



INFORMATIONAL MEMORANDUM

TO: Transportation and Infrastructure Committee

FROM: Nora Gierloff, DCD Director

CC: Thomas McLeod

DATE: May 19, 2025

SUBJECT: Update to TMC 14.19 Regarding Tukwila South Sewer Connection Fees

ISSUE

Updates are needed to the code section that specifies sewer connection fees for the Tukwila South area as the lot pattern has changed.

BACKGROUND

After annexation of the Tukwila South area into the City in 2009 infrastructure including roads, water, sewer, and stormwater was constructed. The sanitary sewers were built using a combination of City and grant funding. The City's cost will be recovered through payment of connection fees as each lot in the area is developed.

DISCUSSION

Sewer connection fees for Tukwila South and the adjacent residential lots accessed from Orillia Road were adopted in 2014 as TMC Chapter 14.19. The ordinance calculated the connection fee by dividing the total construction cost minus grant funding by the total area served. Then each lot was assessed a connection fee based on the L12-027 Preliminary Plat lot pattern. However, this plat was not recorded and was superseded by a different lot layout in Plat L17-0031. Only the first phase of that plat was recorded and it has now expired. A new Preliminary Plat with a different lot pattern was submitted in 2024 and was recently approved.

The proposal is to change the calculation of the connection fees to be based on a cost per square footage of each lot at the time it is developed and eliminate references to specific lots as those may continue to change over time.

FINANCIAL IMPACT

There will be no change to the City's overall cost recovery for the sewer construction, only the method of calculating fees will change. A fixed cost per square foot will be easier to calculate and more adaptable to future lot configurations.

RECOMMENDATION

The Council is being asked to approve the ordinance and place this item on the consent agenda at the June 2, 2025 Regular Meeting.

ATTACHMENTS

- A. Draft Ordinance amending TMC Chapter 14.19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, AMENDING ORDINANCE NO. 2441 AS CODIFIED AT TUKWILA MUNICIPAL CODE (TMC) CHAPTER 14.19, "SEWER CONNECTIONS – PRELIMINARY PLAT OF TUKWILA SOUTH"; RETITLING THE CHAPTER, DELETING AN OUTDATED PLAT MAP AND PROVIDING A DIFFERENT METHOD OF CALCULATING SEWER CONNECTION FEES FOR NEW DEVELOPMENT; REPLACING FIGURE 14-7 AND DELETING FIGURE 14-8; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, 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 have been constructed to 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, there has been a new Preliminary Plat filed for Tukwila South that does not match the lot pattern shown in Figure 14-7;

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

Section 1. Adoption of Findings of Fact. The City Council finds as follows:

A. The above recitals, set forth as "WHEREAS" clauses, are hereby adopted as Findings of Fact in support of the adoption of this ordinance.

B. The amendments that are established below comply with the requirements of the Washington State Growth Management Act and the Tukwila Municipal Code.

Section 2. Chapter Title. Ordinance No. 2441, as codified at Tukwila Municipal Code (“TMC”) Chapter 14.19, “Sewer Connections – Preliminary Plat of Tukwila South,” is hereby amended to read as follows:

CHAPTER 14.19
TUKWILA SOUTH AND ORILLIA ROAD 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 3. Ordinance No. 2441 §2, as codified at TMC Section 14.19.010, “Sewer Connection Requirements and Fees,” is hereby amended 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 service area boundary ~~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~~ equal \$0.056530 per square foot of total property that is tributary connected to the sanitary sewer system based on King County records ~~and the Tukwila South Sewer Connection Fees 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 4. Ordinance No. 2441 §3, as codified at TMC Section 14.19.020, “Service Area Boundaries,” is hereby amended to read as follows:

14.19.020 Service Area Boundaries

A. The sewer service boundary area is generally 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. Also included are adjacent tax parcels 023900-0300, 023900-0310, 023900-0247, 0239000365, and 023900-0320 along Orillia Road. A map of the ~~parcels within the service area known as the Preliminary Plat of Tukwila South~~ is as shown in Figure 14-~~7~~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, 0239000365, 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~~ Excluded from connection fees are areas recorded as 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 5. Figure 14-7 Amended. Ordinance No. 2441 §2, as codified at TMC Section 14.19.010, "Sewer Connection Requirements and Fees," is hereby amended to update "Preliminary Plat for Tukwila South," codified as TMC Figure 14-7 and attached hereto as Exhibit A to "Service Area Boundaries."

Section 6. Figure 14-8 Repealed. Ordinance No. 2441 §3, as codified at TMC Section 14.19.020, "Service Area Boundaries," is hereby amended to repeal "Tukwila South Sewer Connection Fees," codified as TMC Figure 14-8.

Section 7. Corrections by City Clerk or Code Reviser Authorized. 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 8. 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 9. 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 _____ day of _____, 2025.

ATTEST/AUTHENTICATED:

Andy Youn-Barnett, CMC, City Clerk

Thomas McLeod, Mayor

APPROVED AS TO FORM BY:

Filed with the City Clerk: _____

Passed by the City Council: _____

Published: _____

Effective Date: _____

Ordinance Number: _____

Office of the City Attorney

Exhibit A: Figure 14-7 "Service Area Boundaries"

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Exhibit A: Figure 14-7, “[Service Area Boundaries](#)~~Preliminary Plat for Tukwila South~~”

