



Staff Report

November 19, 2018 Council Workshop

Green Mountain Latecomer Reimbursement Agreements

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PURPOSE: Developers of the Green Mountain Planned Residential Development (PRD) and the Green Mountain Estates Subdivision have installed municipal water and sewer improvements for their respective developments. The developer of the initial phases of the Green Mountain PRD installed the Goodwin Road sewer pump station as well as water and sewer mains on NE Ingle Road. The developer of Green Mountain Estates installed water and sewer mains on NE 28th Street east of NE Ingle Road. These improvements will benefit others in the area that will be seeking to develop and/or connect to these mains. These benefitted areas are depicted in the Green Mountain Latecomer Reimbursement power point presentation.

Per the Revised Code of Washington (RCW) 35.91, these developers are allowed to request proportionate share reimbursement from other benefitting property owners. The developers have requested to enter into latecomer reimbursement agreements with the City. The City collects the fees at the time of connection to the City's water and/or sewer system which is typically at building permit issuance. The City then reimburses the developer with the collected latecomer fees.

The affected property owners will be notified of the proposed latecomer reimbursement agreements and will be invited to a public hearing that will be held at an upcoming Council meeting. The reason for the public hearing is to give the public an opportunity to comment on the means and methods by which the reimbursements are calculated, but the reimbursement agreement must be honored by the City per RCW 35.91.020. The affected owners only pay if and when they connect to the City's water and/or sewer system.

Staff will present the aforementioned PowerPoint presentation. Please feel free to contact me with questions or comments in advance of the November 19th Workshop.