

ORIGINAL

CITY OF REDMOND, WASHINGTON

ORDINANCE NO. 834

AN ORDINANCE, relating to the development and improvement of land; requiring the construction and installation of public improvements and utilities at the time a building permit is issued; and amending Sections 12.12.010, 12.12.020, 12.12.030 and 12.12.040 of the Redmond Municipal Code.

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

Section 1. Amendment. Section 12.12.010 of the Redmond Municipal Code is hereby amended to read as follows:

12.12.010 Purpose. The purpose of this ordinance is to implement additional regulations in connection with the development and improvement of land and to promote the public health, safety, general welfare and convenience in order to facilitate adequate provision for water, sewerage, storm drains, curb, gutters, sidewalks, driveways, street and other public improvements by requiring the construction and dedication of such improvements at the time of the construction of industrial, commercial or residential buildings or developments. The requirements set forth in this ordinance are intended to supplement the requirements of RCW Chapter 58.17 and Title 16 of the Redmond Municipal Code relating to the subdivision of land in order that all incidents of land development and improvement having an impact upon public facilities will be required to dedicate, construct and install those public improvements required in connection with such development and improvement.

Section 2. New Section. There is hereby added to the Redmond Municipal Code a new section to read as follows:

12.12.015 Adoption by reference. For the purposes of this ordinance, those factors set forth in RCW 58.17.110 are hereby adopted by reference as constituting the conditions to be considered in the approval or disapproval of any building or development permit.

Section 3. Amendment. Section 12.12.020 of the Redmond Municipal Code is hereby amended to read as follows:

12.12.020 Prerequisite for building permit or development permit--Exception. No building permit or development permit shall hereafter be granted for the construction of any industrial, commercial or residential building, nor shall any plat be accepted for any industrial, commercial or residential development, unless the plans and specifications therefor contain provisions for the dedication to the City of sufficient street right-of-way for the classification of the street abutting the property according to the street plans and street development needs of the City for the area, and for the construction, installation and dedication of street and public utility improvements consisting of grading, surfacing with asphalt or Portland cement, concrete paving, cement curbs, gutters and driveways, water mains, sanitary sewers, storm drainage facilities, underground power and telephone, together with all necessary appurtenances consistent with good street and utility construction and in accordance with plans and specifications of the Director of Public Works, such improvements to be made on all sides of such property that may abut on a public street or planned public street, to extend the full distance that such property is sought to be occupied and/or developed;

provided, however, that the Director may, in his discretion, authorize the issuance of a building or development permit without compliance with this section where compliance is deemed to be impracticable or unfeasible at that time or it is in the best interest of the city to defer such construction upon such conditions as may be imposed to insure completion of such improvements at some future time, including but not limited to the posting of a bond or the entering into a covenant with the city to run with the land.

Section 4. Amendment. Section 12.12.030 of the Redmond Municipal Code is hereby amended to read as follows:

12.12.030 Design and construction. All public improvements required under this ordinance shall be designed and constructed in accordance with the plans, specifications, grade, material and other engineering data adopted and established by the Director of Public Works.

Section 5. Amendment. Section 12.12.040 of the Redmond Municipal Code is hereby amended to read as follows:

12.12.040 Inspection. All such public improvements shall be constructed under the supervision of the city engineer in accordance with the requirements of Section 12.12.030. No final installation shall be done until the city engineer has inspected and approved the installation and forms and has certified they are according to proper profile and location.

Section 6. Repeal. Section 12.12.050 of the Redmond Municipal Code is hereby repealed.

Section 7. Effective date. This Ordinance shall take effect and be in force five (5) days after its publication in the manner provided by law.

PASSED by the Council of the City of Redmond, Washington, at a regular meeting thereof, and APPROVED by the Mayor this 12 day of AUGUST, 1978.

CITY OF REDMOND


SELWYN L. YOUNG
MAYOR

ATTEST:


PAUL F. KUSAKABE
CITY CLERK

APPROVED AS TO FORM:


JOHN D. LAWSON
CITY ATTORNEY

Published in the Sammamish Valley News on 8-9-78