

Project title: Adopt an Ordinance establishing special System Development Fees for connection to the City of Everett's water, sewer, and stormwater systems for 2024 – 2027, amending EMC 14.08.135.

Council Bill #

CB 2310-54

Agenda dates requested:

Briefing 10/25/2023
Proposed action 11/1/2023
Consent
Action 11/8/2023
Ordinance x
Public hearing 11/8/2023
X Yes No

Budget amendment:

Yes X No

PowerPoint presentation:

X Yes No

Attachments:

Proposed Ordinance

Department(s) involved:

Public Works, Admin

Contact person:

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Initialed by:

SB

Department head

Administration

Council President

Consideration: System Development Fees Ordinance establishing rates for 2024-2027**Project:****Partner/Supplier:****Location:** Citywide**Preceding action:** Ordinance 3632-18 passed 11/7/2018**Fund:** Fund 401**Fiscal summary statement:**

The proposed ordinance would decrease System Development Fees 11.5% percent in 2024, increasing 5.1% percent in 2025, 2026, and increasing 5.2% in 2027

Project summary statement:

Everett has completed the 2024 System Development Fee study. Staff recommends that a new four-year ordinance be adopted by City Council to be effective January 1, 2024. The proposed ordinance aligns the City's System Development Fee program with industry best management practices.

Recommendation (exact action requested of Council):

Adopt an Ordinance establishing special System Development Fees for connection to the City of Everett's water, sewer, and stormwater systems for 2024 – 2027, amending EMC 14.08.135.

ORDINANCE NO. 3979-23

An ORDINANCE establishing special system development charges for connection to the City of Everett water and sewer systems and stormwater system impacts, and amending EMC 14.08.135.

WHEREAS,

- A. The City Council finds that additional connections to the City of Everett water system and sewer system have cumulative impacts which will require future reconstruction and expansion of system facilities.
- B. Under RCW 35.92.025 and chapter 35.67 RCW, the City Council may impose system development charges to property owners seeking new connections to the water system and sewer system and contributing stormwater runoff to stormwater systems in such amount as the City Council may determine in order that such property owners shall bear their equitable share of the cost of the system.
- C. Surface water and stormwater services related to new development include protection and preservation of natural drainage systems and receiving waters and drainage for public streets.
- D. The City Council finds that City recent investment in the stormwater system is sufficiently large that stormwater should have a system development charge separate from the sewer and water development charge.
- E. Using best management practices, the stormwater development charge shall be based on impervious surface area and apply to all areas in the City limits.
- F. The City Council finds that basing System Development Charges for water and sewer on water service size is consistent with current best management practices.
- G. The City Council further determines that all charges in this ordinance are reasonable and are proper in order that property owners shall bear their equitable share of the cost of such systems.
- H. The City commissioned a study of the system development charges by HDR Engineering, Inc. The system development charges in this ordinance are consistent with the HDR report dated October 9, 2023.

NOW, THEREFORE, THE CITY OF EVERETT DOES ORDAIN:

Section 1. The recitals above are hereby adopted as findings, conclusions, and determinations in support of this ordinance.

Section 2. EMC 14.08.135 is amended to add:

Effective January 1, 2024:

In addition to utility permit charges for sewer service, water service, and stormwater and any inspection charges, there is hereby imposed, on the owners of properties, special system development charges in the following amounts:

1. Water and Sewer System Development Charges

Meter Size	Water System Development Charge	Sewer System Development Charge	Total Water and Sewer System Development Charges
¾"	\$4,577	\$4,028	\$8,605
1" domestic/fire*	\$4,577	\$4,028	\$8,605
1"	\$7,644	\$6,727	\$14,371
1 ½"	\$15,242	\$13,414	\$28,656
2"	\$24,396	\$21,471	\$45,867
3"	\$45,771	\$40,283	\$86,054
4"	\$76,300	\$67,152	\$143,452
6"	\$152,554	\$134,264	\$286,818
8"	\$244,095	\$214,831	\$458,926
10"	\$350,924	\$308,852	\$659,776
12"	\$514,920	\$453,187	\$968,107

*Domestic/Fire combination meter for Single Family Residences and Duplexes reviewed under the International Residential Code, upsized due to the addition of a fire sprinkler system.

The above table contains charges for inside City-limits. Areas outside City limits, but connected to the City's water and sewer system, shall be charged the inside-City-limits charge plus (unless otherwise required by law) a 25% surcharge.

2. Stormwater System Development Charge. In addition to water and sewer system development charges, there shall be a stormwater system development charge based on square footage of impervious surface area imposed on development within city limits that contributes stormwater to the stormwater drainage system or to a receiving water body or receiving waters*:

Development Type	Stormwater System Development Charge
New Construction	Base Charge (1 ISU \leq 2500 sf): \$747
	Additional charge for impervious area >2500 sf: \$0.2988/sf
Existing Development adding new impervious surface area	Calculated per square foot of added impervious surface area \$0.2988/sf

ISU = Impervious Surface Unit, defined as 2500 sf of impervious surface area.

* "Impervious surface," "stormwater," "stormwater drainage system," and "receiving water body or receiving waters" as defined in chapter 14.28 EMC.

Section 3. EMC 14.08.135 is amended to add:

Effective January 1, 2025:

In addition to utility permit charges for sewer service, water service, and stormwater and any inspection charges, there is hereby imposed, on the owners of properties, special system development charges in the following amounts:

1. Water and Sewer System Development Charges

Meter Size	Water System Development Charge	Sewer System Development Charge	Total Water and Sewer System Development Charges
¾"	\$4,860	\$4,149	\$9,009
1" domestic/fire*	\$4,860	\$4,149	\$9,009
1"	\$8,115	\$6,929	\$15,044
1 ½"	\$16,182	\$13,817	\$29,999
2"	\$25,901	\$22,115	\$48,016
3"	\$48,596	\$41,492	\$90,088
4"	\$81,009	\$69,167	\$150,176
6"	\$161,969	\$138,292	\$300,261
8"	\$259,160	\$221,276	\$480,436
10"	\$372,583	\$318,118	\$690,701
12"	\$546,701	\$466,783	\$1,013,484

*Domestic/Fire combination meter for Single Family Residences and Duplexes reviewed under the International Residential Code, upsized due to the addition of a fire sprinkler system.

The above table contains charges for inside City-limits. Areas outside City-limits, but connected to the City's water and sewer system, shall be charged the inside-City-limits charge plus (unless otherwise required by law) a 25% surcharge.

2. Stormwater System Development Charge. In addition to water and sewer system development charges, there shall be a stormwater system development charge based on square footage of impervious surface area imposed on development within city limits that contributes stormwater to the stormwater drainage system or to a receiving water body or receiving waters*:

Development Type	Stormwater System Development Charge
New Construction	Base Charge (1 ISU \leq 2500 sf): \$823
	Additional charge for impervious area >2500 sf: \$0.3292/sf
Existing Development adding new impervious surface area	Calculated per square foot of added impervious surface area at \$0.3292/sf

ISU = Impervious Surface Unit, defined as 2500 sf of impervious surface area.

* "Impervious surface," "stormwater," "stormwater drainage system," and "receiving water body or receiving waters" as defined in chapter 14.28 EMC.

Section 4. EMC 14.08.135 is amended to add:

Effective January 1, 2026:

In addition to utility permit charges for sewer service, water service, and stormwater and any inspection charges, there is hereby imposed, on the owners of properties, special system development charges in the following amounts:

1. Water and Sewer System Development Charges

Meter Size	Water System Development Fee	Sewer System Development Charge	Total Water and Sewer System Development Charges
$\frac{3}{4}$ "	\$5,159	\$4,274	\$9,433
1" domestic/fire*	\$5,159	\$4,274	\$9,433
1"	\$8,616	\$7,137	\$15,753

1 ½"	\$17,181	\$14,231	\$31,412
2"	\$27,500	\$22,779	\$50,279
3"	\$51,595	\$42,737	\$94,332
4"	\$86,009	\$71,242	\$157,251
6"	\$171,966	\$142,441	\$314,407
8"	\$275,156	\$227,914	\$503,070
10"	\$395,578	\$327,661	\$723,239
12"	\$580,443	\$480,786	\$1,061,229

*Domestic/Fire combination meter for Single Family Residences and Duplexes reviewed under the International Residential Code, upsized due to the addition of a fire sprinkler system.

The above table contains charges for inside City-limits. Areas outside City-limits, but connected to the City's water and sewer system, shall be charged the inside-City-limits charge plus (unless otherwise required by law) a 25% surcharge.

2. Stormwater System Development Charge. In addition to water and sewer system development charges, there shall be a stormwater system development charge based on square footage of impervious surface area imposed on development within city limits that contributes stormwater to the stormwater drainage system or to a receiving water body or receiving waters*:

Development Type	Stormwater System Development Charge
New Construction	Base Charge (1 ISU \leq 2500 sf): \$906
	Additional charge for impervious area >2500 sf: \$0.3624/sf
Existing Development adding new impervious surface area	Calculated per square foot of added impervious surface area at \$0.3624/sf

ISU = Impervious Surface Unit, defined as 2500 sf of impervious surface area.

* "Impervious surface," "stormwater," "stormwater drainage system," and "receiving water body or receiving waters" as defined in chapter 14.28 EMC.

Section 5. EMC 14.08.135 is amended to add:

Effective January 1, 2027:

In addition to utility permit charges for sewer service, water service, and stormwater and any inspection charges, there is hereby imposed, on the owners of properties, special

system development charges in the following amounts:

1. Water and Sewer System Development Charges

Meter Size	Water System Development Charge	Sewer System Development Charge	Total Water and Sewer System Development Charges
¾"	\$5,478	\$4,402	\$9,880
1" domestic/fire*	\$5,478	\$4,402	\$9,880
1"	\$9,148	\$7,351	\$16,499
1 ½"	\$18,242	\$14,658	\$32,900
2"	\$29,197	\$23,462	\$52,659
3"	\$54,779	\$44,019	\$98,798
4"	\$91,317	\$73,379	\$164,696
6"	\$182,579	\$146,714	\$329,293
8"	\$292,138	\$234,751	\$526,889
10"	\$419,993	\$337,491	\$757,484
12"	\$616,267	\$495,210	\$1,111,477

*Domestic/Fire combination meter for Single Family Residences and Duplexes reviewed under the International Residential Code, upsized due to the addition of a fire sprinkler system.

The above table contains charges for inside City-limits. Areas outside City-limits, but connected to the City's water and sewer system, shall be charged the inside-City-limits charge plus (unless otherwise required by law) a 25% surcharge.

2. Stormwater System Development Charge. In addition to water and sewer system development charges, there shall be a stormwater system development charge based on square footage of impervious surface area imposed on development within city limits that contributes stormwater to the stormwater drainage system or to a receiving water body or receiving waters*:

Development Type	Stormwater System Development Charge
New Construction	Base Charge (1 ISU ≤2500 sf): \$998
	Additional charge for impervious area >2500 sf: \$0.3992/sf
Existing Development adding new impervious surface area	Calculated per square foot of added impervious surface area at \$0.3992/sf

ISU = Impervious Surface Unit, defined as 2500 sf of impervious surface area.

* “Impervious surface,” “stormwater,” “stormwater drainage system,” and “receiving water body or receiving waters” as defined in chapter 14.28 EMC.

Section 6. The preamble subsection of EMC 14.08.135 (which preamble states in its entirety “In addition to current sewer and water connection permit and inspection fees, there is hereby imposed, on the owners of properties, a special connection charge in the following amounts:”) is deleted:

Section 7. EMC 14.08.135.I is amended as follows:

I. Impervious surface or area is defined by chapter 14.28 EMC.

Section 8. Sections of this Ordinance are to be codified as follows:

This Ordinance Section	EMC Subsection
2	14.08.135.A
3	14.08.135.B
4	14.08.135.C
5	14.08.135.D

The current EMC 14.08.135A-D are Sections 1 through 4 of Ordinance 3632-18. Those four ordinance sections contain charges for time periods prior to January 1, 2024. Although those four ordinance sections in Ordinance 3632-18 are not repealed, their codification is no longer necessary.

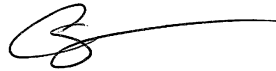
Section 9. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener’s/clerical errors, references, ordinance numbering, section/subsection numbers, and any internal references.

Section 10. The City Council hereby declares that should any section, paragraph, sentence, clause or phrase of this ordinance be declared invalid for any reason, it is the intent of the City Council that it would have passed all portions of this ordinance independent of the elimination of any such portion as may be declared invalid.

Section 11. The enactment of this Ordinance shall not affect any case, proceeding, appeal or other matter currently pending in any court or in any way modify any right or liability, civil or criminal, which may be in existence on the effective date of this Ordinance.

Section 12. It is expressly the purpose of this Ordinance to provide for and promote the health, safety and welfare of the general public and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this Ordinance. It is the specific intent of this Ordinance that no provision or any term used in this Ordinance

is intended to impose any duty whatsoever upon the City or any of its officers or employees. Nothing contained in this Ordinance is intended nor shall be construed to create or form the basis of any liability on the part of the City, or its officers, employees or agents, for any injury or damage resulting from any action or inaction on the part of the City related in any manner to the enforcement of this Ordinance by its officers, employees or agents.



CASSIE FRANKLIN, MAYOR

ATTEST:



CITY CLERK

Passed: 11/15/2023

Valid: 11/16/2023

Published: 11/18/2023

Effective: 12/1/2023


ORD 3979-23_CB 2310-54_Special System Development

Final Audit Report

2023-11-16

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