

ORDINANCE NUMBER 219 AS AMENDED

AN ORDINANCE providing rules and regulations for the municipal approval of plats, sub-divisions, or dedications; prescribing standards for the design, layout and development thereof; providing procedure for municipal approval or disapproval thereof; providing for the granting of variations and exceptions thereto; to be known as the "Subdivision Ordinance"; providing a penalty for the violation thereof; and repealing all other ordinances in conflict herewith.

BE IT ORDAINED by the Council of the Town of Redmond:

SECTION 1

DEFINITIONS

1.1 Comprehensive Plan or portions thereof are those coordinated plans in preparation or which have been prepared by the Planning Commission for the physical development of the municipality; for any plans, being portions of the comprehensive plan, prepared for the physical development of such municipality, that designate, among other things, plans and programs to encourage the most appropriate use of land, and lessen congestion throughout the municipality, and/or are in the interest of public health and welfare.

1.2 Dedication is the deliberate appropriation of land by its owner for any general and public uses, reserving to himself no other rights than such as compatible with the full exercise and enjoyment of the public uses to which the property has been devoted.

1.3 Final Plat is the plan of the plat, subdivision, or dedication, or any portions thereof prepared for filing for record by the County Auditor, and containing those elements and requirements set forth in Section 6 of this ordinance. After the County Auditor has filed for record the Final Plat, it shall thereafter be known as an authorized plat, subdivision, or dedication.

1.4 Official Plans are those official maps or map, or portions thereof, adopted by ordinance by the Council as provided in Ch. 44, Sec. 6, Laws, 1935, as hereafter amended (RCW 35.63.110).

1.5 Planning Commission shall be that Commission established by the Council of the Town of Redmond as provided in Ch. 44, Laws, 1935, as hereafter amended (Ch. 35.63, RCW), and Ordinance No. 112 as amended by Ordinance No. 116.

1.6 A Proposed Plat is a preliminary plan of a plat, subdivision, or dedication containing the elements and requirements as set forth in Section 5 hereof.

1.7 Public Highways includes every way, land, road, street, boulevard, or place in the state open as a matter of right to public vehicular travel, both inside and outside the limits of cities and towns, and shall include county arterials, neighborhood streets and residential streets, some of which may or may not be portions of the highway system of the State of Washington.

1.8 Subdivider is any person, firm or corporation proposing to make, or have made, a plat.

1.9 Plat is an area of land, which has been divided into two or more lots, plots, tracts, or other divisions of land, and may or may not include a map, or maps related thereto, for the purpose, whether immediate or future, of transfer of ownership. Provided, that this definition of a plat shall not include those divisions of land for agricultural purposes, where each parcel is five acres or more in area and which does not include any new streets, easements, rights of way, or other provisions for necessary public areas and facilities.

1.10 Tentative Approval is the official action taken on the proposed plat by the Planning Commission, meeting in regular session.

1.11 Final Approval is the final official action taken by the Town Council on the proposed plat or portion thereof that has previously received tentative approval.

SECTION 2

ENFORCING AUTHORITY

2.1 The Town Council is designated and assigned the administrative and co-ordinating responsibilities contained herein, pursuant to the Laws of the State of Washington, Ch. 186, Laws, 1937, as hereafter amended (Ch. 58.16, RCW) for the approval or disapproval of plats.

SECTION 3
PROCEDURES

3.1 General: It shall be unlawful for any person, firm or corporation, proposing, to make, or having made, a subdivision or plat of land containing five or more lots, plots or tracts, or proposing to make, or having made a subdivision or plat containing a dedication of any part thereof as a public street or highway, to enter into any contract for the sale of or to offer to sell said subdivision or plat or any part thereof, until he or it has obtained from the Planning Commission and Town Council both the tentative and final approval of the proposed plat, subdivision or dedication in accordance with the prescribed rules and regulations contained herein.

3.1.1 The subdivider, his engineer, or land surveyor, while the proposed plat, subdivision, or dedication is in sketch form, and before the proposed plat, subdivision, or dedication is prepared, shall consult with the Planning Commission, for the purpose of ascertaining the requirements of the Official Plan, or any portions thereof, and obtaining any explanation of the rules and regulations herein contained as may be necessary and related to the proposed plat, subdivision, or dedication.

3.1.2 The tentative approval of the proposed plat shall be effective for six months, unless extended by the Planning Commission, or until such time as the final plat has been approved for the entire area of land covered by the proposed plat.

3.1.3 A final plat may be presented for final approval for any portion of a large subdivision when the proposed plat therefor has previously received tentative approval by the Planning Commission.

3.1.4 When the Planning Commission has ascertained that the public use and interest will be served and advanced by the proposed plat in accordance with rules herein contained, the Planning Commission shall execute its written approval which shall be suitably inscribed on the final plat, subdivision, or dedication, and then submitted to the Town Council for final approval, which shall be suitably inscribed on the final plat, subdivision, or dedication. After the approval of the Town Council, the final plat, subdivision or dedication may be presented for filing for record to the County Auditor of the County of King, and after it has been filed for record, it shall be known as an authorized plat, subdivision, or dedication of land.

3.2 Specific: Proposed Plat

3.2.1 The proposed plat, and application for "Tentative Approval" thereof shall be prepared by the developer, his engineer, or land surveyor in accordance with the requirements for the proposed plat, as set forth in Section 5 hereof, and the proposed plat and the application shall be submitted to the Town Clerk, who shall affix thereto the date it is received. The application, and ten prints of the proposed plat, shall be submitted to the Town Clerk four weeks prior to the meeting of the Planning Commission, during which time, the Town Clerk shall transmit the application and the proposed plat to the Town Mayor. The proposed plat will be accompanied by a check for \$25.00, as required by paragraph 4.1.

3.2.2 The Mayor shall transmit one copy of the proposed plat to the Town Engineer, two copies to the Town Health Officer, for their respective recommendations regarding the proposed plat, and four copies to the members of the Planning Commission.

3.2.3 The Town Engineer, the Health Officer, and other department heads, within the scope of their municipal functions, shall make their respective recommendations regarding the proposed plat in letter form to the Mayor within a period of two weeks from the day the Town Clerk received the application for its approval.

3.2.4 The Mayor shall transmit the application, the proposed plat, and the respective recommendations of the Town Engineer, Health Officer, and other Department heads, to the Secretary of the Planning Commission one week prior to its regular meeting.

3.2.5 The Planning Commission shall examine the proposed plat to ascertain whether it conforms to the requirements of the Official Plan, and if necessary requirements have been met for the submission of proposed plats, shall set a hearing date thereon, which date shall be transmitted to the City Clerk.

3.2.6 The City Clerk shall prepare notices of hearing for posting of the property involved. The notice shall be typed with the word "NOTICE" at the top, or shall be a printed form with suitable blank spaces to be filled. In either case the information given in the notice shall be: place where the hearing will be held, body before whom it will be held, date, time and nature of hearing. A minimum of four notices shall be prepared for each hearing of which a minimum of three shall be posted on or

immediately adjacent to the property involved, not less than ten days prior to the hearing date. The developer shall be responsible for posting such notices. One notice shall be placed in the file, attached to a certificate of posting, certified by the person doing the posting. The City Clerk shall prepare a legal notice of hearing for publication and place notice with the official newspaper of the City of Redmond, for a publication date not less than five days prior to the hearing date.

3.2.7 The Planning Commission will either tentatively approve or withhold tentative approval of the proposed plat, within a period of 60 days after the Town Clerk has received the application and the proposed plat. The subdivider, and each of the municipal officers who received a copy of the proposed plat will be notified by letter of the Planning Commission's action. The letter will state specific objections and/or suggested modifications, prepared in accordance with the provisions herein contained.

3.2.8 If the proposed plat is approved by the Planning Commission, the subdivider, before requesting final approval, shall elect, by a written statement furnished in duplicate to the Mayor, to carry out improvements in accordance with the standard plans and specifications of the Town of Redmond, by any of the following methods:

3.2.8.1 By furnishing the Town of Redmond with a bond, in which assurance is given the Town that the installation of the minimum improvement will be carried out in accordance with the installation requirements, and under the supervision of the Town Engineer. The amount of the plat or subdivision bond shall be determined by the Town Engineer.

3.2.8.2 By actually installing the minimum improvements, as provided by the local improvement district laws of the State of Washington, and the Council of the Town of Redmond in accordance with the installation requirements and under the supervision of the Town Engineer.

3.2.8.3 By actual installation of improvements in accordance with the installation requirements and under the supervision of the Town Engineer.

3.2.8.4 Combination of these methods.

3.2.9 The subdivider may then make application for such permits from the Town authorities as are necessary to proceed with the installation of improvements.

3.2.10 After satisfactory arrangements for the completion of all improvements have been made, the Town Engineer and Health Officer will each submit a letter in duplicate to the Planning Commission stating that the subdivider has complied with the installation requirements of their respective departments. The Planning Commission shall have the Town Clerk transmit one copy of each letter to the subdivider, and the originals shall be retained by the Planning Commission.

3.3 Final Plat:

3.3.1 The subdivider will submit to the Town Clerk the final plat consisting of the original and five copies prepared in accordance with the provisions of Section 6 hereof, after arrangements for improvements have been completed in accordance with the provisions of Section 3.2.8. The final plat shall be transmitted to the Mayor, who, in turn, shall transmit it to the Planning Commission, Town Engineer, and Town Health Officer, for checking.

3.3.2 The final plat, when submitted, will be accompanied by separate certified checks or otherwise acceptable funds, to cover the cost of checking and filing. The amount of payment will be determined by the requirements of paragraph 4.2.

3.3.3 Upon approval of the final plat by the Planning Commission, the City Council shall be advised of such action. The Planning Commission shall indicate its approval of the final plat by proper signatures on the original. The original shall then be transmitted to the City Council for its approval, after which it shall be transmitted to the King County Auditor. The five copies of the original shall be distributed as needed.

3.3.4 After the County Auditor has received and filed for record the final plat, it shall be known as an authorized plat of the land as provided in Ch. 186, Sec. 7, Laws, 1937, as hereafter amended (RCW 58.16.060).

SECTION 4

FEEs

4.1 Proposed Plats: Any proposed plat submitted to the Town of Redmond shall be accompanied by a certified check in the amount of \$25.00 to cover costs of the Town for examination of the proposed plat.

4.2 Final Plat: Checking Fee. All costs of checking shall be borne by the subdivider. Minimum checking fees will be based on the following:

Base amount	\$35.00
Each lot or enclosure	4.00
Total minimum amount	50.00

Should the cost of checking, through errors and omissions of the subdivider or his agent, exceed the above, the Town will withhold further action on the plat until the subdivider has deposited with the Town an amount sufficient to cover the remaining estimated cost of checking.

Checking fees paid by the subdivider in excess of the above minimum, and not required for checking the plat, will be refunded to the subdivider.

SECTION 5

REQUIREMENTS OF THE PROPOSED PLAT

5.1 The proposed plat and ten blueprints thereof shall be prepared by a registered professional civil engineer or land surveyor, to which shall be attached a written application addressed to the Planning Commission requesting tentative approval of the proposed plat.

5.2 A vicinity sketch at a scale of not more than 800 feet to the inch shall accompany the proposed plat. The vicinity sketch shall show all adjacent subdivisions, streets, and other pertinent data by which the proposed plat may be located.

5.3 Horizontal scale of the proposed plat for a residential development shall be not more than 100 feet to the inch (R.F. 1/100 or greater). Horizontal scale of the proposed plat for a commercial or industrial development shall be not more than 200 feet to the inch, (R.F. 1/200 or greater).

5.4 The proposed plat shall contain the following information:

5.4.1 The name of the proposed plat.

5.4.2 The names, addresses and telephone numbers of the subdivider and surveyor or engineer.

5.4.3 The names and addresses of the owners of record of property contiguous to the proposed subdivision and within 300 feet of the property lines of the land covered by the proposed subdivisions.

5.4.4 The boundary lines, accurate to scale, of the tract to be subdivided.

5.4.5 The location, width, and names of all existing or platted streets or other public ways within or adjacent to the proposed development and other important features, such as permanent buildings, water courses, major power transmission lines, railroads, and section lines.

5.4.6 Contours at intervals of 5 feet or less referenced to the United States Coast and Geodetic Survey datum. (King County Aerial Survey Elevations may be shown as the datum plane).

5.4.7 The tentative profiles and grades of each proposed street.

5.4.8 All parcels of land intended to be dedicated or temporarily reserved for public use or to be reserved in the deeds for the common use of property owners of the plat, with the purpose, conditions, or limitations of such reservations clearly indicated.

5.4.9 The date, scale, and the north point and meridian.

SECTION 6

REQUIREMENTS FOR THE FINAL PLAT

6.1 General: The map of the final plat, subdivision, or dedication shall be submitted to the Planning Commission, and contain the information herewith prescribed:

6.1.1 All documents, maps, survey notes shall contain the name of the subdivision or be clearly referenced to it, and the name and address of the developer, land surveyor and engineer.

6.1.2 The north point, scale and date. All maps shall use the Washington North Lambert Grid Meridian.

6.1.3 The boundary lines with accurate distances and bearings. The location, and width of all existing previously recorded public highways and intersecting the boundaries of the subdivision map.

6.1.4 The boundary lines of all parks and playgrounds and the rights of way of all public highways contained in the plat.

6.1.5 All horizontal curves will be shown and will be circular. The arc definition will be used.

6.1.6 The length of all arcs and radii will be shown. Curve data on road center lines will be shown and give the internal angle, tangent and chord distances, radius and length of arc. Points of curvature, tangency, and centers of curves shall be indicated.

6.1.7 The location of all monuments shall be shown. Monuments must conform to standard plans and specifications of the Town of Redmond.

6.1.8 The error of closure of plat computations shall not exceed one one-hundredth of one foot.

6.1.9 Complete field and computation notes showing original or re-established corners, with description of the same; true bearings and distances to established street lines and monuments, deflection angles, points of curvature, length of tangents, the actual traverses showing error of closure and method of balancing with sketches showing all distances, angles and calculations required to determine corners and distances of the plat, may be required by the Town Engineer at his discretion and with the approval of the Town Council.

SECTION 7

GENERAL PRINCIPLES OF DESIGN AND MINIMUM REQUIREMENTS FOR THE LAY-OUT OF SUBDIVISIONS

7.1 Provisions of the Comprehensive Plan.

7.1.1 The proposed subdivision shall provide for such requirements contained in the official plans or portions thereof and development plans for the Town of Redmond.

7.1.2 The subdivider shall make available, for public acquisition, such lands in the area to be subdivided as are designated by the Official Plan for parks, playgrounds, and public buildings.

7.2 Street and Block Lay-out:

7.2.1 Shall conform to the most advantageous development of adjoining areas, and the entire neighborhood, and shall provide for the following:

7.2.1.1 Street continuity of appropriate streets, and arterials.

7.2.1.2 Streets continuing to boundaries of tract.

7.2.1.3 Streets intersecting at right angles, or as nearly as possible.

7.2.1.4 Street jogs shall be prohibited.

7.2.1.5 Alleys in business district at least 20 feet wide.

7.2.2 Blocks shall meet the following requirements:

7.2.2.1 The width of blocks shall normally provide for two tiers of lots, each of which shall have a minimum depth of 100 feet.

7.2.2.2 The length of blocks shall not exceed 1,320 feet.

7.2.2.3 In any block exceeding 660 feet in length, walks or pedestrian ways at a midblock point shall be required, when determined to be essential by the Planning Commission to provide circulation or for utilities, the right of way of which shall be at least twenty feet in width.

7.2.2.4 The number of streets intersecting with the existing or proposed public highways as shown on the plan, as set forth in Section 1.4 shall be held to a minimum. Whenever the topography and general characteristics of the area to be platted require blocks of more than 1,320 feet, such reason shall be listed and supported by the design of the plat, subdivision, or dedication.

7.3 Rights of Way of Public Highways, Roads, Streets, and Alleys:

7.3.1 Major arterials shall be not less than 80 feet in width.

7.3.2 Minor streets shall be not less than 60 feet in width.

7.3.3 Dead End Streets:

7.3.3.1 Maximum length, 300 feet.

7.3.3.2 Minimum width for a dead end street entering onto an arterial street shall be 60 feet. Minimum width for a dead end street entering onto a non-arterial street shall be 50 feet.

7.3.3.3 All dead end streets shall terminate in an appropriate turn around design having a minimum right of way diameter of 80 feet, unless the Planning Commission approves a "T" or "Y" shaped paved space in the place of a turning circle. Right of way for the "T" or "Y" shall not be less than 60 feet.

7.3.4 Alleys shall be a minimum of 20 feet.

7.3.5 Service drives shall be a minimum of 40 feet.

7.3.6 Easements for utilities provided along rear lot lines and along side lines shall be at least 10 feet wide. Such easements will have written approval of utilities companies or other interested agencies prior to acceptance of the final plat.

7.3.7 All roads and streets shall be improved in accordance with the requirements of Standard Plans and Specifications of the Town of Redmond.

7.4 Maximum Grades:

7.4.1 Major arterials, 7%.

7.4.2 All other streets, alleys and service drives, 7% average grade. 1 1/2% allowable on lengths of not to exceed 200 feet.

7.4.3 Grades of pedestrian ways or crosswalks shall not be more than 10%, unless steps designed in accordance with approved standards of the Town Engineer are provided in the plans.

7.4.4 All changes in grades shall be connected by vertical curves meeting the standards and requirements of the Town Engineer.

7.5 Minimum Curve Radii:

7.5.1 Major arterials, 200 feet.

7.5.2 All other streets, alleys and service drives, 100 feet.

7.6 Minimum Tangent distances between curves:

7.6.1 Major arterials, 200 feet.

7.6.2 All other streets, alleys and service drives, 100 feet.

7.7. Intersections:

7.7.1 At street and alley intersections, property line corners shall be rounded by an arc, the minimum radii of which shall be 200 feet. In business districts a chord may be substituted for such arc.

7.8 Lots:

7.8.1 The size, shape and orientation of lots shall be appropriate for the location of the proposed subdivision and for the type of development contemplated.

7.8.2 Excessive depth in relation to width shall be avoided. A desirable proportion of depth to width shall be 2 to 1.

7.8.3 Every lot shall abut on a street.

7.8.4 Lots for residence purposes shall be at least 60 feet wide at the building line; lots for residence purposes abutting on bodies of water shall be at least 60 feet wide at the building line and shall be at least 40 feet wide at the water line.

7.8.5 Lots, except corner lots, having frontage on two streets, should be avoided.

7.8.6 Side lot lines shall be at right angles to the right of way line of the street on which the lot faces, whenever possible.

7.8.7 Corner lots for residential use shall be platted wider than interior lots, to provide the front yard requirements on the side street as prescribed by the zoning ordinance.

SECTION 8
MISCELLANEOUS

8.1 Procedure and Authority for Granting Modifications and Variations. Any subdivider can make application to the Planning Commission in which a request is contained for a variation or modification of any provisions herein contained due to pre-existing physical conditions characteristic of the land the proposed plat includes. Such application shall include any and all supporting details and also shall include a request for modification or variation of the provisions herein contained. The Planning Commission shall prepare a tentative decision on each such request for a modification or variation; provided the Commission ascertains all of the facts regarding the request, which shall include a complete engineering statement prepared by the Town Engineer in reference to the request; provided further that the application and request are received concurrently with the proposed plat.

8.2 Penalties: Whenever any person or persons, firm, or firms, or one or more corporations at various and successive times, or at any time, shall have platted, subdivided or divided into smaller parts, any parcel of land or property into five or more such lots, plots, tracts, or smaller parts, the area of each of which is less than five acres and is held in one ownership, either by contract for purchase, by deed or by both, after the time of the adoption of this ordinance, and has failed to comply with the provisions of this ordinance, shall be subject to a fine in a sum not to exceed one hundred dollars (\$100.00) for each of said lots, plots, tracts, or smaller parts, or imprisonment in the city jail for a period not to exceed thirty (30) days for each such lot, plot, tract, or smaller part, or both such fine and imprisonment, in the discretion of the Court. The Town Council may initiate an action to enjoin any transfer, sale, agreement, or option by making application for an injunction in the Superior Court; and/or the Town Council may recover said penalty for the Town of Redmond by a civil action in any court of competent jurisdiction, if, in the opinion of the Town Council, either of said actions is justifiable.

8.3 Conflict: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

8.4 Validity: Should any section, subsection, paragraph, sentence, clause, or phrase of this ordinance be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance.

8.5 Title of Ordinance: This ordinance shall be known as the "Subdivision Ordinance."

8.6 Effective Date: This ordinance shall be in full force and effect five (5) days after its passage, approval, and legal publication as provided by law.

Passed this 26th day of March, 1958.

Approved this 9th day of April, 1958.

Approved as to form:

G. C. GRAEP, Mayor

FLORINE SHULTS, Town Clerk

JAMES R. YOUNG, Town Attorney