

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, RELATING TO RELOCATION OF STRUCTURES WITHIN THE CITY; ADDING NEW DEFINITIONS TO CHAPTER 20A.20 OF THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE; AMENDING SECTIONS 20F.30.15, 20F.30.030, AND 20E.20.10; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Redmond desires to notify residents of the relocation of structures, which requires revisions to the administrative procedures (DGA 02-004); and

WHEREAS, the City of Redmond desires to notify residents neighboring a site where a structure is to be located onto a city lot; and

WHEREAS, the Planning Commission has conducted a public hearing to receive and consider public comments on the proposed regulations; and

WHEREAS, the proposed administrative procedures are categorically exempt from review under the State Environmental Policy Act, WAC 197-11-800; and

WHEREAS, the City Council of the City of Redmond acknowledges that the proposed policies, regulations, and procedures are for the benefit of the public health, safety, and welfare, NOW, THEREFORE,

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

Section 1. Findings and Conclusions. After carefully reviewing the record and considering the evidence and arguments in the record and at public meetings, the City Council hereby adopts the findings, analysis and conclusions in the Planning Commission Report dated March 26, 2003.

Section 2. New Definitions. The new definitions set forth on Exhibit A attached hereto and incorporated herein by this reference as if set forth in full are hereby added to Chapter 20A.20 of the Redmond Municipal Code and Community Development Guide.

Section 3. Amendments to Administrative Procedures. Section 20F.30.15, *Classification of Permits and Decisions Table*, and Section 20F.30.30, *Type I Review – Minor Administrative Decisions*, of the Redmond Municipal Code and Redmond Community Development Guide are hereby amended as set forth in Exhibit B, incorporated herein by this reference as if set forth in full.

Section 4. Retitle Section 20E.30.10 and Amend Section 20E.30.10. Section 20E.30.10 of the Redmond Municipal Code and Community Development Guide is hereby retitled “Structure Relocation” and amended to read as set forth on Exhibit C attached hereto and incorporated herein by this reference as if set forth in full.

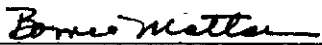
Section 4. Severability. If any regulation, section, sentence, clause, or phrase of this ordinance, or any regulation adopted or amended hereby, should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other regulation, section, sentence, clause, or phrase of this ordinance or any regulation adopted or amended hereby.

Section 5. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND

ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:


BONNIE MATTSON, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK:	April 24, 2003
PASSED BY THE CITY COUNCIL:	May 20, 2003
SIGNED BY THE MAYOR:	May 20, 2003
PUBLISHED:	May 23, 2003
EFFECTIVE DATE:	May 28, 2003
ORDINANCE NO.:	<u>2160</u>

**EXHIBIT A: RECOMMENDED AMENDMENT
REDMOND COMMUNITY DEVELOPMENT GUIDE**

20 A Definitions

20A.20.150 “D” Definitions (ADDITION)

Destination Site – The area of land within the City Limits where an affected structure stated under RCDG 20E.30.10-040 (1) is placed or proposed for placement.

20A.20.150 “I” Definitions (ADDITION)

Individual – an applicant, person, partnership, company, developer, party, firm, corporation, organization, or other human created entity.

20A.20.150 “O” Definitions (ADDITION)

Originating Site – The area of land from where an affected structure stated under RCDG 20E.30.10-040 (1) is removed or proposed for removal.

20A.20.150 “S” Definitions (ADDITION)

Structure Mover – any individual involved in the activity of moving an affected structure stated under RCDG 20E.30.10-040 (1).

**EXHIBIT B: RECOMMENDED AMENDMENT
REDMOND COMMUNITY DEVELOPMENT GUIDE**

**20F.30.15-040 Classification of Permits and Decisions – Table.
(DELETIONS STRUCKTHROUGH, ADDITIONS UNDERLINED)**

Review Procedure	TYPE I Administrative, Appropriate Department	TYPE II Administrative, Technical Committee/ Design Review Board	TYPE III Quasi- Judicial, Hearing Examiner	TYPE IV Quasi-Judicial, City Council with Hearing Examiner Recommendation	TYPE V Quasi- Judicial, City Council	TYPE VI Legislative, City Council with Planning Commission Recommendation
Permits and Land Use Actions	Planning Department Boundary Line Adjustment Sign Permit Sign Program Shoreline Exemption <u>Structure Movement Permit (Class I, II, and III only)</u> Telecom. Facility (no ground equipment) Temporary Use (short-term) Tree Removal Building Division Building Permit Electrical Permit Home-Moving Permit Mechanical Permit Plumbing Permit Fire Department Fire Protection Permit Hazardous Materials Permit	Administrative Design Flexibility Administrative Modification Binding Site Plan SEPA Review (when not combined with another permit or required for a Type I permit) Shoreline Substantial Development Short Plat Site Plan Entitlement Special Use Telecom. Facility (with ground equipment)	Preliminary Plat Reasonable Use Exception Shoreline Conditional Use Shoreline Variance Variance	Concurrency Exemption Conditional Use Master Planned Development (Residential and Commercial) Planned Development (Residential and Commercial) Public Project Alteration of Wildlife Habitat Areas Development Guide Amendment, Zoning Map (consistent with Comprehensive Plan) Essential Public Facility	Annexation Final Plat Plat Alteration Plat Vacation Right-of- Way Vacation Sensitive Areas Exception for Streets and/or Utilities Temporary Use (long- term)	Development Guide Amendment, Comprehensive Plan Map and/or Policies Development Guide Amendment, Text Development Guide Amendment, Zoning Map (that requires a Comprehensive Plan Amendment, that is an area-wide amendment or that is the adoption of a new or substantially revised neighborhood or city-wide Zoning Map)

UFC Permit					
Public Works Department Clearing and Grading Permit Extended Public Area Use Permit Flood Zone Permit Hydrant Permit Right-of-Way Use Permit Sewer Permit Special Event Permit <u>Structure Movement Permit (Class IV only)</u> Water Permit					

**20F.30.30-015 Type I Review Decision-Maker and Appeal Body
(DELETIONS STRUCKTHROUGH, ADDITIONS UNDERLINED)**

(2) Type I Decision-Maker and Appeal Body

Application	Decision-Maker (Department)	Appeal Body
Administrative Interpretation	Planning	Hearing Examiner
Christmas Tree Lot	Planning	Hearing Examiner
Home Business	Planning	Hearing Examiner
Lot Line Revision	Planning	Hearing Examiner
Sign Permit	Planning	Hearing Examiner
Sign Program	Planning	Hearing Examiner
Shoreline Exemption	Planning	Hearing Examiner
Telecommunication Facility	Planning	Hearing Examiner
Temporary Use (short-term)	Planning	Hearing Examiner
Tree Removal	Planning	Hearing Examiner
Building Permit	Building	Hearing Examiner
Electrical Permit	Building	Hearing Examiner
Home Moving Permit	Building	Hearing Examiner
Mechanical Permit	Building	Hearing Examiner
Plumbing Permit	Building	Hearing Examiner
Fire Protection Permit	Fire	Hearing Examiner
Hazardous Materials Permit	Fire	Hearing Examiner
UFC Permit	Fire	Hearing Examiner
Clearing and Grading	Public Works	Hearing Examiner
Floodplain Development Permit	Public Works	Hearing Examiner
Hydrant Permit	Public Works	Hearing Examiner
Right-of-Way Use Permit	Public Works	Hearing Examiner
Sewer Permit	Public Works	Hearing Examiner

Special Event Permit	Public Works	Hearing Examiner
Street Use Permit	Public Works	Hearing Examiner
Structure Movement Permit (Class I, II, III)	Planning	Hearing Examiner
Structure Movement Permit (Class IV)	Public Works	Hearing Examiner
Water Permit	Public Works	Hearing Examiner

20F.30.30-023 Public Notification. (NEW SECTION)

Class I and II Structure Movement Permits require a Notice of Moving. At least 10 days, but not more than 15 days in advance of the move, the following requirements shall be met:

- (1) Mailing. A Notice of Moving shall be mailed to residents on properties adjoining the destination site. The applicant shall provide mailing labels to the administering department.
- (2) Posting. A Notice of Moving shall be posted on the destination site. Posting on the destination site shall be the applicant's responsibility.
- (3) Notice Contents. At a minimum, the public notification shall include:
 - a. File number and project description;
 - b. Name and address of the applicant;
 - c. Location of proposed site to which the building is to be moved;
 - d. Proposed date and time period of move; and
 - e. Type of building.

**EXHIBIT C: RECOMMENDED AMENDMENT
REDMOND COMMUNITY DEVELOPMENT GUIDE**

20E.30.10 Moving Buildings (RETITLED TO MOVEMENT OF STRUCTURES)

20E.30.10 Movement of Structures (RETITLED AND AMENDED)

20E.30.10-010 Purpose

The purpose of this chapter is to establish minimum standards for the movement, removal, and placement of specified structures within and through the City of Redmond City Limits. The minimum standards establish criteria that are intended to promote the public safety and health, protect the environment, and minimize nuisances and adverse impacts that are associated with the movement, removal, or placement of specified structures.

20E.30.10-020 Scope

This chapter establishes minimum requirements for: (1) submitting and evaluating a proposed site plan for sites receiving a structure within the City Limits, (2) submitting and evaluating a proposed site recovery plan for the originating site of a structure when within the City Limits, (3) providing notices to residents of properties adjoining the site receiving a structure within the City Limits, (4) and providing for the collection of fees and other administrative processes to review and inspect applications.

20E.30.10-030 Relationship with Other Regulations

The removal, movement, demolition, and placement of any structure within the City of Redmond may require additional permits that are not named under this chapter. Where requirements under other chapters of the Redmond Municipal Code contradict requirements under this section, those requirements that are more protective of public safety and health and environmental quality will apply.

20E.30.10-040 Applicability

- (1) **Affected Structures:** This chapter applies to the movement, relocation, and placement of structures that would require a building permit to construct or place. Included in this definition are manufactured homes that have previously had a building permit issued for said structure.
- (2) **Regulation:** Affected structures, as identified by RCDG 20E.30.10-040 (1), shall not be placed on a lot or moved across any lot line or within any public right of way or easement by any individual, except in conformity with this chapter.
- (3) **Administration:**
 - a. Compliance with this chapter shall require that a structure mover obtain and conform to the conditions of approval of a Structure Movement Permit and to the provisions of the Redmond Community Development Guide.
 - b. This Chapter establishes four classifications of moved as described in 20E.30.10-

050. For these classifications, administration shall be as follows:

- i. Class I, II, and III. The Director of Planning and Community Development or her/his designee shall administer compliance with Class I, II, and III moves.
- ii. Class IV. The Director of Public Works or her/his designee for the City of Redmond shall administer Class IV moves, as defined under this Chapter.

20E.30.10-050 Classification of the Movement of Affected Structures.

The following identifies the classifications of structural moves:

- (1) "Class I" move is the movement of any affected structure from an origin outside the city to a destination within the city,
- (2) "Class II" move is the movement of any affected structure from one point within the city to another point within the city,
- (3) "Class III" move is:
 - a. The movement of any affected structure from a point within the city to a destination outside the city, or
 - b. The movement and placement of any mobile home or manufactured home with an origination site outside of the City and a destination site in an approved mobile home park, or
 - c. The movement and placement of any mobile home or manufactured home with an origination site of a mobile home park in the City and a destination site of a mobile home park within the City, or
 - d. Structures permitted through a short or long-term temporary use permit.
- (4) "Class IV" move is the movement of any affected structure through the city with both an origin and destination outside the city.

20E.30.10-060 Evaluation Criteria for Class I and II Permits

- (1) General, Structure Condition. A Structure Movement Permit for Class I and II moves shall not be issued for an affected structure that meets any of the following conditions:
 - a. The affected structure is so constructed or in such condition as to constitute a danger of injury or death through collapse of the building, fire, defects, and electrical wiring or other substantial hazard to the individual(s) who occupy or enter said building after relocation;
 - b. The affected structure is infested with rats or other vermin, or the wood members of which are infested with rot, decay, or insects;
 - c. The affected structure is so unsanitary or filthy that it would constitute a hazard to health of the individual(s) who will occupy said affected structure after relocation, or if not intended for occupancy by humans, would make it unsuitable for its intended use;
 - d. The proposed use of the building is prohibited at the proposed destination site under the zoning or other land regulations of the City;

- e. The affected structure or destination site does not conform to all applicable provisions of law or ordinance; and
 - f. The affected structure could not meet those codes that would allow it to be occupied.
- (2) General, Destination Site Condition. For a Structure Movement Permit for Class I and II moves, the applicant shall demonstrate and comply with the requirement that the structure shall be able to be occupied within 90 days of the date of placement on the destination site; and any other conditions of approval or applicable provisions of code. A proposed site plan for the destination site includes appropriate landscaping and provisions to rehabilitate those areas of the site affected by the structure relocation. The site plan shall provide for adequate landscaping of a stature and quality that does not detract from the neighborhood. The landscaping and rehabilitation approved in the proposed site plan shall be completed within 120 days of occupancy.
- (3) General, Originating Site Condition. For Structure Movement Permits for Class II and III moves, the applicant shall demonstrate and comply with the requirement that: A proposed site plan for the originating site includes appropriate landscaping and provisions to rehabilitate those areas of the site affected by the structure relocation. The site plan shall provide for adequate landscaping of a stature and quality that does not detract from the neighborhood and shall demonstrate how rehabilitation shall meet the requirements of 20E.30.10-090 (6).
- (4) Non-residential uses. In addition to 20E.30.10-060 (1), (2), and (3), for non-residential uses, the proposed use, structure, and site shall obtain all other City development approvals, including, but not limited to Design Review Board Approval, Site Plan Entitlement Approval, Shoreline Substantial Development Permit, before the City can issue a Structure Movement Permit.

20E.30.10-070 Permits – Deposits and Fees.

Unless otherwise stated below, the following deposits and fees shall apply to all permits issued under this Chapter:

- (1) An application for a permit under this chapter shall not be determined Complete until application filing fees are received. Fees shall be in the amount as defined by the RCDG Title 20F.
- (2) An application hereunder shall be accompanied by the following:
 - a. A cash deposit or corporate surety bond in the sum of \$10,000 or such greater amount as the building official determines necessary as indemnity for any damage which the city may sustain by reason of damage or injury to any highway, street or alley, sidewalk or other property of the city, which may be caused by or be incidental to the removal of any building over, along or across any street in the city and to indemnify the city against any claim of damages to persons or private property;
 - b. A public liability insurance policy providing \$1,000,000 or such greater amount as the building official determines necessary to satisfy any claim by private individuals, firms, or corporations arising out of, caused by, or incidental to the

moving of any building over, along, or across any street in the city; and

- c. A cash deposit or a corporate surety performance bond in the sum of \$5,000 or such greater amount as the building official determines necessary conditioned upon permittee, within six months from the date of the issuance of such permit (A) completing the construction, painting and finishing of the exterior of the building, and (B) faithfully complying with all requirements of this chapter, the Building Code, the zoning ordinance, the other ordinances then in effect within the city including but not limited to permittee completing such work within six months to the date of the issuance of such permit. In the event the provisions of this subsection are not complied with within the time specified, a sum of \$5,000 shall be forfeited to the city as a penalty for the default, and this shall be in addition to any other penalties provided for failure to comply within the terms of this chapter. (Ord. 2014)

20E.30.10-080 Conditions for Commencing Move.

Prior to commencing with the move, the following conditions must be met:

- (1) For all classes of moves, the permittee shall obtain all required permits and approvals.
- (2) The permittee shall submit the required deposits as required by 20E.30.10-070.
- (3) The permittee shall comply with all other conditions of approval and provisions of this Chapter that are required to be completed before a move may commence.

20E.30.10-090 Special Requirements.

- (1) Escort. For Class I, II, III and IV moves, the structure mover shall provide an escort service for the purpose of regulating traffic along the route such building is being moved. At the discretion of the Police Department, off-duty police officer may be required to augment the escort service. Any such police or special agency escort shall be at the expense of the structure mover in addition to any other fees or deposits heretofore required. No variances of the provisions of the permit shall be permitted by the escort.
- (2) Time. Time of the movement shall be designated by the city. Every such permit shall become and be void unless such removal shall be completed and the building removed from the public right-of-way within the time specified in the application for such permit; provided, however, that the city may extend such time when the moving of any building is rendered impractical by reason of inclemency of the weather, strikes, or other causes not within the control of the structure mover.
- (3) Lights. No person moving any building over, upon, along or across any public street shall fail, neglect or refuse to keep a red light (or such other devices as the city may require) at all times at each corner of such building and at the end of any projection thereon while the same is located in or upon any public street.
- (4) Notice to Public Utility Companies. Before any building shall be moved, the structure mover shall give written notice to the public utilities or agencies (electric, telephone, cable TV, etc) designated in the application a minimum of three days in advance of the proposed move.
- (5) Traffic Control Measures. All signs and barricades must be removed immediately upon completion of the move and traffic return to normal operating conditions. Any city-owned equipment (traffic signals, street lights, etc) is to be immediately restored to fully functioning

condition.

- (6) Condition of Lot. After the completion of any Class II or III move, the area or lot upon which the structure was formerly located shall be cleared of all construction debris and graded to minimize any negative impact to surrounding properties; exposed soils shall be stabilized for erosion control; sanitary sewer connections, if any exist, shall be capped at the main and marked; water meters shall be removed and the service line satisfactorily capped at the main; electrical and telephone lines shall be removed; all hazardous conditions shall be remediated; and all trash and other materials shall be removed to the satisfaction of the Director. (Ord. 2014).