Original Question
I’m curious if there is any good guidance on calculating the benefit area for a water latecomers agreement. I have gone through the MRSC website and it appears each of the jurisdictions calculate it a different way. Since water is pressurized you could argue that anyone connected to the system is benefited so I’m having difficulty with coming up with a way to set the benefit area. Any help you could provide would be great.

Sent the following out to the City[County Group]:

Need help with this research request:

How does your agency establish benefit areas for water system latecomer (developer reimbursement) agreements under these scenarios:
- Water main extensions
- Transmission mains
- Pump station construction or expansion
- Water storage reservoir construction or expansion

Responses:

Eric Johnston [ejohnston@oakharbor.org]
Oak Harbor
Oak Harbor has not done a latecomer’s for a reservoir, transmission main, or pumping station. The local ordinance allows for credits against the system development charges (impact fees) for those type of improvements which has for the most part taken the place of the latecomer’s agreement.

Reimbursement agreements for distribution mains are assigned on a front foot basis.

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The latest latecomer agreements established in North Bend have been for water main extensions. No regional water facilities have been constructed recently by developers. Reimbursement for the water mains is by proportionate front foot basis along the installed main. The previous developer extension agreement for a regional facility (storage tank) was a result of complying with a SEPA condition for fire flow and no reimbursement provisions were included.

Steven Leniszewski [steven.leniszewski@duvallwa.gov]
Boyd Benson [boyd.benson@duvallwa.gov]
Duvall
http://municipalcodes.lexisnexis.com/codes/duvall/ and search: 9.02.020 Connections
In a nut shell we allow recovery contracts for sewer and water extensions, we treat each extension or transmission main effectively the same and we charge by frontage foot of length for reimbursement not overall acreage.
For water main extension the City allows filing of a recovery contract against properties that front the new water main. Duvall code and standards require that developers extend the main to the limits of their property. The cost for the entire water main extension is then used to get a per lineal frontage foot cost (both sides of the ROW) and then the recovery contract is recorded with costs to be recovered from each property along the frontage if development occurs within the next 15 years.

Steven Chanfrau [SCHANFR@co.pierce.wa.us]
Pierce County
The Sewer Utility Division of Pierce County Public Works and Utilities drafted an ordinance that was passed two years ago that prescribed how our sanitary sewer latecomers agreements were to be administered (PCC 13.10).
http://www.co.pierce.wa.us/xml/Abtus/ourorg/council/code/title%2013%20pcc.pdf#page=71
The Pierce County Code stipulates that the cost of the improvements be divided amongst the property owners within a Tributary Service Area (TSA). The TSA is not just the properties that will connect directly to the new improvements, but all the properties that are ultimately intended to flow through the new sewers (although the agreements only
last 15 years). The properties within the TSA are assigned projected flow values based on zoning, critical areas, level of existing development.

The total cost of the Improvements is then divided by the total projected flow amount (which includes the Applicant's proposed flows) to determine a cost, or Pro Rata Share, per Residential Equivalent (R.E.) or 220 GPD. Each property owner that proposes to connect to the sewer system within that TSA must first pay their Pro Rata Share as well as the normal County connection charges. That Pro Rata Share is then forwarded to the holder of the Latecomers Agreement.

Steve Sperr [Ssperr@cityofpa.us]
Port Angeles

I am not sure if this fits what you are looking for, but the City in 2005 annexed part of its Urban Growth Area. It extended water and sewer service to the annexed area and established special connection charges for new customers in that area so as to recover some of the infrastructure costs. The water system work included 1.5 miles of pipeline and a new pump station. How it was addressed was an Ordinance passed by City Council, establishing Chapter 13.75 of the Port Angeles Municipal Code. [https://www.cityofpa.us/municipalcode.htm]