CITY OF REDMOND ORDINANCE NO. 2641

ORDINANCE OF \mathtt{THE} CITY OF WASHINGTON, AMENDING RMC 3.10.080(B) - (C), FIRE IMPACT FEE SCHEDULE AND PARK IMPACT FEE SCHEDULE, AND RMC 3.10.100(C), TRANSPORTATION IMPACT FEE SCHEDULE, IN ORDER INDEX THE CITY'S FIRE, PARK, TRANSPORTATION IMPACT FEES FOR 2012 AND TO UPDATE FIRE, PARK, AND TRANSPORTATION IMPACT SCHEDULES; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, through Ordinance No. 2568 adopted on November 30, 2010, the City indexed the fire, park, and transportation impact fee schedules for 2011 effective January 1, 2011; and

WHEREAS, indexing Redmond's fire, park, and transportation 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 Redmond's fire, park, and transportation impact fees; and

WHEREAS, the City of Redmond desires to apply the indexes for 2012 to maintain the purchasing power of the fire, park, and transportation impact fees and to help provide the capital facilities necessary to serve growth in Redmond.

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 Subsections. RMC 3.10.080(B) and (C), Fire Impact Fee Schedule and Park Impact Fee Schedule, 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:

Land Use	Units	Impact Fee That Shall Be Paid per Unit
Single-family residences	1 housing unit	[\$ 104.66] \$105.59
Mobile homes and detached single- family manufactured homes	1 housing unit	[\$125.02] \$126.13
Multi-family residences	1 housing unit	[\$176.85] \$178.43
Offices	1,000 square feet of gross floor area	[\$146.36] \$147.66

Retail trade	1,000 square feet of gross floor area	[\$168.72] \$170.22
Manufacturing	1,000 square feet of gross floor area	[\$17.28] \$17.43

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:

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	[\$3,040.24] \$3,100.13
Multi-family residences	1 housing unit	[\$2,443.93] \$2,492.08

Offices	1,000 square feet of gross floor area	[\$1,034.67] \$1,055.05
Retail trade	1,000 square feet of gross floor area	[\$453.56] \$462 .50
Manufacturing	1,000 square feet of gross floor area	[\$458.49] \$467.52

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 3. 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		Cost per Unit
Land Uses	Standard of Measure ^{1,2,3}	Citywide ⁴
Cost per Person Mile of Travel (PMT)		[\$2,506.73] \$2,488.09
Residential		
Single-Family	dwelling	[\$6,912.22] \$6,916.19
Multiple-Family	dwelling	[\$4,242,82] \$4,245.58
Retirement Community	dwelling	[\$1,533.38] \$1,533.89
Nursing Home	bed	[\$1,204.08] \$1,205.20
Congregate Care/Assisted Living	dwelling	[\$930.84] \$931.29
Hotel/Motel	room	[\$4,614.15] \$4,617.32

Commercial - Institutional		
Elementary School	student	[\$875.79] \$876.51
High School	student	[\$527.47] \$528.25
Church	sq. ft./GFA	[\$4.77] \$4.78
Hospital	sq. ft./GFA	[\$9.81]
Commercial - Retail Shopping	Center	
Up to 99,999 sq. ft.	sq. ft./GLA	[\$12.10] \$12.11
100,000 - 199,999 sq. ft.	sq. ft./GLA	[\$11.29] \$11.30
200,000 - 299,999 sq. ft.	sq. ft./GLA	\$10.18
300,000 sq. ft. and over	sq. ft./GLA	\$11.96
Commercial - Retail Freestanding Uses		
Bank/Savings and Loan	sq. ft./GFA	[\$67.08] \$67.12
Car Sales - New/Used	sq. ft./GFA	[\$18.99] \$19.01

		[\$11,266.13]
Carwash	stall	\$11,272.51
Convenience Market	sq. ft./GFA	[\$59.95]
Convenience native	54. 10.75111	\$59.99
Day Care	sq. ft./GFA	[\$38.65]
buy dare	54. 10., 517.	\$38.68
Discount Store	sq. ft./GFA	[\$13.02]
Dipodure Secre		\$13.03
Fast Food Restaurant	sq. ft./GFA	[\$67.73]
rast rood Reseaurant	54. 10.70171	\$67.77
Furniture Store	sq. ft./GFA	\$0.92
Health Club/Racquet Club	b sq. ft./GFA	[\$18.41]
nearth orab, Nacquee orab		\$18.42
Library	sq. ft./GFA	[\$17.68]
STOTALY	04. 10./0171	\$17.69
Miscellaneous Retail	sq. ft./GFA	\$9.35
Movie Theater	seat	[\$267.24]
		\$267.75
Post Office	sq. ft./GFA	[\$27.14]
		\$27.17
Restaurant sq. ft	sq. ft./GFA	[\$39.84]
	5q. 10./01A	\$39.86

Camaian Chabian	floition	[\$18,428.57]	
Service Station	fuel position	\$18,439.53	
Service Station/Minimart fuel pos	fuel position	[\$13,343.00]	
		\$13,350.70	
Supermarket	sq. ft./GFA	[\$32.18]	
		\$32.20	
Commercial - Administrative (Office		
Up to 99,999 sq. ft.	sq. ft./GFA	[\$17.95]	
		\$17.96	
100,000 - 199,999 sq. ft.	sg. ft./GFA	[\$14.98]	
_		\$15.00	
200,000 - 299,999 sq. ft.	sq. ft./GFA	[\$13.10]	
		\$13.11	
300,000 sq. ft. and over	sq. ft./GFA	\$11.58	
Medical Office/Clinic	sq. ft./GFA	[\$26.18]	
	•	\$26.20	
Industrial			
Light Industry/Manufacturing	sq. ft./GFA	[\$8.80]	
		\$8.81	
Industrial Park	sq. ft./GFA	\$7.73	
Warehousing/Storage	sq. ft./GFA	\$4.21	
Mini Warehouse	sq. ft./GFA	\$2.09	

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
- ⁴ The portion of the impact fee charged to Redmond developments other than for single- and multiple-family dwellings is for mitigation of impacts on unincorporated King County transportation facilities, and shall be calculated based on a project-specific traffic model run using the King County Mitigation Payment System (MPS).
- 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 4. 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 5. Effective Date. This ordinance shall take effect five days after passage and publication of an approved summary thereof consisting of the title, and provides that the updated fire, park and transportation impact fee schedules shall apply to all complete building permit applications filed on or after January 1, 2012.

ADOPTED by the Redmond City Council this 6th day of December, 2011.

CITY OF REDMOND

JOHN MARCHIONE, MAYOR

ATTEST:

Michelle M. MCGEHEE, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY:

JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:

PASSED BY THE CITY COUNCIL:

SIGNED BY THE MAYOR:

EFFECTIVE DATE:

PUBLISHED:

ORDINANCE NO. 2641

K: November 23, 2011

December 6, 2011

December 6, 2011

December 12, 2011

December 17, 2011

ADOPTED 7-0: Allen, Carson, Cole, Margeson, Myers, Stilin and Vache