

**ORDINANCE NO. 2056**

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 TRANSPORTATION IMPACT FEES, ADOPT NEW TRANSPORTATION IMPACT FEES TO MITIGATE IMPACTS ON KING COUNTY, ADOPT TRANSITION RULES, AND ESTABLISHING AN EFFECTIVE DATE.

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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 transportation impact fees that were adopted by the City in 1996; and

WHEREAS, Redmond and King County have entered into an interlocal agreement that requires King County to impose transportation impact fees on new development and pay funds to the City of Redmond to mitigate the impacts of growth in King County on transportation facilities in Redmond; and

WHEREAS, the interlocal agreement between Redmond and King County also provides that Redmond will adopt transportation impact fees on new development and pay funds to King County to mitigate the impacts of growth in Redmond on transportation facilities in unincorporated King County; and

WHEREAS, the Comprehensive Plan was updated to include the Bel-Red/Overlake Transportation Study (BROTS) Update transportation facilities; and

WHEREAS, the Comprehensive Plan was amended to include the revenues and expenditures necessary to carry out the mutual duties and responsibilities set out in the interlocal agreement between Redmond and King County; and

WHEREAS, impact fees need to be updated to reflect the adopted BROTS Update and fulfill Redmond's obligations under the interlocal agreement between Redmond and Bellevue to share the costs of the BROTS Update transportation facilities; and

WHEREAS, pursuant to mailed, published, and televised notices, the City of Redmond Planning Commission held a public hearing on the proposed transportation impact fees on November 10, 1999; and

WHEREAS, the City of Redmond Planning Commission also heard public testimony on November 17<sup>th</sup>, December 1<sup>st</sup> and December 8<sup>th</sup> 1999; and

WHEREAS, the Planning Commission considered the data and analysis contained in the Technical Committee Report dated November 10, 1999, and on December 8, 1999, by a vote of four to two, forwarded the proposed transportation impact fees to the City Council with a recommendation of approval, and

WHEREAS, the City Council considered the Planning Commission's recommendation and all of the evidence presented to the Planning Commission during the public review process, which information has been available for public review since October 27, 1999, and

WHEREAS, the City Council has determined that the transportation impact fees in this ordinance should be adopted and that they are consistent with state law, the city's criteria for development regulation amendments, and the City of Redmond Comprehensive Plan; NOW THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON DO

ORDAIN AS FOLLOWS:

**Section 1. Findings, Conclusions, and Analysis.** In support of the amendments to the Redmond Municipal Code and the Redmond Community Development Guide, the City Council hereby adopts the Findings and Conclusions contained in the Planning Commission Report to the City Council dated December 8, 1999 and the related attachments, exhibits to that report, and other related reports including the Technical Committee Report, by this reference as if set forth in full.

**Section 2. Amendment of City Impact Fees.** Section 20D.210.10-125, *City of Redmond Adopted Transportation Impact Fees – Fee Schedule*, of the Redmond Community Development Guide and Redmond Municipal Code is hereby amended to read as follows:

**20D.210.10-125 City of Redmond Adopted Transportation Impact Fees – Fee Schedule**

Land Uses	Standard of Measure (1)	Impact Fee						
		Area 1 Downtown	Area 2 Ed Hill	Area 3 Willows/SV	Area 4 Grass Lawn	Area 5 Overlake	Area 6 Viewpoint	Area 7 SE Redmond
Cost per VMT	VMT	\$801.57	\$470.76	\$801.57	\$216.11	\$801.57	\$216.11	\$801.57
<b>Residential</b>								
Single-Family	Dwelling	\$2,833.54	\$1,664.15	\$2,833.54	\$763.95	\$2,833.54	\$ 763.95	\$2,833.54
Multiple-Family	Dwelling	\$1,738.40	\$1,021.56	\$1,739.40	\$468.96	\$1,738.40	\$468.96	\$1,739.40
Retirement Community	Dwelling	\$628.43	\$369.08	\$628.43	\$169.43	\$628.43	\$169.43	\$628.43
Nursing Home	Bed	\$381.55	\$224.08	\$381.55	\$102.87	\$381.55	\$102.87	\$381.55
Congregate Care/Asst. Living	Dwelling	\$381.55	\$224.08	\$381.55	\$102.87	\$381.55	\$102.87	\$381.55
<b>Hotels and Motels</b>								
Hotel/Motel	Room	\$2,212.32	\$1,299.31	\$2,212.32	\$596.47	\$2,212.32	\$596.47	\$2,212.32
<b>Commercial – Services</b>								
Bank/Savings & Loan	sq. ft./gfa	\$40.57	\$23.83	\$40.57	\$10.94	\$40.57	\$10.94	\$40.57
Day Care	sq. ft./gfa	\$18.71	\$10.99	\$18.71	\$5.04	\$18.71	\$5.04	\$18.71
Library	sq. ft./gfa	\$4.84	\$2.85	\$4.84	\$1.31	\$4.84	\$1.31	\$4.84
Post Office	sq. ft./gfa	\$6.24	\$3.67	\$6.24	\$1.68	\$6.24	\$1.68	\$6.24
Service Station	Fuel Position	\$8,274.09	\$4,859.42	\$8,274.09	\$2,230.78	\$8,274.09	\$2,230.78	\$8,274.09
Service Station/Minimart	Fuel Position	\$7,133.54	\$4,189.57	\$7,133.54	\$1,923.28	\$7,133.54	\$1,923.28	\$7,133.54
Movie Theater	Screen	\$29,836.88	\$17,523.36	\$29,836.88	\$8,044.33	\$29,836.88	\$8,044.33	\$29,836.88

**City of Redmond Adopted Transportation Impact Fees – Fee Schedule (Continued)**

Land Uses	Standard of Measure (1)	Impact Fee						
		Area 1 Downtown	Area 2 Ed Hill	Area 3 Willows/SV	Area 4 Grass Lawn	Area 5 Overlake	Area 6 Viewpoint	Area 7 SE Redmond
<b>Commercial – Services (Continued)</b>								
Carwash	Stall	\$4,826.71	\$2,834.76	\$4,826.71	\$1,301.33	\$4,826.71	\$1,301.33	\$4,826.71
Health Club/Racquet Club	Member	\$168.97	\$99.24	\$168.97	\$45.56	\$168.97	\$45.56	\$168.97
<b>Commercial – Institutional</b>								
Elementary School	Student	\$68.21	\$40.06	\$68.21	\$18.39	\$68.21	\$18.39	\$68.21
High School	Student	\$118.63	\$69.67	\$118.63	\$31.98	\$118.63	\$31.98	\$118.63
Church	sq. ft./gfa	\$2.14	\$1.25	\$2.14	\$0.58	\$2.14	\$0.58	\$2.14
Hospital	sq. ft./gfa	\$3.37	\$1.98	\$3.37	\$0.91	\$3.37	\$0.91	\$3.37
<b>Commercial – Restaurant</b>								
Restaurant	sq. ft./gfa	\$16.70	\$9.81	\$16.70	\$4.50	\$16.70	\$4.50	\$16.70
Fast Food Restaurant	sq. ft./gfa	\$29.28	\$17.20	\$29.28	\$7.89	\$29.28	\$7.89	\$29.28
<b>Commercial – Retail Shopping Center and other Retail</b>								
Up to 99,999 sq. ft.	sq. ft./gla	\$4.96	\$2.91	\$4.96	\$1.34	\$4.96	\$1.34	\$4.96
100,000 – 199,999 sq. ft.	sq. ft./gla	\$4.63	\$2.72	\$4.63	\$1.25	\$4.63	\$1.25	\$4.63
200,000 – 299,999 sq. ft.	sq. ft./gla	\$4.17	\$2.45	\$4.17	\$1.12	\$4.17	\$1.12	\$4.17
300,000 sq. ft. and over	sq. ft./gla	\$4.90	\$2.88	\$4.90	\$1.32	\$4.90	\$1.32	\$4.90
Supermarket	sq. ft./gfa	\$13.05	\$7.67	\$13.05	\$3.52	\$13.05	\$3.52	\$13.05
Convenience Market	sq. ft./gfa	\$25.19	\$14.80	\$25.19	\$6.79	\$25.19	\$6.79	\$25.19
Discount/Department Store	sq. ft./gfa	\$5.31	\$3.12	\$5.31	\$1.43	\$5.31	\$1.43	\$5.31
Miscellaneous Retail	sq. ft./gfa	\$3.27	\$1.92	\$3.27	\$0.88	\$3.27	\$0.88	\$3.27
Furniture Store	sq. ft./gfa	\$0.32	\$0.19	\$0.32	\$0.09	\$0.32	\$0.09	\$0.32
Car Sales – New/Used	sq. ft./gfa	\$7.73	\$4.54	\$7.73	\$2.08	\$7.73	\$2.08	\$7.73
<b>Commercial – Administrative Office</b>								
up to 99,999 sq. ft.	sq. ft./gfa	\$7.36	\$4.32	\$7.36	\$1.98	\$7.36	\$1.98	\$7.36
100,000 – 199,999 sq. ft.	sq. ft./gfa	\$6.14	\$3.61	\$6.14	\$1.66	\$6.14	\$1.66	\$6.14
200,000 – 299,999 sq. ft.	sq. ft./gfa	\$5.37	\$3.15	\$5.37	\$1.45	\$5.37	\$1.45	\$5.37
over 300,000 and over sq. ft.	sq. ft./gfa	\$4.75	\$2.79	\$4.75	\$1.28	\$4.75	\$1.28	\$4.75
Medical Office/Clinic	sq. ft./gfa	\$11.77	\$6.91	\$11.77	\$3.17	\$11.77	\$3.17	\$11.77
<b>Industrial</b>								
Light Industry/Manufacturing	sq. ft./gfa	\$4.01	\$2.35	\$4.01	\$1.08	\$4.01	\$1.08	\$4.01
Industrial Park	sq. ft./gfa	\$4.01	\$2.35	\$4.01	\$1.08	\$4.01	\$1.08	\$4.01
Warehousing/Storage	sq. ft./gfa	\$3.03	\$1.78	\$3.03	\$0.82	\$3.03	\$0.82	\$3.03

**Notes:**

gla = gross leasable area; gfa = gross floor area, VMT = Vehicle Mile of Travel.

(1) For uses with Standard of Measure in sq. ft., impact fee is dollars per square foot.

**Section 3. Adoption of Impact Fees to Mitigate Impact on Unincorporated King County Transportation Facilities.** New Section 20D.210.10-127, *Adopted Impact Fees to Mitigate Impacts on Transportation Facilities in Unincorporated King County*, is hereby adopted as part of the Redmond Community Development Guide and Municipal Code to read as follows:

**20D.210.10-127 Adopted Impact Fees to Mitigate Impacts on Transportation Facilities in Unincorporated King County**

Land Uses	Standard of Measure	Impact Fee						
		Area 1 Downtown	Area 2 Ed Hill	Area 3 Willows/SV	Area 4 Grass Lawn	Area 5 Overlake	Area 6 Viewpoint	Area 7 SE Redmond
Single-Family King County	Dwelling	\$ 757.00	\$1,400.00	\$ 601.00	\$123.00	\$ 425.00	\$ 254.00	\$1,086.00
Multiple-Family King County	Dwelling	\$ 454.20	\$ 786.51	\$ 360.00	\$ 73.80	\$ 255.00	\$152.40	\$ 651.60

Note: The transportation impact fee charged to Redmond developments other than single- and multiple-family dwellings for mitigation of impacts on unincorporated King County transportation facilities shall be calculated based on a project specific model run using the King County Mitigation Payment System (MPS). See RCDG 20D.60.10-055, *Impacts to County Transportation Facilities*.

**Section 4. King County Adoption of Redmond Impact Fees Required.**

Unless King County adopts impact fees to be imposed on development in unincorporated King County to mitigate the transportation impacts of development on transportation facilities in Redmond and the fees take effect on or before December 31, 1999, the impact fees adopted in Section 3 to mitigate transportation impacts on transportation facilities in unincorporated King County shall be void and shall not be collected by the City of Redmond.

**Section 5. BROTS Update Impact Fee Transition Rules.**

- A. If the City of Redmond required a person, property owner, or development to pay a Washington State Environmental Policy Act (SEPA) payment or other payment equivalent to the BROTS Update transportation impact fee


or to help pay for the BROTS Update transportation facilities, the person or development shall pay the difference between the impact fee adopted in Section 2 of this ordinance and the impact fee in City of Redmond Ordinance No. 2016 for that same “land use” category for the “area” in which the development or property is located multiplied by the size of the development using the “standard of measure” in Section 2 of this ordinance. If this amount exceeds any limitation included in the requirement, condition or agreement, the maximum amount provided for in the requirement, condition or agreement shall be paid to the City of Redmond.

- B. As used in this section, “person” shall have the same meaning as that word is given in Redmond Municipal Code Subsection 1.14.010(b).
- C. As used in this section, “development” shall have the same meaning as that word is given in Redmond Community Development Guide Section 20A.20.040, “D” Definitions.

**Section 6.**     **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 7.**     **Codification.** Because Sections 4 and 5 of this ordinance have limited applicability, they shall not be codified as part of the Redmond Municipal Code and Redmond Community Development Guide.

**Section 8. 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:	<i>December 22, 1999</i>
PUBLISHED:	December 18, 1999
EFFECTIVE DATE:	December 23, 1999
ORDINANCE NO. <u>2056</u>	