CITY OF REDMOND ORDINANCE NO. 2629

ORDINANCE CITY OF THE OF WASHINGTON, RELATING TO IMPACT AMENDING RMC 3.10.050(B) IN .ORDER TO EXTEND THE PROVISION ALLOWING FIRE, PARK, SCHOOL, IMPACT AND TRANSPORTATION FEES INDIVIDUALLY PERMITTED SINGLE FAMILY AND DETACHED RESIDENTIAL CONSTRUCTION TO BE PAID AT THE TIME OF DRYWALL INSPECTION INSTEAD OF AT THE TIME OF BUILDING PERMIT ISSUANCE UNTIL NOVEMBER 28, PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, Ordinance No. 2501 of the City of Redmond, passed by the City Council on November 17, 2009, adopted an amendment 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 Ordinance No. 2501 was to provide some immediate level of relief to developers and builders who were facing, and continue to face, adverse economic consequences from the downturn in the local housing market and the national economic recession; and

WHEREAS, Ordinance No. 2501 is set to expire on November 28, 2011; and

WHEREAS, given the sluggishness of the economic recovery, the Redmond City Council has determined to extend the relief

granted by Ordinance No. 2501 for an additional five years beyond its scheduled expiration date.

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

Section 1. Classification. The amendment of RMC 3.10.050(B) set forth in Section 3 of this ordinance is of a general and permanent nature and shall be codified. The remainder of this ordinance shall not be codified.

Section 2. 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 Staff Report dated November 15, 2011.

Section 3. Impact Fees. RMC 3.10.050(B) is hereby amended to read as follows:

3.10.050(B) Payment of Impact Fees Required.

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, 20[11]16, 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.

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

Section 5. Effective Date. This ordinance shall take effect five (5) days after passage and publication of an approved summary consisting of the title, or as otherwise provided by law.

ADOPTED by the Redmond City Council this $15^{\rm th}$ day of November, 2011.

CITY OF REDMOND

ATTEST:

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY:

JAMES HANEY, CÁTY ATTORNEY

FILED WITH THE CITY CLERK: November 7, 2011

PASSED BY THE CITY COUNCIL: November 15, 2011

SIGNED BY THE MAYOR:

PUBLISHED:

EFFECTIVE DATE:

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November 15, 2011

November 21, 2011

November 26, 2011

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