

CITY OF REDMOND
RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF REDMOND, WASHINGTON, TO ADOPT THE
IMPLEMENTATION OF PROJECT REVIEW PROVISIONS TO
PROVIDE PROMPT, COORDINATED REVIEW AND ENSURE
ACCOUNTABILITY TO APPLICANTS AND THE PUBLIC,
IN CONFORMANCE WITH STATE LEGISLATIVE UPDATES
REGARDING PERMIT PROCESS STREAMLINING

WHEREAS, on May 8, 2023, Second Substitute Senate Bill (SSSB)
5290 was approved by the Washington state legislature; and

WHEREAS, SSSB 5290 updated the Local Project Review Act
concerning project permits with the intent to consolidate,
streamline, and further improve the local permit review process;
and

WHEREAS, SSSB 5290 amended Revised Code of Washington (RCW)
*36.70B.160 Additional project review encouraged – Additional
measures for certain jurisdictions – Construction* (effective
January 1, 2025) to include measures that local governments may
adopt to provide prompt, coordinated review and ensure
accountability to applicants; and

WHEREAS, SSSB 5290 amended RCW 36.70B.080 to include a mandate
requiring refunds of a portion of application review fees unless
local governments adopted a minimum of three of the additional
measures listed in RCW 36.70B.160 (as in effect on January 1,
2025); and

WHEREAS, on November 21, 2023, the City Council adopted development services user fees based on a fee study performed by FCS Group following stakeholder meetings and engagement on the methodologies and policies used to update and calculate fees; and

WHEREAS, a staffing agreement with Safebuilt Washington was executed on March 7, 2024, for conformance with SSSB 5290 to include on-call professional services for development permitting review; and

WHEREAS, on October 15, 2024, the City Council adopted amendments to the Redmond Zoning Code and Redmond Municipal Code for conformance with SSSB 5290; and

WHEREAS, Planning and Community Development department staff evaluated the feasibility of implementing additional measures to expedite permit review; and

WHEREAS, the following three measures from RCW 36.70B.160 (as in effect of January 1, 2025) can be adopted by the City prior to the January 1, 2025 effective date:

- a. (1)(b) Imposing reasonable fees, consistent with RCW 82.02.020, on applicants for permits or other governmental approvals to cover the cost to the city, town, county, or other municipal corporation of processing applications, inspecting and reviewing plans, or preparing detailed statements required by chapter

43.21C RCW. The fees imposed may not include a fee for the cost of processing administrative appeals. Nothing in this subsection limits the ability of a county or city to impose a fee for the processing of administrative appeals as otherwise authorized by law;

b. (1)(d) Maintaining and budgeting for on-call permitting assistance for when permit volumes or staffing levels change rapidly; and

c. (1)(e) Having new positions budgeted that are contingent on increased permit revenue; and

WHEREAS, on November 19, 2024, the City Council adopted the 2025-26 Biennial Budget for the City of Redmond that forecasts revenue based on adopted development services user fees, provides for funding of on-call permitting assistance, and includes staffing authorizations that are contingent upon the increase or forecasted increase in revenue based on permit volume data.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Additional Measures for Implementing Expedited Permit Review Adopted. The following measures, identified by RCW 36.70B.160 (as in effect on January 1, 2025), have been adopted and operationalized for local project review by the City of Redmond:

- a. Reasonable fees satisfying the terms of RCW 36.70B.160(1)(b) have been adopted by the City Council to recover lawfully authorized costs, associated with processing project permit applications as defined in RCW 36.70B.020(4), consistent with the terms of RCW 82.02.020 and Fiscal Policies of the City of Redmond;
- b. On-call permitting assistance satisfying the terms of RCW 36.70B.160(1)(d) has been secured, with funding identified in the City of Redmond biennial budget, for use when 5 percent of the overall workload is not completed within timelines prescribed by the Local Project Review Act Chapter 36.70B RCW; and
- c. Four full-time equivalent positions satisfying the terms of RCW 36.70B.160(1)(e) have been authorized in the City of Redmond 2025-26 biennial budget to support development services functions in the Planning and Community Development department with funding contingent upon demonstration to the City Council that staffing demand has exceeded available resources and permit revenue has increased or is forecasted to increase based on permit volume data.

Section 2. Permit Fee Refunds Inapplicable. Having duly adopted three additional measures from RCW 36.70B.160 (as in effect

on January 1, 2025), the requirement to refund permit fees for failing to meet applicable permit time periods is inapplicable in the City of Redmond pursuant to the terms of RCW 36.70B.080(1)(1)(ii).

ADOPTED by the Redmond City Council this _____ day of November, 2024.

CITY OF REDMOND

ANGELA BIRNEY, MAYOR

ATTEST:

CHERYL XANTHOS, MMC, CITY CLERK

(SEAL)

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
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