

CODE

**CITY OF REDMOND
ORDINANCE NO. 2810**

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, SECTION 3.10.100(C), TRANSPORTATION IMPACT FEE SCHEDULE, AND SECTION 3.10.050 IN ORDER TO INDEX THE FIRE, PARK, AND TRANSPORTATION IMPACT FEES FOR 2015; UPDATE THE SCHOOL IMPACT FEES FOR 2015; PERMANENTLY EXTEND THE IMPACT FEE DEFERAL PROGRAM; AND SPECIFY THAT ALL IMPACT FEES SHALL BE PAID AT THE SAME TIME; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, through Ordinance No. 2772 adopted on December 2, 2014, the City indexed the fire and park impact fees and updated the school impact fees for 2015; and

WHEREAS, through Ordinance No. 2772 adopted on December 2, 2014, and Ordinance No. 2778 adopted on January 6, 2015, the City indexed the transportation impact fees for 2015; 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, indexing or updating Redmond's impact fees annually allows the rates to keep pace with inflation; and

WHEREAS, the Board of Directors of the Lake Washington School District adopted the Six-Year Capital Facilities Plan 2015-2020 for the Lake Washington School District No. 414 on June 1, 2015; and

WHEREAS, the City of Redmond desires to apply the indexes for the fire, park, and transportation impact fees and the updates for the school impact fees for 2016 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 Washington State Legislature passed Engrossed Senate Bill 5923 which requires that cities and counties in Washington which collect impact fees must provide a system for the deferred collection of impact fees, except that cities and counties with existing impact fee deferral systems that allow the deferral of all impact fees may continue their existing system provided it remains in effect after September 1, 2016; and

WHEREAS, the collection of all impact fees due to the City at the same time is more efficient for the City and more predictable for permit applicants.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY ORDAINS 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 Subsection. RMC 3.10.080(B), Fire Impact Fee Schedule, is 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	\$111.98 <u>\$113.73</u>
Mobile homes and detached single-family manufactured homes	1 housing unit	\$133.76 <u>\$135.84</u>
Multi-family residences	1 housing unit	\$189.15 <u>\$192.10</u>
Residential suites	1 residential suite	\$94.58 <u>\$96.05</u>
Offices	1,000 square feet of gross floor area	\$156.60 <u>\$159.04</u>
Retail trade	1,000 square feet of gross floor area	\$180.52 <u>\$183.33</u>
Manufacturing	1,000 square feet of gross floor area	\$18.49 <u>\$18.78</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.

Section 3. Amendment of Subsection. RMC 3.10.080(C), Park

Impact Fee Schedule, is hereby amended to read as follows:

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

(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	\$3,392.92 <u>\$3,502.47</u>

Multi-family residences	1 housing unit	\$2,727.44 \$2,815.51
Residential suites	1 residential suite	\$1,363.78 \$1,407.81
Offices	1,000 square feet of gross floor area	\$1,154.69 \$1,191.97
Retail trade	1,000 square feet of gross floor area	\$506.18 \$522.52
Manufacturing	1,000 square feet of gross floor area	\$511.68 \$528.20

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.

Section 4. Amendment of Subsection. RMC 3.10.080(D),

School Impact Fees, is hereby amended to read as follows:

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

(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 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	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 housing unit	2014-2019 <u>2015-2020</u> LWSD CFP approved on 5/19/2014 <u>6/1/2015</u>	\$9,623.00 <u>\$9,715.00</u>
Multi-family residences	1 housing unit	2014-2019 <u>2015-2020</u> LWSD CFP approved on 5/19/2014 <u>6/1/2015</u>	\$745.00 <u>\$816.00</u>

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

Section 5. Amendment of Subsection. RMC 3.10.100(C),
 Transportation Impact Fee Schedule, is hereby amended to read as follows:

3.10.100 Calculation of transportation impact fees using adopted impact fee schedule.

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

Fee Schedule	Standard of Measure ^{1,2,3}	Cost Per Unit		
		Downtown Urban Center	Overlake Urban Center	Rest of City
Residential				
Single Family	dwelling	\$4,430.66 \$4,643.33	\$4,583.49 \$4,803.50	\$5,423.57 \$5,683.90
Multiple Family	dwelling	\$3,111.85 \$3,261.22	\$3,219.19 \$3,373.71	\$3,809.22 \$3,992.06
Residential Suites	residential suite	\$1,897.89 \$1,988.99	\$1,963.35 \$2,057.59	\$2,323.20 \$2,434.72
Retirement Community	dwelling	\$1,421.78 \$1,490.02	\$1,470.82 \$1,541.42	\$1,740.40 \$1,823.94
Nursing Home	bed	\$1,158.49 \$1,214.09	\$1,198.44 \$1,255.97	\$1,418.10 \$1,486.17
Congregate Care/Asst Living	dwelling	\$895.19 \$938.16	\$926.07 \$970.52	\$1,095.81 \$1,148.40
Hotel/Motel	room	\$4,173.04 \$4,373.35	\$4,316.98 \$4,524.19	\$5,108.21 \$5,353.41
Commercial - Services				
Bank/Savings & Loan	sq ft/GFA	\$52.32 \$54.83	\$54.13 \$56.73	\$64.05 \$67.12

Day Care	sq ft/GFA	\$39.86 <u>\$41.77</u>	\$41.23 <u>\$43.21</u>	\$48.79 <u>\$51.13</u>
Library	sq ft/GFA	\$23.58 <u>\$24.71</u>	\$24.39 <u>\$25.56</u>	\$28.86 <u>\$30.25</u>
Post Office	sq ft/GFA	\$36.24 <u>\$37.98</u>	\$37.49 <u>\$39.29</u>	\$44.36 <u>\$46.49</u>
Service Station	fuel position	\$23,892.13 <u>\$25,038.95</u>	\$24,716.23 <u>\$25,902.61</u>	\$29,246.33 <u>\$30,650.15</u>
Service Station/Minimart	fuel position	\$17,454.00 <u>\$18,291.79</u>	\$18,056.04 <u>\$18,922.73</u>	\$21,365.42 <u>\$22,390.96</u>
Movie Theater	seat	\$256.23 <u>\$268.53</u>	\$265.07 <u>\$277.79</u>	\$313.65 <u>\$328.71</u>
Carwash	stall	\$15,507.49 <u>\$16,251.85</u>	\$16,042.39 <u>\$16,812.42</u>	\$18,982.70 <u>\$19,893.87</u>
Health Club/Racquet Club	sq ft/GFA	\$15.33 <u>\$16.06</u>	\$15.85 <u>\$16.62</u>	\$18.76 <u>\$19.66</u>
Commercial - Institutional				
Elementary School	student	\$366.84 <u>\$384.45</u>	\$379.50 <u>\$397.71</u>	\$449.05 <u>\$470.61</u>
High School	student	\$357.67 <u>\$374.84</u>	\$370.07 <u>\$387.77</u>	\$437.83 <u>\$458.84</u>
Church	sq ft/GFA	\$2.37 <u>\$2.48</u>	\$2.45 <u>\$2.57</u>	\$2.90 <u>\$3.04</u>
Hospital	sq ft/GFA	\$3.40 <u>\$3.57</u>	\$3.52 <u>\$3.69</u>	\$4.17 <u>\$4.37</u>
Commercial - Restaurant				
Restaurant	sq ft/GFA	\$25.80 <u>\$27.04</u>	\$26.69 <u>\$27.98</u>	\$31.59 <u>\$33.10</u>
Fast Food Restaurant	sq ft/GFA	\$70.30 <u>\$73.68</u>	\$72.73 <u>\$76.22</u>	\$86.06 <u>\$90.19</u>
Commercial - Retail Shopping Center				

up to 99,999	sq ft/GLA	\$14.19 <u>\$14.87</u>	\$14.68 <u>\$15.38</u>	\$17.37 <u>\$18.20</u>
100,000-199,999	sq ft/GLA	\$13.54 <u>\$14.19</u>	\$14.01 <u>\$14.68</u>	\$16.58 <u>\$17.37</u>
200,000-299,999	sq ft/GLA	\$12.39 <u>\$12.99</u>	\$12.82 <u>\$13.44</u>	\$15.17 <u>\$15.90</u>
300,000 and over	sq ft/GLA	\$11.95 <u>\$12.52</u>	\$12.36 <u>\$12.95</u>	\$14.62 <u>\$15.32</u>
Supermarket	sq ft/GFA	\$30.62 <u>\$32.09</u>	\$31.67 <u>\$33.20</u>	\$37.48 <u>\$39.28</u>
Convenience Market	sq ft/GFA	\$101.57 <u>\$106.44</u>	\$105.07 <u>\$110.11</u>	\$124.33 <u>\$130.29</u>
Free Standing Discount Store	sq ft/GFA	\$10.09 <u>\$10.58</u>	\$10.44 <u>\$10.94</u>	\$12.35 <u>\$12.95</u>
Miscellaneous Retail	sq ft/GFA	\$11.98 <u>\$12.56</u>	\$12.40 <u>\$12.99</u>	\$14.67 <u>\$15.37</u>
Furniture Store	sq ft/GFA	\$1.16 <u>\$1.22</u>	\$1.20 <u>\$1.26</u>	\$1.42 <u>\$1.49</u>
Car Sales - New/Used	sq ft/GFA	\$9.03 <u>\$9.46</u>	\$9.34 <u>\$9.79</u>	\$11.05 <u>\$11.58</u>
Commercial - Administrative Office				
up to 99,999	sq ft/GFA	\$14.74 <u>\$15.45</u>	\$15.25 <u>\$15.98</u>	\$18.04 <u>\$18.91</u>
100,000-199,999	sq ft/GFA	\$12.66 <u>\$13.27</u>	\$13.10 <u>\$13.73</u>	\$15.50 <u>\$16.24</u>
200,000-299,999	sq ft/GFA	\$11.05 <u>\$11.58</u>	\$11.43 <u>\$11.98</u>	\$13.53 <u>\$14.18</u>
300,000 and over	sq ft/GFA	\$10.36 <u>\$10.86</u>	\$10.72 <u>\$11.23</u>	\$12.68 <u>\$13.29</u>
Medical Office/Clinic	sq ft/GFA	\$15.13 <u>\$15.86</u>	\$15.66 <u>\$16.41</u>	\$18.52 <u>\$19.41</u>
Industrial				

Light Industry/Manufacturing	sq ft/GFA	\$6.92 <u>\$7.25</u>	\$7.16 <u>\$7.50</u>	\$8.47 <u>\$8.87</u>
Industrial Park	sq ft/GFA	\$6.06 <u>\$6.35</u>	\$6.27 <u>\$6.57</u>	\$7.42 <u>\$7.78</u>
Warehousing/Storage	sq ft/GFA	\$2.28 <u>\$2.39</u>	\$2.36 <u>\$2.47</u>	\$2.79 <u>\$2.93</u>
Mini Warehouse	sq ft/GFA	\$1.35 <u>\$1.42</u>	\$1.40 <u>\$1.47</u>	\$1.66 <u>\$1.74</u>

Notes:

¹ For uses with standard of measure in square feet, trip rate is given as trips per 1,000 square feet, and impact fee is dollars per square foot.

² GLA = Gross Leasable Area

³ GFA = Gross Floor Area

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: Transportation impact fees may be indexed to allow for a fee adjustment each January 1. The January 1 adjustment to the transportation impact fees shall be determined by calculating changes in 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.

Section 6. Amendment of Section. RMC 3.10.050, Payment of Impact Fees Required, is hereby amended to read as follows:

3.10.050 Payment of impact fees required.

(A) Any person who applies for a permit to undertake any development activity as defined in the Redmond Zoning Code shall pay the park, fire, school, and transportation impact fees required by this chapter.

(B) Impact fees for individually-permitted single-family attached or detached residential construction shall be paid prior to drywall or sheetrock inspection consistent with a building permit approval. [~~AFTER NOVEMBER 28, 2016, IMPACT FEES FOR INDIVIDUALLY PERMITTED SINGLE-FAMILY ATTACHED OR DETACHED RESIDENTIAL CONSTRUCTION SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE.~~] Impact fees for all other development types shall be paid prior to the issuance of a building permit consistent with a development approval. The provisions of this section shall govern the timing of payment of all impact fees established by this chapter.

(C) Where a building permit is not required for the development activity, the impact fees shall be paid prior to issuance of the permit that authorizes the development activity. [~~NO PERMIT SHALL BE ISSUED~~

~~FOR ANY ACTIVITY NOT REQUIRING A BUILDING PERMIT
UNLESS AND UNTIL ALL IMPACT FEES ARE PAID.]~~

(D) All impact fees shall be paid to the City of Redmond Finance Department or the Department's designee or successor.

(E) When payment of impact fees is required all applicable impact fees shall be paid at the same time.

Section 7. 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 8. Effective Date. This ordinance shall take effect on January 1, 2016, after publication of an approved summary thereof consisting of the title.

ADOPTED by the Redmond City Council this 1st day of
December, 2015.

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:	November 17, 2015
PASSED BY THE CITY COUNCIL:	December 1, 2015
SIGNED BY THE MAYOR:	December 4, 2015
PUBLISHED:	December 7, 2015
EFFECTIVE DATE:	December 12, 2015
ORDINANCE NO. 2810	

YES: ALLEN, CARSON, FLYNN, MARGESON, MYERS, SHUTZ, STILIN