ORDINANCE NO. _2367

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON. **AMENDING** TABLE THE TRANSPORTATION IMPACT FEES ADOPTED IN SECTION 20D.210.10-125 OF THE REDMOND MUNICIPAL CODE AND **COMMUNITY** DEVELOPMENT GUIDE IN ORDER TO EXPRESS THE FEES IN BOTH DOLLARS AND CENTS INSTEAD OF ROUNDED TO THE NEAREST DOLLAR; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on June 5, 2007, the Redmond City Council passed Ordinance 2343, amending the transportation impact fee table adopted in Section 20D.210.10-125 of the Redmond Municipal Code and Community Development Guide; and

WHEREAS, the table of fees adopted by Ordinance 2343 rounded the transportation impact fees to the nearest dollar rather than expressing the same in terms of dollars and cents; and

WHEREAS, transportation impact fees for commercial and industrial developments are imposed based on project size in square feet, and the rounding of fees to the nearest dollar has a significant financial impact to both the City and the developer that was not intended when Ordinance 2343 was enacted; and

WHEREAS, in order to avoid this unintended consequence, the Redmond Planning Department has recommended that the table of transportation impact fees adopted in Section 20D.210.10-125 be amended in order to express the fees in both dollars and cents as opposed to being rounded to the nearest dollar; and

WHEREAS, a SEPA Determination of Non-Significance was issued for the amendment on August 28, 2007; and

WHEREAS, on September 12, 2007, the Redmond Planning Commission held a study session and public hearing on the amendment and, after due deliberations, voted to recommend that the Redmond City Council adopted the amendment as proposed; NOW THEREFORE,

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

Section 1. Transportation Impact Fee Table Amended. The transportation impact fee table adopted by Section 20D.210.10-125 of the Redmond Municipal Code and Community Development Guide is hereby amended in order to express the fees in dollars and cents instead of rounded to the nearest dollar and to read as set forth on Exhibit 1 attached to this Ordinance and incorporated herein by this reference as if set forth in full.

Section 2. Severability. If any section, sentence, clause or phrase of this ordinance or any code section 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 of any other section, sentence, clause or phrase of this ordinance or the adopted or amended code section.

Section 3. Effective Date. This ordinance, being an administrative action, is not subject to referendum, and shall take effect and be in full force five days after its passage and publication of a summary as provided by law.

APPROVED

ATTEST/AUTHENTICATED:

APPROVED AS TO FORM:

TOMEY JAMES E. HANEY

FILED WITH THE CITY CLERK: PASSED BY THE CITY COUNCIL:

PUBLISHED:

EFFECTIVE DATE:

ORDINANCE NO. 2367

November 2, 2007

November 5, 2007 November 12, 1007

November 17, 2007

EXHIBIT 1

10/16/2007

20D.210.10-125 Impact Fee Impact Fee Adjustment Fall 2007

		Cost Per	
Fee Schedule		Unit	
Land Uses	Standard of Measure ¹	Citywide	
Cost per VMT >	incasure.	\$1,952.09	
Cost per Trip >		\$8,462,43	
Residential		ĺ	
Single Family	dwelling	\$6,900.64	
Multiple Family	dwelling	\$4,236,04	
Retirement Community	dwelling	\$1,530.44	
Nursing Home	bed	\$1,202.49	
Congregate Care/Asst	dwelling	\$929.20	
Hotel/Motel	room	\$4,606.93	
Commercial - Services			
Bank/Savings & Loan	sq fVGFA	\$66.97	
Day Care	sq ft/GFA	\$38.59	
Library	sq ft/GFA	\$17.65	
Post Office	sq ft/GFA	\$27.10	
Service Station	fuel position	\$18,398.06	
Service Station/Minimart	fuel position	\$13,320.67	
Movie Theater	seat	\$267.14	
Carwash	stali	\$11,247.16	
Health Club/Racquet			
Club	sq ft/GFA	\$18.38	
Commercial - Institutional			
Elementary School	student	\$874.54	
High School	student	\$527.06	
Church	sq fVGFA	\$4.77	
Hospital	sq ft/GFA	\$9.79	
Commercial - Restaurant			
Restaurant	sa f/GFA	S39 77	
Fast Food Restaurant	sq fVGFA	567.62	
F. CO. : DOC I COMMON	34 IVOFA	307.02	

		Cost Per
Fee Schedule		Unit
i do dolledele	Standard of	
Land Uses	Measure ¹	Citywide
Cost per VMT >		\$1,952.09
Cost per Trip >		\$8,462.43
Commercial -		+
Retail Shopping Cente	er e	
up to 99,999	sa ft/GLA	\$12.08
100.000-199,999	sa fl/GLA	\$11.27
200,000-299,999	sq ft/GLA	\$10.16
300,000 and over	sq fl/GLA	\$11.94
Supermarket	sq ft/GFA	\$32.13
Convenience Market	sa ft/GFA	\$59.85
Free Standing Discount		
Store	sg ft/GFA	\$13.00
Miscellaneous Retail	sq ft/GFA	\$9.33
Furniture Store	sq fl/GFA	\$0.92
Car Sales - New/Used	sq fVGFA	\$18.96
Commercial -		
Administrative Office		
up to 99,999	sq ft/GFA	\$17.92
100,000-199,999	sq ft/GFA	\$14.96
200,000-299,999	sq ft/GFA	\$13.08
300,000 and over	sa ft/GFA	\$11.56
Medical Office/Clinic	sq ft/GFA	\$26.14
Industrial		
Light		
Industry/Manufacturing	sq fVGFA	\$8.78
Industrial Park	sa ft/GFA	\$7.71
Warehousing/Storage	sa fl/GFA	\$4.21
Mini Warehouse	sa fVGFA	\$2.09

For uses with Standard of Measure in sq ft, trip rate is given as trips per 1000 sq ft, and impact fee is dollars per square foot.