

The following recorded documents are associated with

**Ordinance 2441 – Tukwila South Sewer Connection Fees:**

<a href="#">20150902000672</a>	<a href="#">20150902000701</a>
<a href="#">20150902000673</a>	<a href="#">20150902000702</a>
<a href="#">20150902000674</a>	<a href="#">20150902000703</a>
<a href="#">20150902000675</a>	<a href="#">20150902000704</a>
<a href="#">20150902000676</a>	<a href="#">20150902000705</a>
<a href="#">20150902000677</a>	<a href="#">20150902000706</a>
<a href="#">20150902000678</a>	<a href="#">20150902000707</a>
<a href="#">20150902000679</a>	<a href="#">20150902000708</a>
<a href="#">20150902000680</a>	<a href="#">20150902000709</a>
<a href="#">20150902000681</a>	<a href="#">20150902000710</a>
<a href="#">20150902000682</a>	<a href="#">20150902000711</a>
<a href="#">20150902000683</a>	<a href="#">20150902000813</a>
<a href="#">20150902000684</a>	<a href="#">20150902000814</a>
<a href="#">20150902000685</a>	<a href="#">20150902000815</a>
<a href="#">20150902000686</a>	<a href="#">20150902000816</a>
<a href="#">20150902000687</a>	<a href="#">20150902000817</a>
<a href="#">20150902000688</a>	<a href="#">20150902000818</a>
<a href="#">20150902000689</a>	<a href="#">20150902000819</a>
<a href="#">20150902000690</a>	<a href="#">20150902000820</a>
<a href="#">20150902000691</a>	<a href="#">20150902000821</a>
<a href="#">20150902000692</a>	<a href="#">20150902000822</a>
<a href="#">20150902000693</a>	<a href="#">20150902000823</a>
<a href="#">20150902000694</a>	<a href="#">20150902000824</a>
<a href="#">20150902000695</a>	<a href="#">20150902000825</a>
<a href="#">20150902000696</a>	<a href="#">20150902000826</a>
<a href="#">20150902000697</a>	<a href="#">20150902000827</a>
<a href="#">20150902000698</a>	<a href="#">20150902000828</a>
<a href="#">20150902000699</a>	<a href="#">20150902000829</a>
<a href="#">20150902000700</a>	<a href="#">20150902000830</a>

This ordinance and the associated recorded documents are related to Tukwila South Development Agreement #09-100.



# City of Tukwila

Washington

Ordinance No. 2441

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, ESTABLISHING SEWER CONNECTION FEES FOR THE PRELIMINARY PLAT OF TUKWILA SOUTH AND PROPERTY FRONTING ON ORILLIA ROAD, TO BE CODIFIED AT CHAPTER 14.19 OF THE TUKWILA MUNICIPAL CODE; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, upon completion of the Preliminary Plat of Tukwila South and the newly-installed sanitary sewer improvements, the City Council desires to have in place an equitable and adequate rate structure to finance the operation and maintenance of the sanitary sewer utility; and

**WHEREAS**, the sanitary sewer lines meet the Washington State Department of Ecology standards including the minimum pipe diameter of 8 inches; and

**WHEREAS**, any sewer connection will be assessed a connection fee that is determined by the infrastructure construction costs minus grant funding and the area of each parcel of land or designated plat that is tributary to the sanitary sewer system; and

**WHEREAS**, any water connection will be assessed a connection fee that is determined by the Highline Water District;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:**

**Section 1. Regulations Established.** Tukwila Municipal Code (TMC) Chapter 14.19, "Sewer Connections—Preliminary Plat of Tukwila South," is hereby established to read as follows:

## **CHAPTER 14.19 SEWER CONNECTIONS—PRELIMINARY PLAT OF TUKWILA SOUTH**

### **Sections:**

- 14.19.010 Sewer Connection Requirements and Fees
- 14.19.020 Service Area Boundaries
- 14.19.030 Funding Recovery Review

**Section 2.** TMC Section 14.19.010 is hereby established to read as follows:

**14.19.010 Sewer Connection Requirements and Fees**

A. Homes on Orillia Road existing on July 1, 2013 will be required to connect to the sewer and pay associated connection charges if any portion of any building is situated within 250 feet of a sanitary sewer line or lateral and if:

1. Septic tank or health problems are identified by the King County Health Department that require repair of the septic tank system; or
2. The home changes ownership; or
3. Remodeling occurs adding a bathroom or bedroom.

B. Parcels within the Preliminary Plat of Tukwila South will be required to connect to the sanitary sewer system and pay in full associated sewer connection charges before issuance of the City of Tukwila's building permit for the specific development.

C. Change of ownership requires payment in full of the sewer connection fees.

D. The Preliminary Plat of Tukwila South and Orillia Road sewer connection fees will start at \$0.056530 per square foot of total property based on King County records and the Preliminary Plat for Tukwila South as shown in Figure 14-7.

E. Notice of sewer availability and connection requirements shall be placed on titles of properties within the Tukwila South Plat and Orillia Road sewer service area. King County recording fees will also be paid in full with the sewer connection fees.

**Section 3.** TMC Section 14.19.020 is hereby established to read as follows:

**14.19.020 Service Area Boundaries**

A. The sewer service boundary area is the north margin of South 204th Street; the area west of the Green River and Segale Business Park; the east margin of Orillia Road, Interstate I-5 and the City SeaTac; and the south margin of South 180th Street. A map of the parcels within the service area known as the Preliminary Plat of Tukwila South is attached hereto as Figure 14-8.

B. The Preliminary Plat of Tukwila South is dated June 2013, the King County Bow Lake Transfer Station, tax parcel 352304-9037 and tax parcel 023900-0300, 023900-0310, 023900-0247, 023900-0365, and 023900-0320 along Orillia Road with the exception of Plat #7 of the Preliminary Plat of Tukwila South, tax parcel 023900-0310, and portions of that plat that are labeled Sensitive Area Tracts, Exceptions, Reserve Drainage Tracts, Open Space Tracts and Not Buildable Tracts, will have sanitary sewer system connection costs based on net area of 12,062,664 square feet of area that is tributary to the sanitary sewer system.

**Section 4.** TMC Section 14.19.030 is hereby established to read as follows:

**14.19.030 Funding Recovery Review**

The successful implementation of later phases of the sanitary sewer installation for the City is dependent on the repayment of sewer fund revenues from the sewer connection fees. The City Council will review connection requirements, exemptions and other revenue recovery alternatives to ensure the sewer plan remains viable and adequately funded.

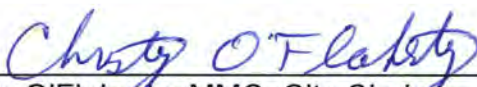
**Section 5. Corrections by City Clerk or Code Reviser.** Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

**Section 6. Severability.** If any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other person or situation.

**Section 7. Effective Date.** This ordinance or a summary thereof shall be published in the official newspaper of the City, and shall take effect and be in full force five days after passage and publication as provided by law.

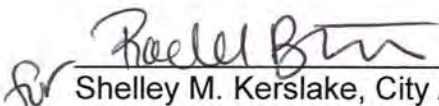
PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Regular Meeting thereof this 2nd day of June, 2014.

ATTEST/AUTHENTICATED:

  
Christy O'Flaherty, MMC, City Clerk

  
Jim Haggerton, Mayor

APPROVED AS TO FORM BY:

  
Shelley M. Kerslake, City Attorney

Filed with the City Clerk: 5-28-14  
Passed by the City Council: 6-2-14  
Published: 6-5-14  
Effective Date: 6-10-14  
Ordinance Number: 2441

Attachments:

- Figure 14-7 – Service Area Boundary Map of Preliminary Plat of Tukwila South
- Figure 14-8 – Tukwila South Sewer Connection Fees

Figure 14-7

PRELIMINARY PLAT OF TUKWILA SOUTH

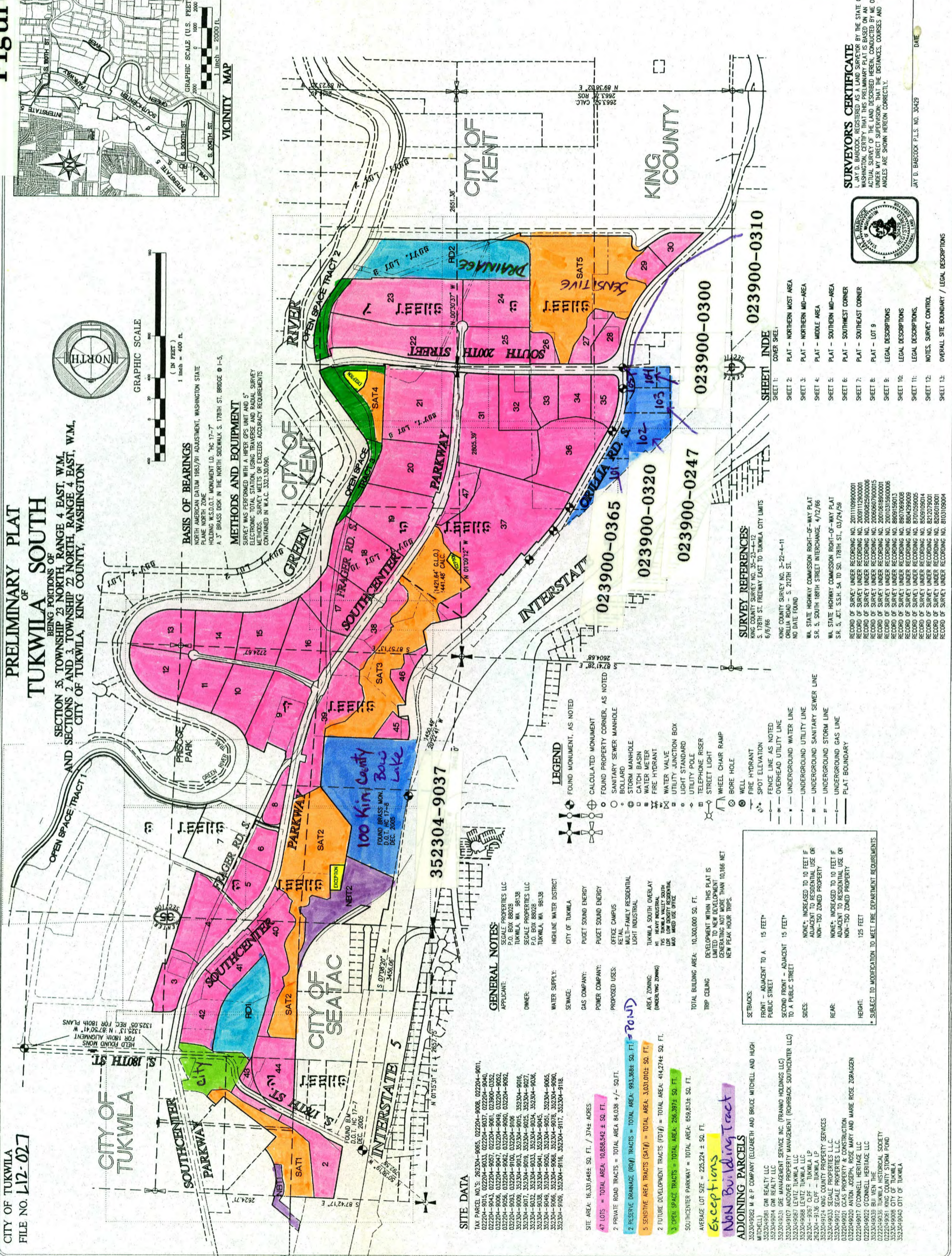
SECTION 35, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M. AND SECTIONS 2 AND 3, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M., CITY OF TUKWILA, KING COUNTY, WASHINGTON

CITY OF TUKWILA FILE NO. 142-027



BASIS OF BEARINGS NORTH AMERICAN DATUM 1983/91 ADJUSTMENT, WASHINGTON STATE PLANE NORTH ZONE HOLDING W.S.D.O.T. MONUMENT I.D. 'HC 17-7' A 3" BRASS DISK IN THE NORTH SIDEWALK S. 178TH ST. BRIDGE 0 1-5.

METHODS AND EQUIPMENT SURVEY WAS PERFORMED WITH A HIPER GPS UNIT AND 5" ELECTRONIC TOTAL STATION, USING TRAVERSE AND RADIAL SURVEY METHODS. SURVEY MEETS OR EXCEEDS ACCURACY REQUIREMENTS CONTAINED IN W.A.C. 3521.00.090.



SITE DATA table listing tax parcel numbers, owner information (SECALE PROPERTIES LLC), and water supply details.

- GENERAL NOTES: 1. FOUND MONUMENT, AS NOTED... 2. CALCULATED MONUMENT... 3. FOUND PROPERTY CORNER, AS NOTED...

LEGEND table defining symbols for monuments, utility lines, and other features.

SETBACKS table detailing front, second, and rear setbacks for various lot sizes.

ADJOINING PARCELS list including names like W & P COMPANY and BRUCE MITCHELL AND HUGH MITCHELL.

SURVEY REFERENCES table listing recording numbers and dates for various surveys.

SHEET INDEX table listing sheet numbers and their corresponding descriptions.



SURVEYORS CERTIFICATE text stating the survey was conducted in accordance with the laws of the State of Washington.

SECALE PROPERTIES A LIMITED LIABILITY COMPANY 6811 Segale Park Dr. C, Tukwila, WA 98188



TUKWILA SOUTH PRELIMINARY PLAT

REVISIONS table with columns for REV. NO., DESCRIPTION OF REVISION, and DATE.

**Tukwila South Sewer Connection Fees**

**Figure 14-8**

Area Tributary to the Sewer System based on the Preliminary Plat Map Figure 14-7

5/28/2014

Installation of the Sewer System minus Grants	\$	<b>681,904.14</b>
Total Area Tributary to the Sewer System (sq. ft.)		12,062,664
Cost per Square Foot		\$0.056530

Design	\$	59,416.80
Construction Mgmt		91,950.62
Construction		2,374,203.48
<b>Total Sewer</b>	<b>\$</b>	<b>2,525,570.90</b>

Lot Number #7 not included as it can connect to existing sewer.  
 Lot Number #105 not included due to lot size.

Less Grants (73%)	\$	<b>681,904.14</b>
63 parcels x \$200 KC Recording		12,600.00
	<b>\$</b>	<b>694,504.14</b>

Lot Number	AREA (Square Feet)	AREA (Acres)	Percent of Total Area	Sewer Connection Fee		Reference Only of Adjoining Parcel Numbers	Additional Parcel Numbers	
1	40,142	0.92	0.003327789	\$ 2,669.23		3523049038	3523049008	2
2	186,049	4.27	0.015423542	\$ 10,917.38		3523049025	3523049009	2
3	158,037	3.63	0.013101335	\$ 9,133.85		3523049032		1
4	335,971	7.71	0.02785214	\$ 19,192.49		3523049118		1
5	144,011	3.31	0.011938574	\$ 8,340.96		3523049015		1
6	112,996	2.59	0.009367417	\$ 6,587.68		3523049027		1
7	0	0.00	0	\$ 200.00	310,716	3523049036		1
8	71,429	1.64	0.005921471	\$ 4,237.88		3523049116		1
9	323,645	7.43	0.02683031	\$ 18,495.70		3523049017		1
10	230,637	5.29	0.019119907	\$ 13,237.94		3523049041		1
11	178,101	4.09	0.01476465	\$ 10,268.08		3523049117		1
12	219,571	5.04	0.01820253	\$ 12,612.38		3523049013		1
13	213,166	4.89	0.017671553	\$ 12,250.31		0222049033		1
14	192,232	4.41	0.015936115	\$ 11,066.90		3523049013		1
15	248,319	5.70	0.020585752	\$ 14,237.51		0222049008		1
16	293,127	6.73	0.024300354	\$ 16,770.51		0222049037		1
17	271,250	6.23	0.022486742	\$ 15,533.80		0222049040		1
18	324,473	7.45	0.026898951	\$ 18,542.51		0222049043		1
19	349,001	8.01	0.028932333	\$ 19,929.08		0222049057		1
20	322,937	7.41	0.026771616	\$ 18,455.68		0222049061		1
21	477,529	10.96	0.039587359	\$ 27,194.78		0222049011		1
22	393,093	9.02	0.032587579	\$ 22,421.60		0222049015		1
23	505,132	11.60	0.04187566	\$ 28,755.19		0322049049		1
24	289,626	6.65	0.02401012	\$ 16,572.60		3523049124		1
25	226,576	5.20	0.018783248	\$ 13,008.37		3523049039		1
26	73,558	1.69	0.00609799	\$ 4,358.24		0322049092		1
27	96,008	2.20	0.007959104	\$ 5,627.35		0322049093		1
28	97,651	2.24	0.00809531	\$ 5,720.23		0322049052		1
29	82,078	1.88	0.006804302	\$ 4,839.88		0322049062		1
30	88,991	2.04	0.007377392	\$ 5,230.67		0322049056		1
31	501,134	11.50	0.041544224	\$ 28,529.18		0322049006		1
32	173,621	3.99	0.014393256	\$ 10,014.82		0222049036		1
33	122,299	2.81	0.01013864	\$ 7,113.58		0322049090		1
34	130,953	3.01	0.01085606	\$ 7,602.79		0322049100		1
35	116,946	2.68	0.009694874	\$ 6,810.97		0239000352		1
36	358,928	8.24	0.029755286	\$ 20,490.25		0222049036		1
37	904,596	20.77	0.074991397	\$ 51,336.94		0322049047		1
38	180,593	4.15	0.014971237	\$ 10,408.95		3523049045		1
39	339,873	7.80	0.028175618	\$ 19,413.07		0323049068		1
40	282,045	6.47	0.023381652	\$ 16,344.05		3523049050	3523049049	2
41	170,722	3.92	0.014152927	\$ 10,050.94		3523049034	3523049051	2
42	218,906	5.03	0.018147402	\$ 12,774.79		3523049040	3523049033	2
43	28,132	0.65	0.002332176	\$ 1,990.32		3523049090	3523049019	2
44	246,379	5.66	0.020424925	\$ 14,127.84		3523049109		1
45	60,778	1.40	0.005038522	\$ 3,835.79		3623049078	3523049065	2
46	69,579	1.60	0.005768129	\$ 4,333.31		3523049016	3523049066	2
47	121,674	2.79	0.010086827	\$ 7,078.25		0322049106		1
PARCEL B	45,604	1.05	0.003780632	\$ 2,778.03		CITY OF TUKWILA 3523049038		1
PARCEL C	147,231	3.38	0.012205525	\$ 8,523.00		CITY OF TUKWILA 3523049008		1
100	873,082	20.04	0.072378873	\$ 49,355.45		352304-9037 KC Transfer Station	Paid	
101	79,385	1.82	0.006581051	\$ 4,887.65		023900-0365 COLUCCIO	0322049067	2
102	204,767	4.70	0.016975272	\$ 11,975.51		023900-0320 COLUCCIO	0322049005	2
103	94,200	2.16	0.007809221	\$ 5,525.14		023900-0247 THOMPSON		1
104	45,900	1.05	0.00380513	\$ 2,794.73		023900-0300 KOYAMOATSU		1
105			0	\$ -		023900-0310 LA PIANTA LLC		
	12,062,664	276.92	100%	<b>\$ 694,504.14</b>				63

City of Tukwila Public Notice of Ordinance Adoption for Ordinances 2440-2443.

On June 2, 2014 the City Council of the City of Tukwila, Washington, adopted the following ordinances, the main points of which are summarized by title as follows:

**Ordinance 2440:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, RELATING TO DEVELOPMENT AGREEMENTS AUTHORIZED PURSUANT TO CHAPTER 18.86 OF THE TUKWILA MUNICIPAL CODE; APPROVING AND AUTHORIZING THE THIRD AMENDMENT TO THE TUKWILA SOUTH DEVELOPMENT AGREEMENT WITH SEGALE PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

**Ordinance 2441:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, ESTABLISHING SEWER CONNECTION FEES FOR THE PRELIMINARY PLAT OF TUKWILA SOUTH AND PROPERTY FRONTING ON ORILLIA ROAD, TO BE CODIFIED AT CHAPTER 14.19 OF THE TUKWILA MUNICIPAL CODE; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

**Ordinance 2442:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, AMENDING ORDINANCE NOS. 2368 §55, §61, §62, §70; 2294 §1; 2257 §11; 2251 §61, §63, §73, §75; 2235 §13, §14, §15, §16, §17, §19; 2199 §20; 2135 §19; 2119 §1; 2118 §1; 2005 §17; 1986 §16; 1872 §14 (part); 1865 §50, §51; AND 1758 §1 (part), AS CODIFIED IN TUKWILA MUNICIPAL CODE TITLE 18, "ZONING," TO INCORPORATE CHANGES RELATING TO THE TUKWILA URBAN CENTER DISTRICTS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

**Ordinance 2443:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, REPEALING ORDINANCE NOS. 2084 §2 (PART); 2097 §15, §16; 2135 §12; 2251 §38, §39, §40; 2287 §17, §18, §19; AND 2368 §25, §26, §27, §28, AS CODIFIED IN TUKWILA MUNICIPAL CODE CHAPTER 18.28; REENACTING TUKWILA MUNICIPAL CODE CHAPTER 18.28 TO IMPLEMENT THE GOALS AND POLICIES OF THE TUKWILA COMPREHENSIVE PLAN AND SOUTHCENTER SUBAREA PLAN; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

The full text of these ordinances will be provided upon request.

Christy O'Flaherty, MMC, City Clerk

Published Seattle Times: June 5, 2014