

CODE

**CITY OF REDMOND
ORDINANCE NO. 2738**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING REDMOND MUNICIPAL CODE CHAPTER 3.10, SECTIONS 3.10.080(B)-(D), FIRE IMPACT FEE SCHEDULE, PARK IMPACT FEE SCHEDULE AND SCHOOL IMPACT FEES IN ORDER TO INDEX THE FIRE AND PARK FEES FOR 2014 AND TO UPDATE THE SCHOOL IMPACT FEES FOR 2014; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, through Ordinance No. 2675 adopted on December 4, 2012, the City indexed the fire, park, and transportation impact fees and updated the school impact fees for 2013; and

WHEREAS, indexing or updating Redmond's impact fees annually allows the rates to keep pace with inflation; and

WHEREAS, Redmond Municipal Code Chapter 3.10 establishes the indexes and procedures that the City Council may apply annually to index or update Redmond's impact fees; and

WHEREAS, the City of Redmond desires to apply the indexes for the fire and park impact fees and the updates for the school impact fees for 2014 to maintain the purchasing power of these impact fees and to help provide the capital facilities necessary to serve growth in Redmond; and

WHEREAS, the transportation impact fees will not be indexed at this time and instead will be updated later in 2014 to reflect the 2013 Transportation Master Plan.

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

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City Code.

Section 2. Amendment of Subsections. RMC 3.10.080(B), (C), and (D), Fire Impact Fee Schedule, Park Impact Fee Schedule and School Impact Fees, are hereby amended to read as follows:

3.10.080 Calculation of park, fire, and school impact fees using adopted impact fee schedules.

(B) Fire Impact Fee Schedule. The following fire impact fees shall be paid for each unit of use or development:

FIRE IMPACT FEES

Land Use	Units	Impact Fee That Shall Be Paid per Unit
Single-family residences	1 housing unit	\$107.59
		<u>\$109.92</u>
Mobile homes and detached single-family manufactured homes	1 housing unit	\$128.51
		<u>\$131.30</u>
Multifamily residences	1 housing unit	\$181.80
		<u>\$185.75</u>
Offices	1,000 square feet of gross floor area	\$150.46
		<u>\$153.72</u>
Retail trade	1,000 square feet of	\$173.44

	gross floor area	<u>\$177.20</u>
Manufacturing	1,000 square feet of gross floor area	<u>\$17.76</u> <u>\$18.15</u>

Note 1: Land uses are defined in RMC 3.10.030, Definitions. Amendments to this fee schedule shall be adopted by the City Council by ordinance.

Note 2: Fire impact fees may be indexed to allow for a fee adjustment each January 1. The January 1 adjustment to the fire impact fees shall be determined by calculating changes in the Consumer Price Index over the three consecutive 12-month September 1 to August 31 time periods immediately prior to January 1, or the closest three consecutive 12-month time periods immediately prior to January 1.

(C) Park Impact Fee Schedule. The following park impact fees shall be paid for each unit of use or development:

PARK IMPACT FEES

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	\$3,174.84 <u>\$3,291.36</u>
Multifamily residences	1 housing unit	\$2,552.14 <u>\$2,645.80</u>

Offices	1,000 square feet of gross floor area	\$1,080.48 <u>\$1,120.13</u>
Retail trade	1,000 square feet of gross floor area	\$473.65 <u>\$491.03</u>
Manufacturing	1,000 square feet of gross floor area	\$478.79 <u>\$496.36</u>

Note 1: Land uses are defined in RMC 3.10.030, Definitions. Amendments to this fee schedule shall be adopted by the City Council by ordinance.

Note 2: Park impact fees may be indexed to allow for a fee adjustment each January 1. The January 1 adjustment to the park impact fees shall be determined by calculating changes in the average of the Building Cost Index and the Construction Cost Index (published by the Engineering News Record) over the three consecutive 12-month September 1 to August 31 time periods immediately prior to January 1, or the closest three consecutive 12-month time periods immediately prior to January 1.

(D) School Impact Fees. The following school impact fees shall be paid for each unit of use or development; provided, that such impact fees shall be imposed only so long as the City of Redmond and the Lake Washington School District remain parties to an interlocal agreement under which the City agrees to impose such fees. If the interlocal agreement is

terminated for any reason, the City shall no longer collect school impact fees under this section.

School impact fees shall be set as a percentage of the proposed single-family and multifamily residential unit impact fee amounts based on the Lake Washington School District's (LWSD) most recent Six-Year Capital Facility Plan (CFP) as set forth below:

SCHOOL IMPACT FEES

Land Use	Dates	Units	Impact Fee Basis	Impact Fee That Shall Be Paid per Unit
Single-Family residences (including mobile homes and detached single-family manufactured homes)	1/1/2012 through 1/9/2013	1 housing unit	Equal to 80% of the single-family residential unit impact fee set forth in the LWSD CFP approved on 5/16/2011	\$5,672.00
Single-Family residences (including mobile homes and detached single-family manufactured homes)	1/10/2013 through 12/31/2013	1 housing unit	Equal to 100% of the single-family residential unit impact fee set forth in the LWSD CFP approved on 5/7/2012 6/24/2013	\$7,005.00 \$6,302.00
Multi-family residences	1/1/2012 through 1/9/2013	1 housing unit	Equal to 80% of the multi-family residential unit impact fee set	\$346.00

			forth in the LWSD CFP approved on 5/16/2011	
Multifamily residences	1/10/2013 through 12/31/2013	1 housing unit	Equal to 100% of the multifamily residential unit impact fee set forth in the LWSD CFP approved on 5/7/2012 <u>6/24/2013</u>	\$197.00 <u>\$207.00</u>

Note: School impact fee rates for January 1, 2013, and each subsequent January 1, may be updated to 100% of the rates set in the most recent Lake Washington School District CFP, as determined by the City Council.

Section 3. 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 4. Effective Date. This ordinance shall take effect five days after passage and publication of an approved summary thereof consisting of the title, or as otherwise provided by law.

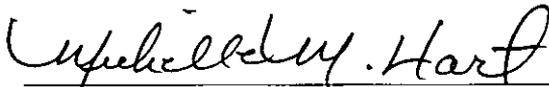
ADOPTED by the Redmond City Council this 20th day of May,
2014.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

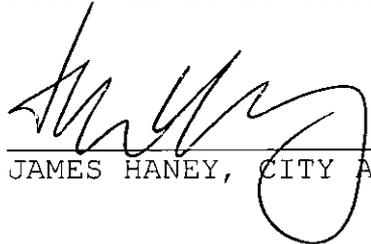
ATTEST:



MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:



JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:	May 6, 2014
PASSED BY THE CITY COUNCIL:	May 20, 2014
SIGNED BY THE MAYOR:	May 23, 2014
PUBLISHED:	May 26, 2014
EFFECTIVE DATE:	May 31, 2014
ORDINANCE NO.	2738

YES: Allen, Carson, Flynn, Margeson, Myers, Shutz
No: Stilin