



Receive Information

Provide Direction

Approve

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
N/A
- **Required:**  
Redmond Municipal Code 3.10 Impact Fees  
King County Code 21.A.43.040 - Impact Fee Collection for School Districts  
2006 Interlocal Agreement (between the City of Redmond and LWSD) for the Collection, Distribution and Expenditure of School Impact Fees
- **Council Request:**  
N/A
- **Other Key Facts:**  
Annual Indexing is more fully described in **Attachment A**.

**OUTCOMES:**

Impact fees:

- Contribute toward funding public infrastructure that is needed to accommodate population and employment growth.
- Can only be used to pay for new system improvements (public facilities are intended to provide service to the community at large).
- Must be reasonably related to the new development and benefit the new development.
- Cannot be used to pay for private facilities that solely benefit the development or to correct existing deficiencies in public infrastructure.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
Between September and November 2020
- **Outreach Methods and Results:**  
As in past years, staff will inform the development community about the recommended impact fee adjustments. This includes outreach to OneRedmond, the Business, Fees and Taxes Advisory Committee (BFTAC), Master Builders, the Parks and Trails Commission, as well as posting notices on the Development Services Center web site.
- **Feedback Summary:**  
Master Builders' Gina Clark acknowledged the proposed fees and offered no feedback other than she was grateful to be contacted in advance of Council review on this topic. No additional feedback has been received at this time.

**BUDGET IMPACT:**

**Total Cost:**

N/A

Approved in current biennial budget:  Yes  No  N/A

Budget Offer Number:

N/A

Budget Priority:

N/A

Other budget impacts or additional costs:  Yes  No  N/A

If yes, explain:

N/A

Funding source(s):

N/A

Budget/Funding Constraints:

N/A

Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
10/13/2020	Committee of the Whole - Planning and Public Works	Provide Direction

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
11/10/2020	Study Session (if needed)	Provide Direction
12/1/2020	Business Meeting (with the 2021-22 budget)	Approve

**Time Constraints:**

Changes to impact fees are effective **January 1, 2021**. Timely adoption of the fees is critical because it provides staff, developers, residents and other interested parties guidance for the development review process and ensures that new system improvements can be funded through impact fees.

**ANTICIPATED RESULT IF NOT APPROVED:**

If a decision is made to not adjust the impact fees for 2021, the fees will default to 2020 impact fee schedule which will underfund new system improvements needed to address population and employment growth.

**ATTACHMENTS:**

Attachment A: Proposed 2021 Impact Fees and Rates

Attachment B: Lake Washington School District, Approved 2020-25 Capital Facilities Plan

Attachment C: Presentation