanitary sewer interceptor project have now been determined; now, therefore

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. A connection charge shall be imposed at the time of development or redevelopment on all properties within the Central Business District (CBD) that utilize the 108th Avenue N.E. sanitary sewer interceptor, hereinafter the "interceptor."

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Section 2. The connection charge provided in Section 1 above shall be determined by multiplying the area of the property benefited by a density of development factor which shall take into account the variation in density of development allowed by the different land use classifications within the CBD. There are hereby established the following density of development factors for the corresponding land use classifications:

<u>Land Use Classification</u>	<u>Density of Development Factor</u>
CBD-0-1	5
CBD-0-2	4
CBD-MU	2

The density factors set forth above are derived from the basic floor area ratio allowed for each land use classification within the 108th Avenue trunk service area.

Section 3. The connection charge for each property utilizing the interceptor shall be based on the methodology and procedures set forth in Sections 1 and 2 of this Ordinance by multiplying the area of the benefited property by the Density of Development Factor for said property. The total cost to be allocated against the benefited properties is \$238,138 in 1987 dollars. A connection charge is hereby imposed for each benefited property in the amount set forth for said property in Exhibit A hereto, which said Exhibit A has been given Clerk's Receiving No. 13745

Section 4. The connection charge imposed by Section 3 herein shall be paid to the City at the time of development or redevelopment of said property together with interest thereon as authorized by RCW 35.92.025 from the date of completion of construction of the interceptor, which was June 20, 1987, to the date of payment of the connection charge, but not for a period exceeding ten years. The interest rate shall be 6.7% per year.

Section 5. This ordinance shall be in force and take effect thirty days after final passage by the City Council.

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PASSED by the City Council this 25th day of July,
1988, and signed in authentication of its passage this 25th day
of July, 1988.

(SEAL)

Nan Campbell
Nan Campbell, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

[Signature]
Richard L. Kirkby, Assistant City Attorney

Attest:

[Signature]
Marie K. O'Connell, City Clerk

Published July 31, 1988