

ORDINANCE NO. 1914

ORIGINAL

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADDING A SECTION TO TITLE 20F OF THE REDMOND MUNICIPAL CODE, THE REDMOND COMMUNITY DEVELOPMENT GUIDE, TO PROVIDE FOR REIMBURSEMENTS FOR DEDICATIONS OF PARK, RECREATION, OPEN SPACE OR TRAIL FACILITIES WHICH EXCEED THE NEED CREATED BY THE DEVELOPMENT AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, park, recreation, open space or trail dedications must be proportionate to the need generated by the development; and

WHEREAS, in certain cases it may be in the City's interest to accept dedications of land or facilities which exceed the demand generated by the proposed development and provide for reimbursement in some manner; and

WHEREAS, the Planning Commission has held a hearing on this ordinance and has recommended that the City Council amend the Redmond Municipal Code and Community Development Guide as provided in this ordinance, and;

WHEREAS, the City Council of the City of Redmond desires to improve funding for capital facilities in Redmond, is adopting this ordinance for the purpose of complying with the Growth Management Act, and acknowledges that this ordinance bears a substantial relationship to, and is necessary for the public health, safety, and welfare of the residents and property owners of the City of Redmond, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON,
DO ORDAIN AS FOLLOWS:

Section 1. Park, Recreation, Open Space or Trail Dedication Reimbursement Regulations. New section 20F.30.160 is hereby added to the Redmond Community Development Guide to read as follows:

20F.30.160 Reimbursements for Park, Recreation, Open Space or Trail Dedications. The City Council as part of its acceptance of

a dedication of land and/or improvements, may provide for reimbursement to a person who dedicates land and/or improvements for parks, recreation, open space or trails when the improvement is substantially greater in value than the impact fee authorized for park, recreation, open space or trail system improvements. Reimbursement shall only be available for a park, recreation, open space or trail improvement that functions as a system improvement as that term is defined by Section 20C.110.030(k). The amount of the reimbursement shall be the difference between: (i) the value of the land and/or improvements constructed and accepted for dedication and (ii) the impact fee required by 20C.110.040 less any credits approved by the Administrator under Section 20C.110.090(a). Applications for reimbursement shall be made either before or at the time the dedication is offered. Offers of dedications may be conditioned on being reimbursed where the dedication meets the requirements of this section. Reimbursements shall be administered as provided for in Section 20C.110.090 as modified by this section. The reimbursement may take form of a cash payment, a latecomer's agreement, or such other method as may be approved by the City Council.

Section 2. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 3. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after the publication of an approved summary thereof consisting of the title.

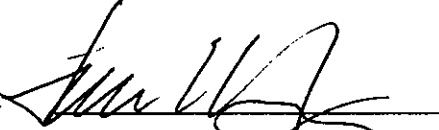
CITY OF REDMOND


MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:


CITY CLERK, BONNIE MATTSON

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.: 1914

October 28, 1996
November 4, 1996
November 4, 1996
November 9, 1996
November 14, 1996