

CITY OF REDMOND, WASHINGTON

ORDINANCE NO. 469

AN ORDINANCE, relating to storm drainage and flood control within the City of Redmond; establishing requirements in the development and improvement of real property to meet present and future needs for an adequate storm drainage system within the City; establishing a storm drainage construction fund; and providing for the collection of acreage charges in lieu of assessments.

WHEREAS, the safe and adequate control of flood waters and intermittent surface and drainage waters within the City of Redmond is essential in the protection of life and property and is necessary for the public peace, safety, health and welfare; and

WHEREAS, adequate provision for necessary facilities for the control of such waters is an integral part of the obligations and responsibilities of the owners of real property engaged in the development and improvement of such properties; and

WHEREAS, the City Council has caused a comprehensive study to be made of the needs of the City for storm drainage and flood control facilities, exclusive of that area of the City which is included within the West Lake Sammamish Flood Control Zone District, and has caused estimates of the cost of such facilities to be filed with the City Clerk; and

WHEREAS, the City Council has determined that reasonable charges should be imposed in lieu of assessment against real property within the City upon an acreage or square footage basis as such property is developed and improved, as a contribution towards the cost and expense of general facilities for storm drainage and flood control; and

WHEREAS, the City Council finds that it is in the best interests of the City and the properties concerned to provide for flood control and storm drainage facilities and to establish a storm drainage construction fund for such purposes, NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND DO ORDAIN AS FOLLOWS:

Section 1. Purpose. It is hereby deemed necessary in the interest of the public peace, welfare, health and safety to establish

requirements in the development and improvement of real property to provide for flood control and storm drainage facilities, recognizing that the obligation and responsibility for providing such facilities rests equally upon all properties within the City of Redmond.

Section 2. Description of Area. For the purposes of this ordinance, the whole of the properties within the boundaries of the City of Redmond, including any areas hereafter annexed to or otherwise becoming a part of the City of Redmond, shall be included within the scope of this ordinance, except that area which is included within the West Lake Sammamish Flood Control Zone District, established by King County Resolution No. 25759, passed April 29, 1963, and revised by King County Resolution No. 27674, passed April 6, 1964.

Section 3. Requirements of Developer and Builder - Acreage Charge. No building permit shall be granted hereafter for the construction of any building, nor shall any plat be accepted for any industrial, commercial or residential development within the City of Redmond (exclusive of the area within the West Lake Sammamish Flood Control Zone District) unless the property owner pay to the City an acreage charge of \$300.00 per acre, which property shall include all common properties in planned developments, which shall constitute a reasonable and equitable contribution towards the cost and expense of general storm drainage and flood control facilities to serve such property and other properties in the City and shall be in lieu of assessment therefor. The owner of the property being improved or developed shall also be responsible for the installation of an adequate storm drainage system within his property in conformity with City standards and in conformity with the comprehensive storm drainage plan of the City; Provided, that the cost and expense of any over-sizing, constituting general facilities beyond the immediate requirements of the property, shall be paid by the City from the storm drainage construction fund.

The determination of the area to be charged, including

computations for individual lots and tracts, shall be made by the Public Works Department of the City. In the case of large, unplatted tracts, the Public Works Department shall have the authority to segregate the property to be served for the purpose of determining the area which shall be subject to the acreage charge; Provided, that in no case shall the size of the area charged be less than the existing zoning requirements for the use zone district involved.

Section 4. Acreage Charge Revisions. Increased construction costs, re-evaluation of storm drainage facility needs, addition of annexed areas, and other factors may necessitate a revision in the acreage charge established by this ordinance, and the City reserves the right to review the acreage charge herein determined in light of such factors and to determine an increased or different amount for future acreage charges in order to equitably charge each property owner his fair share of the cost of general facilities for storm drainage and flood control.

Section 5. Collection of Acreage Charges. All acreage charges imposed as a contribution towards the cost of general facilities for storm drainage and flood control shall be paid to the City at the time application is made for a building permit, final plat approval or approval of the final plan for a planned development.

Section 6. Credit for Contributions. The Public Works Department shall establish a system for recording acreage payments made on behalf of each parcel of property in order that credit may be recorded and given for contributions made for storm drainage general facilities in connection with that property. Contributions made through other means (such as local improvement district assessments) shall also be recorded and credited against the particular parcel of property involved.

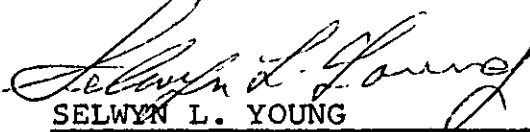
Section 7. Storm Drainage Construction Fund Established. There is hereby established a "Storm Drainage Construction Fund" into which shall be paid all acreage charges collected under this ordinance, together with contributions made by the City and from other sources, and from which shall be paid the cost and expense of constructing and

installing general facilities for storm drainage and flood control and the maintenance and operation thereof.


Section 8. Effective Date - Emergency. This ordinance is deemed necessary for the preservation of the public health, welfare and safety and an emergency therefor exists requiring that this ordinance be and become effective immediately upon its passage and approval, to wit: July 2, 1968.

PASSED by the Council of the City of Redmond, Washington, at a regular meeting thereof and APPROVED by the Mayor this 2 day of July, 1968.

CITY OF REDMOND

  
SELWYN L. YOUNG  
MAYOR

ATTEST:

  
ELEANOR J. HAYDEN  
CITY CLERK

APPROVED AS TO FORM:

  
JOHN D. LAWSON  
CITY ATTORNEY

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