

**ORDINANCE NO. 2049**

AN ORDINANCE OF THE CITY COUNCIL OF  
THE CITY OF REDMOND, WASHINGTON,  
AMENDING THE REDMOND MUNICIPAL  
CODE AND THE REDMOND COMMUNITY  
DEVELOPMENT GUIDE TO UPDATE FIRE  
AND PARK AND RECREATION IMPACT FEES  
AND ESTABLISHING AN EFFECTIVE DATE.

---

WHEREAS, Ordinance No. 1847 of the City of Redmond, passed by the City Council on July 18, 1995, adopted a Comprehensive Plan to comply with the mandates of the Growth Management Act, Chapter 36.70A RCW; and

WHEREAS, this Comprehensive Plan provides the basis for park and recreation and fire impact fees that were adopted by the City Council in 1996; and

WHEREAS, this Comprehensive Plan was updated as part of the 1999 Annual Update to the Comprehensive Plan to reflect increased costs of land, construction, and equipment and to reflect the higher population estimates required for the City by the Central Puget Sound Growth Management Hearings Board; and

WHEREAS, the Redmond Community Development Guide requires the City to periodically review the park and recreation and fire impact fees and the fees have not been amended since they were adopted in 1996; and

WHEREAS, after providing mailed, published and televised notices, the City of Redmond Planning Commission held public hearings on the proposed amendments and development regulations on May 12<sup>th</sup>, May 19<sup>th</sup>, and August 11<sup>th</sup>, 1999; and

WHEREAS, the Planning Commission considered public testimony and comments received by it, and other data and analysis contained in the Technical Committee and

Planning Commission reports and forwarded the recommended impact fees to the City Council with a recommendation that amendments in the Planning Commission report be approved; and

WHEREAS, the City Council has considered the Planning Commission's recommendation and all of the information and evidence presented to the Planning Commission during the planning and public involvement processes; and

WHEREAS, after providing mailed, published and televised notices, the Redmond City Council held a public hearing on the proposed impact fee amendments with the proposed City Council changes on December 7, 1999; and

WHEREAS, after carefully considering all of the evidence, the City Council has determined that the impact fee amendments in this ordinance should be adopted and that they are consistent with state law, the City's criteria for amending the Redmond Community Development Guide and the City of Redmond Comprehensive Plan, NOW THEREFORE,

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

**Section 1. Adoption of Findings and Conclusions.** After carefully reviewing the record and considering the evidence, analysis, and arguments in the record and at the public hearing, the City Council hereby adopts the following findings and conclusions:

1. The findings and conclusions in the Planning Commission Recommendation, 1999 Annual Update to the Redmond Comprehensive Plan (November 3, 1999) on Amendments 8 and 9 are consistent with this ordinance.
2. Redmond's park and recreation impact fee system projects needed parks and trails based on population. The cost of these facilities is then allocated between housing and employment uses based on the adopted growth projections

and park and trail use opportunity hours. For the impact fees adopted in 1996, a ratio of 84 hours per week for housing units and 12 hours a week for employees was used. Given Redmond's high planned employment growth, over 39,584 new employees are expected in the city by 2012 compared to 20,083 new residents, and that the earlier ratio overstated the availability of parks to residents, the City Council concluded that the proper ratio for allocating costs between housing and employment uses is four hours per housing unit to one hour per employee. The adopted impact fees reflect this ratio. The City Council notes that the cost of park and trail facilities for those who live and work in Redmond is allocated to housing units. The four to one ratio reflects that Redmond households have four times as many hours during which they can use Redmond parks and trails compared to those who work in Redmond and live elsewhere. Uses by those who work in Redmond include running and walking on Redmond trails, having lunch in Redmond parks, using Redmond recreational facilities during lunch or after work, playing on work related teams that use Redmond fields and other facilities, and other use of Redmond park and recreation facilities.

3. The City Council's changes to the Planning Commission recommended fees also reflect the acquisition of land for a new community property, the Juel property. The Juel family donated most of this land to the city. Acquisition of this property occurred after the Planning Commission recommendation. This has the effect of reducing park and trail impact fees since less money is needed for community park land acquisition.

**Section 2. Amendment of City Impact Fees.** Subsections 20D.60.10-060(2)

and (3), *Computing Required Impact Fees Using Adopted Impact Fee Schedules*, of the Redmond Community Development Guide and Redmond Municipal Code are hereby amended to read as follows:

(2) Fire Facility Type Impact Fee Schedule.

Land Use	Units	Impact Fee That Shall be Paid per Unit
Single-family residences (including mobile homes and detached single-family manufactured homes)	1 housing unit	\$94.00
Multi-family residences	1 housing unit	\$133.00
Offices	1,000 square feet of gross floor area	\$111.00
Retail trade	1,000 square feet of gross floor area	\$127.00
Manufacturing	1,000 square feet of gross floor area	\$13.00

Note: Land uses are defined in Chapter 20A.20 RCDG. See Impact Fee – Fire and Park, Recreation, Open Space and Trails – Land Uses. Amendments to this fee schedule which are changes in policy, such as changes in the methodology, growth assumptions, or funding percentages, shall be processed as a Redmond Community Development Guide amendment. Nonpolicy changes to the fee schedule, such as changes to reflect fluctuations in the Consumer Price Index or Construction Cost Index, or changes to the cost of a project, shall be adopted by the City Council by ordinance.

(3) Park, Recreation, Open Space or Trail Facility Type Impact Fee Schedule.

Land Use	Units	Impact Fee That Shall be Paid per Unit
Single-family residences (including mobile homes and detached single-family manufactured homes)	1 housing unit	\$1,611.00
Multi-family residences	1 housing unit	\$1,400.00
Offices	1,000 square feet of gross floor area	\$442.00
Retail trade	1,000 square feet of gross floor area	\$303.00
Manufacturing	1,000 square feet of gross floor area	\$182.00

Note: Land uses are defined in Chapter 20A.20 RCDG. See Impact Fee – Fire and Park, Recreation, Open Space and Trails – Land Uses. Amendments to this fee schedule which are changes in policy, such as changes in the methodology, growth assumptions, or funding percentages, shall be processed as a Redmond Community Development Guide amendment. Nonpolicy changes to the fee schedule, such as changes to reflect fluctuations in the Consumer Price Index or Construction Cost Index, or changes to the cost of a project, shall be adopted by the City Council by ordinance. (Ord. 1954; Ord. 1913; Ord. 1909 (20C.110.070))

**Section 3. Severability.** If any section, sentence, clause, or phrase of this ordinance or any code provision adopted or amended hereby 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 or any other code provision adopted or amended hereby.

**Section 4. 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

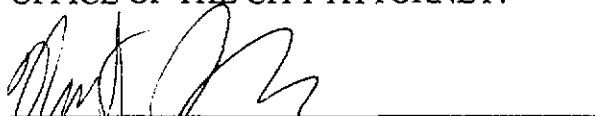


MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:

  
CITY CLERK BONNIE MATTSON

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

  
CITY ATTORNEY

FILED WITH THE CITY CLERK:

December 10, 1999

PASSED BY THE CITY COUNCIL:

December 14, 1999

SIGNED BY THE MAYOR:  
PUBLISHED:  
EFFECTIVE DATE:  
ORDINANCE NO.: 2049

*December 22, 1999*  
December 18, 1999  
December 23, 1999