

JEH:jrv
03/27/84

ORIGINAL

ORDINANCE NO. 1184

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE, DGA-83-16, FOR THE PURPOSE OF MAKING REVISIONS TO STREET STANDARDS AND UNDERGROUNDING REQUIREMENTS.

WHEREAS, the current regulations contained in the Redmond Municipal Code and Community Development Guide concerning street standards and undergrounding improvements are in need of revision to reduce the financial impact of these requirements while maintaining adequate street standards, and

WHEREAS, the Planning Commission of the City of Redmond, Washington, has conducted a public hearing for the purpose of considering proposed amendments to the Redmond Municipal Code and Community Development Guide regarding street standards and undergrounding requirements, and

WHEREAS, at the conclusion of said public hearing the Planning Commission recommended approval of the proposed amendments with modifications, and

WHEREAS, the City Council has considered the recommendation of the Planning Commission at a public meeting and has determined that amendments to the Redmond Municipal Code and Community Development Guide should be made as set forth hereinafter, now, therefore,

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

Section 1. Section 20C.20.240(75) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20.240(75) Required Off-Site Improvements - It shall be a condition of approval for development permits that off-site street improvements including paving, curbs, sidewalk, storm drainage, street lights and underground utilities conforming to the standards adopted by the Technical Committee shall be installed by the applicant prior to final approval or occupancy as follows:

(a) This section shall apply to:

1. New commercial, industrial or multi-family construction with 5 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.

(b) Street improvements shall as a minimum include half the street abutting the property. Additional improvements may be required to insure safe movement of traffic, such as tapering of centerline improvements into the other half of street, traffic signalization, channeling, etc.

(c) The Technical Committee may allow an exception to these requirements if the applicant provides an interim street plan and the Technical Committee determines that any of the following conditions are present:

- the costs of such improvements are significantly in excess of those for similar projects; or
- installation of the improvements would decrease traffic safety; or
- the street is planned to be improved as a whole through an LID or City-financed project; or
- the street is within a transitional area designated by the City where LID's may not occur or be proposed in the near future. In designated transitional areas contributions shall be made to an in-lieu fund as provided by Section 20C.20.240(80).

An interim street plan shall include a covenant consenting to formation of a Local Improvement District, and a plan for installation of improvements which will bring the roadway up to the existing character of surrounding streets and pedestrian facilities. Improvements may include widening or installation of the asphalt street surface, gravel shoulder, temporary drainage facilities, walkways, or other improvements determined to be necessary by the Technical Committee.

Section 2. Section 20C.20.250(05) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20.250(05) Underground Wiring Requirements

Wiring and related equipment for electrical, communication, and other purposes except for transformer vaults, shall be placed underground when one or more of the following occurs:

- subdivisions are developed;
- short subdivisions are developed;
- local improvement districts and utility local improvement districts are developed;
- street or utility improvements are undertaken;
- approved planned unit developments are developed; or
- building complexes or other projects are developed and are of a size to warrant undergrounding.

Where the Technical Committee has determined that interim street improvements are adequate as provided in Section 20C.20.240(75) Required Off-Site Improvements these requirements may be temporarily waived.

Section 3. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. 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 (5) days after passage and publication by posting as provided by law.

CITY OF REDMOND:


MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:


CITY CLERK, DORIS A. SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY *Jerry C. Martin*

FILED WITH THE CITY CLERK: March 29, 1984
PASSED BY THE CITY COUNCIL: April 3, 1984
SIGNED BY THE MAYOR: April 3, 1984
POSTED: April 5, 1984
EFFECTIVE DATE: April 10, 1984
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