

ORDINANCE 1831

**AN ORDINANCE OF THE CITY OF NORTH BEND,
WASHINGTON, RELATING TO IMPACT FEES;
AMENDING NORTH BEND MUNICIPAL CODE
("NBMC") CHAPTER 17.36, PARK IMPACT FEES;
AMENDING NBMC CHAPTER 17.38,
TRANSPORTATION IMPACT FEES; AMENDING
NBMC CHAPTER 17.42, METHODS TO MITIGATE
DEVELOPMENT IMPACTS; AMENDING THE CITY'S
TAXES, RATES AND FEES SCHEDULE RELATING TO
PARK, TRANSPORTATION, AND MITIGATION OF
IMPACT FEES; PROVIDING FOR SEVERABILITY;
AND ESTABLISHING AN EFFECTIVE DATE**

WHEREAS, impact fees are authorized by chapter 82.02 RCW and have been adopted by the City of North Bend in North Bend Municipal Code ("NBMC") Chapters 17.36 (Park Impact Fees), 17.38 (Transportation Impact Fees), and 17.42 (Methods to Mitigate Development Impacts); and

WHEREAS, the impact fees adopted in NBMC Chapters 17.36, 17.38, and 17.42 are imposed on development activity to assist in financing public facilities needed to serve new growth and development in the City; and

WHEREAS, the Washington State Legislature amended RCW 82.02.060 in 2023, to require that impact fee schedules reflect the proportionate impact of new housing units, including multifamily and condominium units, based on the square footage, number of bedrooms, or trips generated, in the housing unit, to produce a proportionally lower impact fee for smaller housing units than larger housing units; and

WHEREAS, RCW 82.02.060 requires that changes to the City's impact fee schedule take effect six months after the City's next adopted periodic comprehensive plan update; and

WHEREAS, the City adopted its comprehensive plan update on December 3, 2024, and is accordingly now required to update the impact fee schedule consistent with RCW 82.02.060; and

WHEREAS, a State Environmental Policy Act Determination of Non-Significance was issued for the proposed amendments on April 25, 2025; and

WHEREAS, the proposed amendments are consistent with the procedures established in NBMC 20.08, *Comprehensive Plan and Development Regulations Amendment Procedures*; and

WHEREAS, the proposed NBMC amendments were submitted to the Washington Department of Commerce on April 4, 2025, for review pursuant to RCW 36.70A.106; and

WHEREAS, pursuant to the procedures established in NBMC Chapter 20.08, notice of the required public hearing was provided by publication of a legal notice in the Snoqualmie Valley Record, posting at the City's official posting locations, and posting of the hearing and proposed amendment language on the City's website, which was updated frequently; and

WHEREAS, the City Council finds that the proposed NBMC amendments address and are consistent with the requirements of the Growth Management Act and RCW 82.02.060;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. NBMC Chapter 17.36 (Park Impact Fees), Amended: North Bend Municipal Code Chapter 17.36 (Park Impact Fees) is hereby amended to read as set forth in Exhibit A attached hereto and by this reference fully incorporated herein.

Section 2. NBMC Chapter 17.38 (Transportation Impact Fees), Amended: North Bend Municipal Code Chapter 17.38 (Transportation Impact Fees) is hereby amended to read as set forth in Exhibit B attached hereto and by this reference fully incorporated herein.

Section 3. NBMC Chapter 17.42 (Methods to Mitigate Development Impacts), Amended: North Bend Municipal Code Chapter 17.42 (Methods to Mitigate Development Impacts) is hereby amended to read as set forth in Exhibit C attached hereto and by this reference fully incorporated herein.

Section 4. Taxes, Rates and Fees Schedule, Amended: The City Clerk is authorized to amend the Taxes, Rates and Fees Schedule, adopted by Ordinance 1084 and last amended by Ordinance 1829, effective as of June 4, 2025, to reflect the amended fees established in this ordinance.

Section 5. Severability: Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 6. Effective Date: This ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND,
WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 3RD DAY OF
JUNE, 2025.**

CITY OF NORTH BEND:

Mary Miller, Mayor

APPROVED AS TO FORM:

Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

Published: June 13, 2025

Effective: June 18, 2025

Susie Oppedal, City Clerk