

ORDINANCE NO. 1039

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE, DGA-81-22, BY REVISING THE CITY'S TRANSPORTATION POLICIES AND AMENDING LAND USE REGULATIONS GOVERNING DEVELOPMENT RELATED STREET, SIDEWALK, DRAINAGE AND UTILITY IMPROVEMENTS.

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WHEREAS, the Redmond Policy Advisory Commission conducted several study sessions and a public hearing at its meeting of February 10, 1982, for the purpose of considering proposed amendments to the Redmond Municipal Code and Community Development Guide, DGA-81-22, relating to the City's transportation policies and development related street, sidewalk, drainage and utility improvements, and

WHEREAS, at the conclusion of said public hearing, the Policy Advisory Commission voted to recommend adoption of the proposed Development Guide amendment, and

WHEREAS, the City Council has considered the proposed amendment and the recommendations of the Policy Advisory Commission at a regular public meeting and has determined that the proposed amendments should be implemented, now, therefore,

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

Section 1. Section 20B.60.020(35) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20B.60.020(35) Policy - Assure the provision of streets and walkways as land is developed by requiring property owners to install street improvements based on a minimum standard for the street classification.

Section 2. Section 20B.60.020(40) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20B.60.020(40) Policy - Finance major circulation elements such as arterial streets by equitable methods that fairly distribute the costs between private property owners and the public sector.

Section 3. Section 20B.60.020(50) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20B.60.020(50) Policy - Discourage piecemeal construction of streets by requiring participation in Local Improvement Districts, in-lieu funds, or other methods which allow timely and coordinated construction of street improvements.

Section 4. A new section 20C.20.240(55) is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20C.20.240(55) Streets Designated in Six-Year Transportation Improvement Program - Where a street has been designated in the Transportation Improvement Program, full improvements may be waived provided all of the following conditions are met:

1. An adequate interim level of improvements shall be provided as determined to be necessary by the Technical Committee.
2. A contribution shall be made to an in-lieu street construction fund. The fee shall be calculated by the Director of Public Works based on traffic impact on a fully improved street. Street construction funds contributed shall offset future assessments on the property resulting from a Local Improvement District.
3. An LID covenant shall be recorded.

Section 5. A new section 20C.20.240(75) is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20C.20.240(75) Required Off-Site Street Improvements  
It shall be a condition of approval for development permits that off-site street improvements including paving, curbs, sidewalk, storm drainage and underground utilities conforming to the standards adopted by the Technical Committee shall be installed by the applicant prior to final approval or occupancy. Additional off-site improvements including traffic signals, channelization and other improvements may be required when necessary to alleviate potential traffic impacts. This section shall apply to:

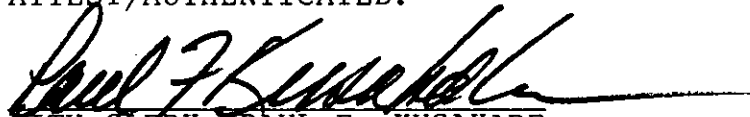
1. New commercial, industrial or multi-family construction with 8 units or more.
2. Subdivisions
3. Remodeling or additions to existing commercial or industrial buildings or conversions to these uses that increase floor area by 20% or greater, or any alterations or repairs which exceed 50% of the value of the previously existing structure.

Section 6. This ordinance shall be in full force and effect five (5) days after passage and publication by posting as provided by law.

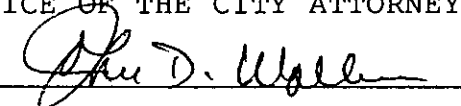
CITY OF REDMOND

  
MAYOR, CHRISTINE T. HIMES

ATTEST/AUTHENTICATED:

  
CITY CLERK, PAUL F. KUSAKABE

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

BY 

FILED WITH THE CITY CLERK:	March 11, 1982
PASSED BY THE CITY COUNCIL:	March 16, 1982
SIGNED BY THE MAYOR:	March 16, 1982
POSTED:	March 18, 1982
EFFECTIVE DATE:	March 23, 1982