



**MEMO TO:** Members of the City Council

**FROM:** Mayor John Marchione

**DATE:** December 5, 2017

**SUBJECT: Approval of an Ordinance for the City of Redmond's Development Impact Fees Update for 2018**

**I. RECOMMENDED ACTION**

Staff recommends approval of the attached ordinance amending the City's Development Impact Fees (RMC Chapter 3.10) as part of the Consent Agenda.

**II. DEPARTMENT CONTACTS**

Karen Anderson AICP, Director, Planning and Community Development 425-556-2497  
Jae Hill, AICP, Senior Planner 425-556-2414

**III. DESCRIPTION/BACKGROUND**

Each year the City Council has the opportunity, though is not required, to update the development impact fee rates to ensure that fees continue to keep pace with inflation and maintain their ability to fund specific infrastructure improvements.

The recommended 2018 increases for the various development impact fee rates are listed below, with the 2017 increase is shown in parentheses for comparison.

- Fire: 2.13% (1.91%)
- Transportation: 1.82% (1.52%)

Redmond currently collects pass-through school impact fees on behalf of Lake Washington School District (LWSD); the recommended 2018 fees, as specified in the District's 2017-22 Capital Facility Plan (CFP), have increased to \$11,954 for a single-family home and decreased to \$733 per multifamily unit.

Parks impact fees are also usually updated during this time, but the 2018 increases were already adopted as part of the PARCC plan adoption in June 2017, therefore will increase on January 1, 2018.

During two previous committee presentations and a Council study session on this matter, neither changes nor further discussion have been requested by the Council.

**IV. PREVIOUS DISCUSSIONS HELD**

Planning and Public Works Committee – September 12, 2017  
Business Finance and Tax Committee – September 28, 2017  
Council Staff Report – October 17, 2017

**V. IMPACT**

**A. Service/Delivery:**

The proposed changes to impact fee rates and the Municipal Code regarding impact fee collection support the City and LWSD in delivering planned improvements for fire, transportation, and school infrastructure.

**B. Fiscal Note:**

The proposed changes to impact fee rates will allow a relatively small increase in fire and transportation impact fees for the purpose of keeping pace with inflation. Updates to the school impact fees are consistent with the current LWSD Capital Facilities Plan.

**VI. ALTERNATIVES TO STAFF RECOMMENDATION**

The City Council can choose to not adopt the proposed ordinance.

**VII. TIME CONSTRAINTS**

Action before January 1, 2018, is necessary for consistency with previous years' actions and with other already-adopted fees.

**VIII. LIST OF ATTACHMENTS**

Attachment A: Recommended 2018 Impact Fee Rates  
Attachment B: Proposed Ordinance

*Karen Anderson*

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**Karen Anderson, Director of Planning and Community Development**

*John Marchione*

Approved for Agenda \_\_\_\_\_

**John Marchione, Mayor**