



## Staff Report

*December 17, 2018 Council Meeting*

### **Public Hearing CLB Washington Solutions 1, LLC Latecomer Reimbursement Agreement**

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**PURPOSE:** CLB Washington Solutions 1, LLC, the Developer of the Green Mountain Planned Residential Development (PRD), Phase 1 has installed the Goodwin Road regional sewer pump station in accordance with the Camas Sewer System Plan, the Camas Comprehensive Plan and Camas Municipal Code (CMC) 17.19.040C. These pump station improvements will benefit others in the area that will be seeking to develop and/or connect to the municipal sewer system in the Green Mountain area. The benefitted area is depicted in Exhibit B and the fee schedule is shown in Exhibit C of the draft Latecomer Reimbursement Agreement. Initially, the developer was additionally seeking reimbursement for the installation of water and sewer main lines on NE Ingle Road but has since retracted this request. Calculations for these main lines are still included and referenced in the calculation documents attached to this agenda item.

Per the Revised Code of Washington (RCW) 35.91, a developer is allowed to request proportionate share reimbursement from other benefitting property owners. The developer has requested to enter into a latecomer reimbursement agreement with the City. The City collects the fees at the time of connection to the City's municipal sewer system which is typically at building permit issuance. The City then reimburses the developer with the collected latecomer fees.

This public hearing allows the public to comment on the means and methods by which the reimbursement is 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 sewer system.

**RECOMMENDATION:** Staff recommends opening the public hearing, taking public testimony, deliberating and directing the City Attorney to finalize the Latecomer Reimbursement Agreement with CLB Washington Solutions 1, LLC to be brought back to an upcoming Council Meeting for consideration. Please feel free to contact me with questions or comments in advance of the December 17<sup>th</sup> Council Meeting.