

CITY OF REDMOND
ORDINANCE NO. 2501

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, RELATING TO IMPACT FEES, AMENDING RCDG 20D.60.10-030 AND 20D.210.10-150(1) IN ORDER TO PROVIDE THAT FIRE, PARK, SCHOOL, AND TRANSPORTATION IMPACT FEES FOR INDIVIDUALLY PERMITTED SINGLE FAMILY ATTACHED AND DETACHED RESIDENTIAL CONSTRUCTION SHALL BE PAID AT THE TIME OF DRYWALL INSPECTION INSTEAD OF AT THE TIME OF BUILDING PERMIT ISSUANCE; ADOPTING THE PLANNING COMMISSION'S FINDINGS CONCLUSIONS, AND ANALYSIS; ESTABLISHING A TWO-YEAR SUNSET DATE FOR THE AMENDMENTS; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, Ordinance No. 2469 of the City of Redmond, passed by the City Council on June 2, 2009, adopted interim amendments to the City's fire, park, school, and transportation impact fee regulations to provide for such fees to be paid at the time of drywall inspection, instead of at the time of building permit issuance; and

WHEREAS, the intent of the interim amendments was to provide some immediate level of relief to developers and builders who were facing and continue to face severe economic consequences from the downturn in the local housing market and the overall decline of the economy; and

WHEREAS, the interim amendments expire on December 2, 2009; and

WHEREAS, the Redmond Planning Commission held a public hearing that began on September 9, 2009, and ended on September 23, 2009, in order to consider extending the amendments; and

WHEREAS, the Planning Commission has recommended that the interim amendments be made permanent amendments to the Redmond Community Development Guide, with a sunset clause providing for expiration of the amendments two years after the effective date of the ordinance adopting them; and

WHEREAS, the Redmond City Council has reviewed the Planning Commission's recommendations at a public meeting on November 17, 2009, and decided to adopt this ordinance.

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 adopted by this ordinance, the City Council adopts the Findings, Conclusions, and Analysis contained in the Planning Commission Report dated September 23, 2009.

Section 2. Fire Impact Fees. RCDG 20D.60.10-030 is hereby amended to read as follows:

20D.60.10-030 Payment of Impact Fees Required.

Any person who applies for a building permit for any development activity or who undertakes any development

activity shall pay the impact fees set in RCDG 20D.60.10-060 or 20D.60.10-070 to the City of Redmond Finance Department, or its designee or successor. The impact fees for individually permitted single-family attached or detached residential construction shall be paid at the time of drywall or sheetrock inspection. The impact fees for all other development types shall be paid before the City issues the building permit. After November 28, 2011, the impact fees for individually permitted single-family attached or detached residential construction shall be paid at the time of building permit issuance. No drywall or sheetrock inspection shall be conducted for any individually permitted single-family attached or detached residential construction until the impact fees have been paid to the City of Redmond Finance Department, or its designee or successor. No new building permit for any development type other than individually permitted single-family attached or detached residential construction shall be issued until the required impact fees have been paid to the City of Redmond Finance Department, or its designee or successor. Where a building permit is not required

for a development activity, the impact fees shall be paid to the City of Redmond Finance Department, or its designee or successor, before undertaking the development activity.

Section 3. Transportation Impact Fees.

RCDG

20D.210.10-150(1) is hereby amended to read as follows:

20D.210.10-050(1) Transportation Impact Fees.

The fee payer shall pay the transportation impact fee required by this section to the Administrator, or the Administrator's designee. Transportation 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, 2011, transportation impact fees for individually permitted single-family attached or detached residential construction shall be paid at the time of building permit issuance. Transportation 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 transportation impact fees established by this chapter.

Section 4. Duties of City Clerk and Codifier. It is the intent of the City Council that impact fee deferral provided by the amendments made in Sections 2 and 3 above expire two years from the effective date of this ordinance. The City Clerk is hereby authorized to insert the date in each of the above RCDG sections that is two years from the effective date of this ordinance. The codifier of the RCDG is hereby authorized and directed to codify the amendments to the RCDG sections set forth above with the date included.

Section 5. 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 of any other section, sentence, clause or phrase of this ordinance.

Section 6. Effective Date. This ordinance shall take effect five (5) days after passage and publication of an approved summary consisting of the title.

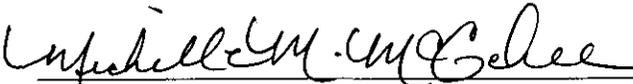
ADOPTED by the Redmond City Council this 17th day of
November, 2009.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

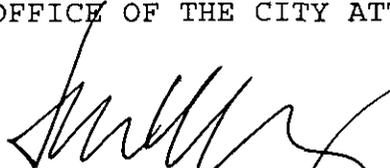
ATTEST:



MICHELLE M. MCGEHEE, CMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:



JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:	November 10, 2009
PASSED BY THE CITY COUNCIL:	November 17, 2009
SIGNED BY THE MAYOR:	November 17, 2009
PUBLISHED:	November 23, 2009
EFFECTIVE DATE:	November 28, 2009
ORDINANCE NO. 2501	

ADOPTED 6-0: Carson, Cole, Margeson, McCormick, Myers and Vache

Exhibit 1
RCDG 20D.60.10-030 Amendment

20D.60.10-030 Payment of Impact Fees Required

Any person who applies for a building permit for any development activity or who undertakes any development activity shall pay the impact fees set in RCDG 20D.60.10-060 or 20D.60.10-070 to the City of Redmond Finance Department, or its designee or successor. The impact fees for individually permitted single-family attached or detached residential construction shall be paid at the time of drywall or sheetrock inspection. The impact fees for all other development types shall be paid before the City issues the building permit. After November 28, 2011, the impact fees for individually permitted single-family attached or detached residential construction shall be paid at the time of building permit issuance. No drywall or sheetrock inspection shall be conducted for any individually permitted single-family attached or detached residential construction until the impact fees have been paid to the City of Redmond Finance Department, or its designee or successor. No new building permit for any development type other than individually permitted single-family attached or detached residential construction shall be issued until the required impact fees have been paid to the City of Redmond Finance Department, or its designee or successor. Where a building permit is not required for a development activity, the impact fees shall be paid to the City of Redmond Finance Department, or its designee or successor, before undertaking the development activity.

Exhibit 2
RCDG 20D.210-10-150(1) Amendment

20D.210-10-150(1) Transportation Impact Fees

The fee payer shall pay the transportation impact fee required by this section to the Administrator, or the Administrator's designee. Transportation 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, 2011, transportation impact fees for individually permitted single-family attached or detached residential construction shall be paid at the time of building permit issuance. Transportation 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 transportation impact fees established by this chapter.