City of Redmond

Redmond
WASHINGTON

Agenda

Tuesday, April 7, 2026

4:30 PM

City Hall: 15670 NE 85th St; Remote: Comcast Ch. 21/321, Ziply Ch. 34, Facebook (@CityofRedmond), Redmond.gov/rctvlive, or 510-335-7371

Committee of the Whole - Planning and Public Works

Committee Members

Jessica Forsythe, Presiding Officer
Vanessa Kritzer
Angie Nuevacamina
Sayna Parsi
Vivek Prakriya
Menka Soni
Melissa Stuart

Meetings can be attended in person, viewed live on RCTV (redmond.gov/rctvlive), Comcast Channel 21/321, Ziply Channel 34, Facebook/YouTube (@CityofRedmond), or listen live at 510-335-7371

AGENDA

ROLL CALL

A. Action Items - 30 minutes

1. Approve Final Contract with Lakeside Industries Inc. and Accept Construction for the West Lake Sammamish Parkway Pavement Preservation (Marymoor to Leary) Project CM 26-142

Attachment A: Project Information Sheet

Attachment B: Additional Project Information

Department: Public Works, 5 minutes
Requested Action: Consent, April 21st

2. Approve Final Contract with SCI Infrastructure LLC in the Amount of $1,267,396 and Accept Construction for the Sidewalk Repair Project - 40th Street (156th Avenue to Bel-Red Rd) CM 26-217

Attachment A: Project Information Sheet

Attachment B: Additional Project Information

Department: Public Works, 5 minutes
Requested Action: Consent, April 21st

3. Adoption of Ordinances to Formalize Updates to Redmond Municipal Code Titles 10, 12, 13, and 15 CM 26-223

Attachment A: Ordinance Amending RMC Title 10 – Vehicles and Traffic

Attachment B: Ordinance Amending RMC Title 12 – Streets and Sidewalks

Attachment C: Ordinance Amending RMC Title 13 – Water and Sewers

Attachment D: Ordinance Amending RMC Title 15 – Buildings and Construction

Attachment E: Title 10 Comments and Rationale Table

Attachment F: Title 12 Comments and Rationale Table

Attachment G: Title 13 Comments and Rationale Table

Attachment H: Title 15 Comments and Rationale Table

Department: Public Works, 10 minutes
Requested Action: Consent, April 21st

4. Award Construction Contract to Dickson Company for the Old Fire House Teen Center Demolition Project and Increase the Total Funding for this Project CM 26-212

Attachment A: Project Information Sheet

Attachment B: Additional Project Information

Department: Public Works, 5 minutes
Requested Action: Consent, April 21st

5. Approval of an Ordinance Executing the Olympic Pipeline Franchise Agreement CM 26-215

Attachment A: Olympic Franchise

Attachment B: Franchise Matrix

Department: Public Works, 5 minutes
Requested Action: Consent, April 21st

B. Feedback for Study Session - 10 minutes

1. 2025 Legislative Conformance, Business Improvement, and Fences Zoning Code Amendments CM 26-218

Attachment A: Draft Ordinance

Attachment B: Draft Ordinance Exhibits 1 - 15

Attachment C: Planning Commission Report

Attachment D: Community Feedback Summary

Department: Planning and Community Development, 10 minutes
Requested Action: Study Session, April 28th

C. Informational - 5 minutes

1. 172nd Ave NE Corridor Improvements CM 26-228

Attachment A: 172nd - Letter - January 2026

Attachment B: 172nd - Postcard - March 2026

Department: Public Works, 5 minutes
Requested Action: Informational

D. Read Only

1. Capital Investment Program (CIP) Project Updates for Q1 2026 CM 26-222

Attachment A: 2026 CIP Quarter 1 Projects Updates

Attachment B: Projects List - Council Handout

Department: Public Works
Requested Action: Informational

ADJOURNMENT

Meeting videos are usually posted by 12 p.m. the day following the meeting at redmond.legistar.com, and can be viewed anytime on Facebook/YouTube (@CityofRedmond) and OnDemand at redmond.gov/OnDemand

Memorandum

Date: 4/7/2026
Meeting of: Committee of the Whole - Planning and Public Works

File No. CM 26-142
Type: Committee Memo

TO: Committee of the Whole - Planning and Public Works
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

Public Works	Aaron Bert	425-556-2786

DEPARTMENT STAFF:

Public Works	Mike Haley	Project Manager
Public Works	Steven Gibbs	Capital Projects Division Manager
Public Works	Brandon Buehler	Acting Deputy Director

TITLE:
Approve Final Contract with Lakeside Industries Inc. and Accept Construction for the West Lake Sammamish Parkway Pavement Preservation (Marymoor to Leary) Project

OVERVIEW STATEMENT:
Public Works is requesting Council to approve the final contract and accept construction for the West Lake Sammamish Parkway Pavement Preservation (Marymoor to Leary) Project, (project No. 2311). This contract with Lakeside Industries Inc. had a base bid amount of $1,217,250, plus or minus change orders and bid items increases or decreases, resulting in a final contract amount of $995,650.

☒ **Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

☐ **Receive Information** ☒ **Provide Direction** ☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
  Transportation Master Plan
  Community Strategic Plan - Objective #1: Invest in infrastructure preservation and replacement across the City to maintain the current level of service, the reliability of capital assets, and provide timely and cost-effective replacement.
- **Required:**
  Council approval is required to accept a Public Works contract that exceeds $300,000 (2018 City Resolution 1503)
- **Council Request:**

N/A

- **Other Key Facts:**
  Public Works is requesting this item go forward for Council approval at the March 17, 2026, Council business meeting.

OUTCOMES:
West Lake Sammamish Parkway is a key corridor for Redmond. The project rehabilitated the asphalt roadway of West Lake Sammamish Parkway between Marymoor Way and Leary Way NE. The project met the objectives.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
  N/A
- **Outreach Methods and Results:**
  N/A
- **Feedback Summary:**
  N/A

BUDGET IMPACT:

Total Cost:
$995,650

Approved in current biennial budget: ☒ **Yes** ☐ **No** ☐ **N/A**

Budget Offer Number:
CIP

Budget Priority:

- *Vibrant and Connected*

Other budget impacts or additional costs: ☐ **Yes** ☒ **No** ☐ **N/A**
If yes, explain:
N/A

Funding source(s):
Transportation CIP, Federal Highway Grant

Budget/Funding Constraints:
Use of Federal Highway grants requires a 13.5% funding participation by Redmond.

☒ **Additional budget details attached**

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
N/A	Item has not been presented to Council	N/A

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
4/21/2026	Business Meeting	Approve

Time Constraints:
Following project acceptance, in accordance with RCW 60.28, the contract retainage will be released upon receipt of clearances from the Washington State Departments of Revenue and Labor and Industries, and a mandatory 45-day waiting period for filing claims and liens.

ANTICIPATED RESULT IF NOT APPROVED:
Not accepting construction will result in delay of project close-out, increasing the project cost.

ATTACHMENTS:
Attachment A: Pavement Preservation- West Lake Sammamish Parkway (North of Marymoor to Leary Way) Project Information Sheet
Attachment B: Additional Project Information

CIP Project Information Sheet

Project Name: Pavement Management Project - West Lake Sammamish Parkway (North of Marymoor to Leary Way)

Project Status: Existing - Revised
Functional Area(s): Transportation
Relevant Plan(s): Transportation Master Plan, ADA Transition Plan
Neighborhood: Overlake

Time Frame: 2023-2025
Budget Priority: Vibrant and Connected
Citywide Rank: 6
Functional Area Priority: High

Location: West Lake Sammamish Parkway from North of Marymoor to Leary Way

Description:
Rehabilitate and overlay pavement to extend useful life.

Anticipated Outcomes: ***Primary:*** ***Secondary:***

Finished pavement has a pavement index (PCI) of 90 or higher and provides 20 years of life (with proper maintenance).

Request: ***Primary Reason(s):***

City received Federal grant funding and poor pavement condition warrants repairs. Cost increase due to inflation. Schedule follows Federal grant timeline.

Budget:	Prior	2023	2024	2025	2026	2027	2028	Future	Total
Original Budget		$300,000	$1,500,000						$1,800,000
Approved Changes									
Current Approved Budget		$300,000	$1,500,000						$1,800,000
Proposed New Budget		$840,588	$1,852,333	$574,772					$3,267,693

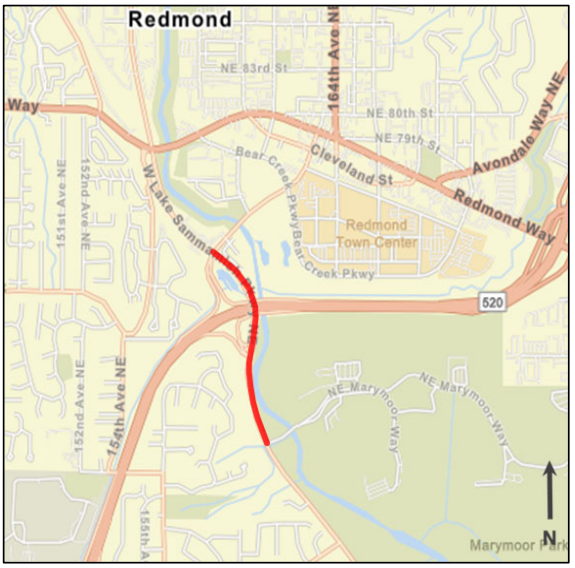
Proposed changes due to ___ Scope Change X Schedule Change X Budget Change

Project Phasing:	Prior	2023	2024	2025	2026	2027	2028	Future	Total
Preliminary Design (0-30%)		$315,975							$315,975
Right of Way		$32,407							$32,407
Design (31-100%)		$135,418	$180,557						$315,975
Construction			$1,178,461	$441,923					$1,620,384
Contingency		$356,788	$493,315	$132,849					$982,952
Total		$840,588	$1,852,333	$574,772					$3,267,693

Estimated M&O Impacts:	Prior	2023	2024	2025	2026	2027	2028	Future	Total
Cost									

Explanation: No M&O costs expected.

Proposed Funding Sources:	Prior	2023-2028	Future	Total
Grant		$1,500,000		$1,500,000
General Fund		$715,000		$715,000
Business Tax		$1,052,693		$1,052,693
Total		$3,267,693		$3,267,693



Attachment B – Additional Project Information

West Lake Sammamish Parkway Pavement Preservation (Marymoor to Leary)

Project Discussion

This project rehabilitated the asphalt roadway on West Lake Sammamish Parkway from approximately one hundred feet north of Marymoor Way to the south side of the intersection with Leary Way NE.

Fiscal Information

Current Project Budget	
Transportation CIP	$199,326
PSRC Grant	$1,229,854
Total Funding	**$1,429,180**

Estimated Project Costs	
Preliminary Design	$3,088
Design	$223,301
Construction	$1,202,791
Total Estimated Project Cost	**$1,429,180**
Budget Difference	**$0**

Previous Project-Related Council Touches

Date	Meeting	Action
5/21/2024	Business Meeting	Accept Funding
10/15/2024	Business Meeting	Award Contract

Memorandum

Date: 4/7/2026
Meeting of: Committee of the Whole - Planning and Public Works

File No. CM 26-217
Type: Committee Memo

TO: Committee of the Whole - Planning and Public Works
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

Public Works	Aaron Bert	425-556-2786

DEPARTMENT STAFF:

Public Works	Aaron Noble	Project manager
Public Works	Adnan Shabir	Functional Area Lead
Public Works	Steve Gibbs	Division Manager
Public Works	Brandon Buehler	Acting Deputy Director

TITLE:
Approve Final Contract with SCI Infrastructure LLC in the Amount of $1,267,396 and Accept Construction for the Sidewalk Repair Project - 40th Street (156th Avenue to Bel-Red Rd)

OVERVIEW STATEMENT:
Public Works is requesting Council to approve the final contract and accept construction for the Sidewalk Repair Project - 40th Street (156th Avenue to Bel-Red Rd) project (No.2338). This contract with SCI Infrastructure LLC had a base bid amount of $1,231,808, plus or minus change orders and bid items increases or decreases, resulting in a final contract amount of $1,267,396.

☒ **Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

☐ **Receive Information** ☒ **Provide Direction** ☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
  Transportation Master Plan, ADA Transition Plan
- **Required:**
  Council approval is required to accept a Public Works contract that exceeds $300,000 (2018 City Resolution 1503)
- **Council Request:**
  N/A

- **Other Key Facts:**
  N/A

OUTCOMES:
Project objectives include replacing approximately 2000 linear feet of sidewalk that was severely damaged by tree root growth and replacing 13 non-compliant curb ramps with ADA-compliant ones. The project met the objectives.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
  N/A
- **Outreach Methods and Results:**
  N/A
- **Feedback Summary:**
  N/A

BUDGET IMPACT:

Total Cost:
$1,267,396

Approved in current biennial budget: ☒ **Yes** ☐ **No** ☐ **N/A**

Budget Offer Number:
CIP

Budget Priority:
Vibrant and Connected

Other budget impacts or additional costs: ☐ **Yes** ☒ **No** ☐ **N/A**
If yes, explain:
N/A

Funding source(s):
General Fund, Real Estate Excise Tax, Transportation CIP

Budget/Funding Constraints:
N/A

☒ **Additional budget details attached**

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
11/11/2024	Business Meeting	Approve

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
4/21/2026	Business Meeting	Approve

Time Constraints:
Following project acceptance, in accordance with RCW 60.28, the contract retainage will be released upon receipt of clearances from the Washington State Departments of Revenue and Labor and Industries, and a mandatory 45-day waiting period for filing claims and liens.

ANTICIPATED RESULT IF NOT APPROVED:
The warranty period begins upon Council acceptance. Not accepting construction will result in delay of warranty start, increasing the project close-out co

ATTACHMENTS:
Attachment A: Sidewalk Repair Project - 40th Street (156th Avenue to Bel-Red Rd) Information Sheet
Attachment B: Additional Project Information

CIP Project Information Sheet

Project Name: Sidewalk Repair Project - 40th Street (156th Avenue to Bel-Red Road)

Project Status: Existing - Revised
Functional Area(s): Transportation
Relevant Plan(s): Transportation Master Plan, ADA Transition Plan
Neighborhood: Overlake

Time Frame: 2024-2025
Budget Priority: Vibrant and Connected
Citywide Rank: 38
Functional Area Priority: Medium

Location: NE 40th Street, from 156th Avenue NE to Bel-Red Road

Description:
Repair sidewalk and replace street trees (due to ongoing damage to sidewalk) on the north side of NE 40th Street from 156th Avenue NE to Bel-Red Road.

Anticipated Outcomes: ***Primary:*** Rehabilitation ***Secondary:***
Safe pedestrian access to Redmond Technology Station that meets ADA requirements, eliminates tripping hazards, and reduces maintenance frequency.

Request: ***Primary Reason(s):*** Budget Process, Scope Change
Project extended from NE 163rd Street to NE 156th Street

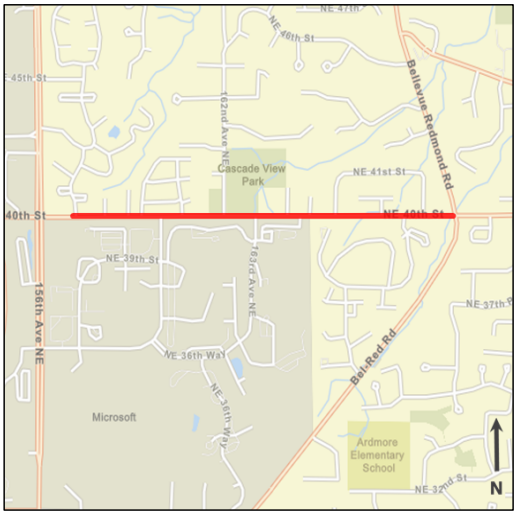
Budget:	Prior	2025	2026	2027	2028	2029	2030	Future	Total
Original Budget	$675,214	$799,060	$592,087						$2,066,361
Approved Changes									
Current Approved Budget	**$675,214**	**$799,060**	**$592,087**						**$2,066,361**
Proposed New Budget	**$1,594,911**	**$471,451**							**$2,066,362**
Proposed changes due to	X Scope Change		X Schedule Change		Budget Change				

Project Phasing:	Prior	2025	2026	2027	2028	2029	2030	Future	Total
Preliminary Design (0-30%)	$256,571								$256,571
Right of Way	$20,484								$20,484
Design (31-100%)	$427,618								$427,618
Construction	$890,238	$71,451							$961,689
Contingency		$400,000							$400,000
Total	$1,594,911	$471,451							$2,066,362

Estimated M&O Impacts:	Prior	2025	2026	2027	2028	2029	2030	Future	Total
Cost									

Explanation: No M&O costs expected.

Proposed Funding Sources:	Prior	2025-2030	Future	Total
General Fund	$1,186,943	$98,451		$1,285,394
Real Estate Excise Tax	$399,530	$58,815		$458,345
Transportation CIP	$8,438	$314,185		$322,623
Total	$1,594,911	$471,451		$2,066,362



Attachment B – Additional Project Information

40th Sidewalk Repair

Fiscal Information

Project Budget at Bid	
General Fund	$1,285,394
Real Estate Excise Tax	$458,345
Transportation CIP	$322,623
Total Funding	**$2,066,362**

Total Project Costs	
Design	$147,530
Construction	$1,495,160
Total Estimated Project Cost	**$1,642,679**

Total Budget Savings	**$423,682**

Previous Project-Related Council Touches

Date	**Meeting**	**Action**
November 11, 2024	City Council	Award Construction Contract

Photos




CASCADE VIEW
PARK





Memorandum

Date: 4/7/2026
Meeting of: Committee of the Whole - Planning and Public Works

File No. CM 26-223
Type: Committee Memo

TO: Committee of the Whole - Planning and Public Works
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

Public Works	Aaron Bert	425-556-2786

DEPARTMENT STAFF:

Public Works	Rob Crittenden	City Engineer
Public Works	Chris Stenger	PW Deputy Director
Public Works	Brandon Buehler	PW Deputy Director (Acting)
Public Works	Paul Cho	City Traffic Engineer
Public Works	Aaron Moldver	Utility Manager
Public Works	Ernest Fix	Maintenance Manager

TITLE:
Adoption of Ordinances to Formalize Updates to Redmond Municipal Code Titles 10, 12, 13, and 15

OVERVIEW STATEMENT:
The Public Works Department embraces continued improvement to achieve organizational excellence. As part of this effort, Public Works proposed updates to multiple Redmond Municipal Code (RMC) sections within these Titles related to Public Works functions. These updates are intended to clarify roles and responsibilities within the Department and to improve operational performance and consistency. These code revisions are also being coordinated with the APWA Accreditation effort to ensure code authority and operational functions are aligned.

Public Works staff provided an overview of the update process to Council at the June 3, 2025, Planning and Public Works Committee. Staff then presented and discussed specific changes with the Council to Titles 10 and 12 in June 2025 and to Titles 13 and 15 in October 2025.
The four revised Titles received a SEPA Determination of Non-Significance in early 2026, and the comment and appeal period ended on February 16, 2026. Comments received through this and other means have been addressed as summarized in the community/stakeholder outreach and involvement section below.

The City Clerk and City Attorney have reviewed and accepted the changes to the four separate ordinances attached to this memo. Public Works recommends that Council adopt these ordinances.

☒ **Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

☐ **Receive Information** ☒ **Provide Direction** ☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
  Redmond Municipal Code
- **Required:**
  Ordinances require City Council Approval.
- **Council Request:**
  N/A
- **Other Key Facts:**
  N/A

OUTCOMES:
The City will benefit from revisions to the RMC by providing users a code that clearly identifies roles and responsibilities, clarifies authorities, and aligns with operational functions. These revisions also update provisions in the code that are outdated or inconsistent. The resulting code requirements align with the policies and procedures documented with the Public Works APWA Accreditation effort

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
  Public input was collected on Titles 10 and 12 in July and August 2025 and on Titles 13 and 15 in November and December 2025. Comments were also solicited as part of the State Environmental Policy Act (SEPA) threshold determination in February 2026.
- **Outreach Methods and Results:**
  Let's Connect, SEPA, and targeted emails to stakeholders such as the OneRedmond Government Affairs Committee.
- **Feedback Summary:**
  Comments received from the public, councilmembers, and the Washington Department of Fish and Wildlife have been documented in the comments and rationale table in Attachments E, F, G, and H along with Public Works' responses to those comments.

BUDGET IMPACT:

Total Cost:
N/A

Approved in current biennial budget: ☐ **Yes** ☐ **No** ☒ **N/A**

Budget Offer Number:
N/A

Budget Priority:

N/A

Other budget impacts or additional costs: ☐ **Yes** ☐ **No** ☒ **N/A**
If yes, explain:
N/A

Funding source(s):
N/A

Budget/Funding Constraints:
N/a

☐ **Additional budget details attached**

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
12/17/2024	Business Meeting	Receive Information
6/3/2025	Committee of the Whole - Planning and Public Works	Provide Direction
6/24/2025	Study Session	Provide Direction
10/7/2025	Committee of the Whole - Planning and Public Works	Provide Direction
10/21/2025	Business Meeting	Receive Information

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
4/21/2026	Business Meeting	Approve

Time Constraints:
Public Works expects to receive Public Works APWA Accreditation in April 2026. Although it is not required to have the Code changes associated with this effort in place immediately after, the goal is to complete the updates to the RMC by the second quarter of 2026.

ANTICIPATED RESULT IF NOT APPROVED:
The Council could choose not to approve some or all of the proposed Code changes. If so, outdated and unclear sections within the Code would remain, and overall, the Code would not align with the current operational structure of Public Works and the City.

ATTACHMENTS:
Attachment A: Ordinance amending RMC Title 10 - Vehicles and Traffic
Attachment B: Ordinance amending RMC Title 12 - Streets and Sidewalks
Attachment C: Ordinance amending RMC Title 13 - Water and Sewers
Attachment D: Ordinance amending RMC Title 15 - Buildings and Construction

Attachment E: Title 10 Comments and Rationale Table
Attachment F: Title 12 Comments and Rationale Table
Attachment G: Title 13 Comments and Rationale Table
Attachment H: Title 15 Comments and Rationale Table

CITY OF REDMOND
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING RMC 10, VEHICLES AND TRAFFIC, TO CLARIFY PURPOSE AND MODERNIZE THE CODE'S APPLICABILITY

WHEREAS, Redmond Municipal Code Title 10 establishes the authorities and rules that the City may apply to the regulation of vehicles and traffic; and

WHEREAS, the City proposes updates to Title 10 related to Public Works functions relating to vehicles and traffic; and

WHEREAS, this update is intended to clarify roles and responsibilities within the Public Works Department and to improve operational performance and consistency; and

WHEREAS, this code revision is being coordinated to align with the Department's effort to achieve APWA Accreditation.

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

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City Code.

Section 2. Amendment of Chapter. RMC 10.04, General Provisions, is hereby amended to read as follows:

Sections:
10.04.010 Citation.
10.04.020 Purpose – Policy.
10.04.030 Uniformity of application.
~~10.04.040 APPLICATION TO NONRESIDENTS.~~ **Repealed.**
10.04.050 Application to **[~~BICYCLE RIDING, ANIMAL DRAWN VEHICLES~~] bicycles and micromobility devices.**
10.04.060 Exemptions.
10.04.070 Public ways – Violations – Jurisdiction.

10.04.010.

***

10.04.020 Purpose - Policy.

It is declared to be the purpose and public policy of [~~THAT CITY~~]**the City** to cooperate with state authorities in every way that is reasonably possible in the enforcement of [~~THE WASHINGTON HIGHWAY LICENSE ACT, THE WASHINGTON MOTOR VEHICLE ACT,~~] **RCW 46.20, RCW 46.61,** and all other laws and regulations of the state**, including any future additions to, and amendments and repeals thereof,** relating to the equipment and operation of vehicles on the public highways **and streets** of the City[~~, AND THIS CODE IS ENACTED IN FURTHERANCE OF THE PURPOSE, AND IN THE EXERCISE OF THE POLICE POWER OF THE CITY, TO PROTECT AND PRESERVE THE PUBLIC PEACE, HEALTH, SAFETY AND ECONOMIC WELFARE, AND ALL OF ITS PROVISIONS SHALL BE LIBERALLY CONSTRUED FOR THE ACCOMPLISHMENT OF THESE PURPOSES~~]. **This code is enacted to advance the purpose, and under the City's authority, to protect and preserve the public peace, health,**

safety, and economic welfare of the City, and its provisions shall be interpreted broadly to fully achieve these objectives.

10.04.030 Uniformity of application.

The provisions of this title relating to the operation of vehicles shall be applicable and uniform upon all persons operating vehicles upon the public highways **and streets** of this City, except as otherwise specifically provided.

[~~10.04.040 APPLICATION TO NONRESIDENTS.~~

~~NONRESIDENT OWNERS AND OPERATORS OF VEHICLES HEREBY ARE GRANTED THE PRIVILEGE OF USING THE PUBLIC HIGHWAYS OF THIS CITY. USE OF SUCH PUBLIC HIGHWAYS SHALL BE DEEMED AND CONSTRUED TO BE AN ACCEPTANCE BY SUCH NONRESIDENT OWNERS AND OPERATORS OF THE PROVISIONS OF THIS TITLE.~~]

10.04.050 Application to [~~BICYCLE RIDING, ANIMAL DRAWN VEHICLES~~] bicycles and micromobility devices.

[~~EVERY PERSON RIDING A BICYCLE OR AN ANIMAL OR DRIVING ANY ANIMAL OR OPERATING ANY NATURE OF CONVEYANCE OR DRAWING ANY VEHICLE UPON ANY PUBLIC HIGHWAY OF THIS CITY SHALL BE SUBJECT TO THE PROVISIONS OF THIS TITLE RELATING TO THE OPERATION OF VEHICLES AND APPLICABLE TO THE OPERATORS OF A VEHICLE EXCEPT THOSE PROVISIONS OF THE LAW WHICH, BY THEIR NATURE, CAN HAVE NO APPLICATION.~~]

A. Any person operating a bicycle, either human-powered or electric-assisted, or battery-powered or electric-assisted micromobility device (including but not limited to motorized foot scooters) on any public street of this City shall obey all rules of the road applicable to vehicle traffic, as well as the instructions of official traffic control signals, signs and other control devices applicable to vehicles, except as otherwise directed by commissioned police personnel or provided in this section.

B. A person operating a bicycle or micromobility device who approaches a stop sign must either come to a complete stop or proceed according to the rules for a yield sign.

C. The option to treat a stop sign as a yield sign does not apply in the following situations:

1. At a stop sign located at a railroad crossing; and

2. When a school bus is displaying a stop signal, and traffic laws require vehicles to stop.

D. Bicycles and micromobility devices shall be operated at a safe and cautious speed while on shared use paths or separated bike lanes, yielding to pedestrians at all times.

10.04.060 Exemptions

The provisions of this title relating to the operation of vehicles upon the public [~~HIGHWAYS~~] **streets** of this City shall not apply:

A. To any authorized emergency vehicle**s** **that are** properly equipped as required by law and [~~ACTUALLY~~] **actively** responding to an emergency call or [~~IN IMMEDIATE PURSUIT OF~~] **pursuing** an actual or suspected violator of the law, **as long as the emergency vehicle is being used** within [~~THE~~] **its authorized** purpose. [~~FOR WHICH SUCH EMERGENCY VEHICLE HAS BEEN AUTHORIZED, BUT THIS SHALL NOT RELIEVE~~] **This exemption does not release** the operator of an**y** authorized emergency vehicle [~~OF THE DUTY TO OPERATE WITH DUE~~] **from the responsibility to operate the vehicle with due care and** regard for the safety of all persons using the public [~~HIGHWAY~~] **street**, nor shall it protect the operator of any **authorized** emergency vehicle from the consequences of [~~A~~] reckless disregard for the safety of others[~~; PROVIDED, THAT THE~~]**. The** provisions of this section shall [~~IN NO EVENT EXTEND~~] **not grant** any special privilege or immunity to operate an authorized emergency vehicle for any purpose other than that for which it has been authorized;

B. To any person, teams, vehicles, or other equipment [~~WHILE ACTUALLY~~] **actively** engaged in authorized work upon the

surface of a public [~~HIGHWAY, INSOFAR AS~~] **street, provided the** suspension of the provisions of this title is reasonably necessary [~~FOR THE CARRYING ON OF~~] **to carry out** such work **and** [~~, IF~~] reasonable precautions are taken to [~~APPRISE~~] **inform** and protect the users of such public [~~HIGHWAYS~~] **streets**, but this exception shall not apply to such persons, teams, vehicles, and other equipment when traveling to and from such work;

C. To any persons or vehicles [~~, INSOFAR AS THEY MAY BE~~] **that may be** specifically exempted from any provision or provisions of this title.

10.04.070.

***

Section 3. Amendment of Chapter. RMC 10.08, Definitions, is hereby amended to read as follows:

Sections:
10.08.010 Bicycle and micromobility device.
10.08.020 Bollard.
~~10.08.030 CENTRAL BUSINESS OR TRAFFIC DISTRICT.~~ **Repealed.**
10.08.040 Curb.
10.08.050 Curb loading zone.
10.08.055 Highway.
~~10.08.060 DRIVER.~~ **Repealed.**
~~10.08.070 FREIGHT CURB LOADING ZONE.~~ **Repealed.**
10.08.080 Official time standard.
10.08.085 Operator.
10.08.090 Right-of-way.
10.08.095 Roundabout.
~~10.08.100 Passenger curb loading zone.~~ **Repealed.**
10.08.105 Shared street.
10.08.110 Shared use path.

~~10.08.120 RIGHT-OF-WAY.~~ **Repealed.**
10.08.130 Street.
~~10.08.150 TRAFFIC DIVISION.~~ **Repealed.**
10.08.160 U turn.
10.08.170 Ways open to the public.

10.08.010 Bicycle and micromobility device.

A. "Bicycle" means any device human-powered or electric-assisted vehicle with two or three wheels that is designed for one or more persons to ride.

B. "Micromobility device" means a human-, motor-, or electric-powered transportation device that is driven by the user personally. "Micromobility device" includes, but is not limited to, scooters, mopeds, motor-driven cycles, skateboards, and roller skates.

10.08.020 Bollard.

"Bollard" means a type of post, removable or fixed, that is used to restrict vehicles or other moving objects from a sidewalk, multi-use path, walkway, roadway, building, asset, or other public or private area where vehicles are prohibited.

[~~10.08.030 CENTRAL BUSINESS OR TRAFFIC DISTRICT.~~

~~"CENTRAL BUSINESS OR TRAFFIC DISTRICT" MEANS ALL STREETS AND PORTIONS OF STREETS WITHIN AREAS OF THE CITY WHICH HAVE BEEN ZONED FOR COMMERCIAL USE.~~]

10.08.040.

***

10.08.050.

***

10.08.055 Highway.

"Highway" means the entire width between the boundary lines of any public way maintained by the Washington State Department of Transportation when any part is open to the public for vehicular travel.

[~~10.08.060 DRIVER.~~

~~"DRIVER" MEANS THE RIDER, DRIVER OR LEADER OF ANY ANIMAL, OR ANY PERSON WHO PUSHES, DRAWS, PROPELS, OPERATES OR IS IN ACTUAL PHYSICAL CONTROL OF A VEHICLE.~~

~~10.08.070 FREIGHT CURB LOADING ZONE.~~

~~"FREIGHT CURB LOADING ZONE" MEANS A SPACE ADJACENT TO THE CURB FOR THE EXCLUSIVE USE OF VEHICLES DURING THE LOADING OR UNLOADING OF FREIGHT.~~]

10.08.080.

***

10.08.085 Operator.

"Operator" means the driver, or any person who pushes, draws, propels, operates or is in actual physical control of a vehicle, bicycle or micromobility device..

10.08.090 Right-of-way.

"Right-of-way" means the privilege of the immediate use of the street or portion thereof.

10.08.095 Roundabout.

"Roundabout" means an intersection characterized by a circulatory roadway, generally circular in design, located in the center of the intersection. Roundabouts are a type of circular intersection as defined in RCW 46.04.118.

[~~10.08.100 PASSENGER CURB LOADING ZONE~~

~~"PASSENGER CURB LOADING ZONE" MEANS A PLACE ADJACENT TO A CURB RESERVED FOR THE EXCLUSIVE USE OF VEHICLES DURING THE LOADING OR UNLOADING OF PASSENGERS.~~]

10.08.105 Shared street.

"Shared street" means a city street designated by placement of official traffic control devices where pedestrians, bicyclists, and vehicular traffic share a portion or all of the same street.

10.08.110 Shared use path.

"Shared use path" is a trail or pathway separated from car traffic, designed for walking, biking, and other forms of non-motorized or low-speed travel. It is used by pedestrians, cyclists, and people using mobility or assistive devices.

10.08.115 Sidewalk.

[~~10.08.120 RIGHT-OF-WAY.~~

~~"RIGHT-OF-WAY" MEANS THE PRIVILEGE OF THE IMMEDIATE USE OF THE STREET OR PORTION THEREOF.~~]

10.08.130 Street.

"Street" means any thoroughfare which affords the principal means of access to abutting properties, access corridors, or driveways, which is owned by, or has been dedicated or deeded to the public for public use, or is privately owned but provides public use. The City street network is identified in the current version of the Redmond Transportation Master Plan.

[~~10.08.150 TRAFFIC DIVISION.~~

~~"RIGHT-OF-WAY" MEANS THE PRIVILEGE OF THE IMMEDIATE USE OF THE STREET OR PORTION THEREOF.~~]

10.08.160 U turn.

"U turn" means turning of a vehicle on an arc of one hundred eighty degrees to permit travel in the opposite direction on the same [~~HIGHWAY~~] **street**.

10.08.170 Ways open to the public.

"Ways open to the public" and "ways open to public travel" mean and include any [~~ROAD~~] **street,** alley, lane, parking area, or any place, private or otherwise, adapted to and fitted for travel by motor vehicles, **micromobility devices, bicycles, or pedestrians**, that is in common use by

the public with the consent, expressed or implied, of the owner or owners, [~~AND FURTHER, ANY~~] **including but not limited to** public playgrounds, school grounds, recreation grounds, parks, parkways, park drives, park paths, and wharves, station grounds, public facilities and [~~RIGHTS-OF-WAY~~] **right-of-way** open to the use of the general public.

Section 4. Amendment of Chapter. RMC 10.10, Model Traffic Ordinance, is hereby amended to read as follows:

Sections:
10.10.010 Model Traffic Ordinance.
10.10.020 Sections of Model Traffic Ordinance not adopted.
10.10.030 Specific state statutes contained in the Model Traffic Ordinance not adopted.
10.10.033 Additional sentencing requirements for persons convicted of driving under the influence or being in actual physical control of a motor vehicle while under the influence.
10.10.035 Repealed.
~~10.10.040 DEFINITION OF HIGHWAY.~~ **Repealed.**

10.10.010 Model Traffic Ordinance.

Except as provided elsewhere in this chapter, [~~THE~~] **the** Washington Model Traffic Ordinance, Chapter 308-330 WAC, and all state statutes adopted therein, including any future additions to, and amendments and repeals thereof, is hereby adopted by reference as the traffic ordinance of the City of Redmond as if set forth in full. **The Federal Highway Administration (FHWA) Manual on Uniform Traffic Control Devices (MUTCD), with state specific revisions, is the**

recognized guidance in the Washington Model Traffic Ordinance.

10.10.020.

***

10.10.030. Specific state statutes contained in the Model Traffic Ordinance not adopted.

The following state statutes contained in the Model Traffic Ordinance are not adopted and are expressly deleted from the Redmond Municipal Code:

RCW 46.04.431, Definition of highways,

RCW 46.04.071, Definition of bicycles,

RCW 46.04.370, Definition of operator,

as adopted by WAC 308-330-100

10.10.033.

***

[~~10.10.040 DEFINITION OF HIGHWAY.~~

~~AS USED IN THIS TITLE, "HIGHWAY," "ROAD," AND "STREET" ARE SYNONYMOUS TERMS, UNLESS OTHERWISE CLEARLY DELINEATED, MEANING THE ENTIRE WIDTH BETWEEN THE BOUNDARY LINES OF EVERY WAY, LANE, ROAD, STREET, BOULEVARD, PARKING LOT AND EVERY OTHER WAY OR PLACE IN THE CITY WHETHER PUBLICLY OR PRIVATELY~~

~~MAINTAINED, WHEN ANY PART THEREOF IS OPEN AT ANY TIME TO THE USE OF THE PUBLIC FOR THE PURPOSES OF VEHICULAR TRAVEL.~~]

Section 5. Amendment of Chapter. RMC 10.12, Enforcement, is hereby amended to read as follows:

Sections:
10.12.010 Authority of **enforcement officers** **[~~POLICE, FIRE DEPARTMENT OFFICIALS~~].**
10.12.020 Conformance to title.
10.12.030 **Compliance with lawful orders** [~~OBEDIENCE TO OFFICERS~~].
10.12.040 Notice and appeals.

10.12.010 Authority of enforcement officers [~~POLICE, FIRE DEPARTMENT OFFICIALS~~].

A. **The Redmond Police Department shall be responsible for enforcing all provisions of this Title.** [~~IT SHALL BE THE DUTY OF THE OFFICERS OF THE POLICE DEPARTMENT OR SUCH OFFICERS AS ARE ASSIGNED BY THE CHIEF OF POLICE TO ENFORCE THIS TITLE. THE CHIEF OF POLICE MAY ALSO APPOINT BY SPECIAL COMMISSION SUCH OTHER PERSONS AS THE CHIEF OF POLICE DEEMS QUALIFIED TO ENFORCE THIS TITLE.~~]

B. **The Chief of Police may delegate authority to specific officers or qualified personnel to perform enforcement duties, including issuing citations, directing traffic, and investigating violations.** [~~OFFICERS OF THE POLICE DEPARTMENT OR SUCH OFFICERS AS ARE ASSIGNED BY THE CHIEF OF POLICE ARE HEREBY AUTHORIZED TO DIRECT ALL TRAFFIC BY VOICE, HAND, OR~~

~~SIGNAL IN CONFORMANCE WITH TRAFFIC LAWS; PROVIDED, THAT IN THE EVENT OF A FIRE OR OTHER EMERGENCY OR TO EXPEDITE TRAFFIC OR TO SAFEGUARD PEDESTRIANS, OFFICERS OF THE POLICE DEPARTMENT MAY DIRECT TRAFFIC AS CONDITIONS MAY REQUIRE NOTWITHSTANDING THE PROVISIONS OF THE TRAFFIC LAWS.~~

C. Officers of the Fire Department, when at the scene of a fire, may direct or assist the Police in directing traffic [~~THEREAT~~] **there** or in the immediate vicinity.

10.12.020 Conformance to title.

***

10.12.030 [~~OBEDIENCE TO OFFICERS~~] Compliance with lawful orders.

No person shall [~~WILLFULLY~~] **knowingly** fail or refuse to [~~COMPLY WITH ANY~~] **obey a** lawful [~~ORDER OR DIRECTION OF~~] **directive issued by** a police officer or Fire Department official **in the performance of their duties under this Title. Such failure shall constitute a civil infraction, unless otherwise specified, and may result in enforcement action including fines, impoundment, or other remedies allowed by law.**

Section 6. Amendment of Chapter. RMC 10.16, **City** Traffic Engineer, is hereby amended to read as follows:

Sections:

10.16.010 **Appointment and powers**. **[~~OFFICE CREATED – APPOINTMENT – POWERS.~~]**
10.16.020 Duties.

10.16.010 Appointment and powers. [~~OFFICE CREATED – APPOINTMENT – POWERS.~~]

[~~THE OFFICE OF CITY TRAFFIC ENGINEER IS HEREBY ESTABLISHED.~~] The City Traffic Engineer shall be **a licensed engineer, nominated by the Public Works Director, and** appointed by the Mayor **in writing**, and [~~HE~~] shall exercise the powers and duties with respect to traffic as provided in this title and in any other ordinance of the City. **Where used in this Title, "City Traffic Engineer" shall mean the City Traffic Engineer and/or their representatives.**

10.16.020 Duties.

~~[IT SHALL BE THE GENERAL DUTY OF THE~~] **The** City Traffic Engineer **shall have the authority to conduct engineering analyses and plan the operation of traffic on City streets per the following, as adopted by the City, and consistent with WAC 303-330-265:**

(1) To conduct engineering analysis of traffic accidents and issues, plan traffic operations, cooperate with city officials to improve traffic conditions, and carry out additional duties as required by City ordinances;

(2) To place and maintain official traffic control devices as deemed necessary to regulate, warn, or guide traffic to make effective traffic ordinances or resolutions, for construction, detours, emergencies, and special conditions;

(3) To establish crosswalk markings and locations, by appropriate devices or pavement markings, as deemed necessary to alert all users of crossing points across streets;

(4) To mark traffic lanes upon any street or bridge where a regular alignment of traffic is necessary;

(5) To regulate the timing of traffic signals so as to permit the movement of traffic in an orderly and safe manner;

(6) To prohibit specific vehicle turning movements at intersections with the use of proper signs. Such turns may be prohibited between certain hours of any day and permitted at other hours;

(7) To designate applicable traffic control type (i.e. traffic signal, stop sign, roundabout) at street intersections or junctions;

(8) To issue special permits to authorize the use of right-of-way for the purpose of loading or unloading property subject to the terms and conditions of such permit;

(9) To designate on-street parking restrictions as deemed necessary for the purpose of ensuring safe traffic flow and balancing parking and other right-of-way needs;

(10) To designate the location of curb loading zones and tow-away zones by placing appropriate signs or curb markings;

(11) To establish bus stops for transit or other uses, or areas for hire vehicles along streets as deemed necessary for the greatest benefit and convenience to the public, by placing appropriate signs or by curb markings;

(12) To impose gross weight limits or vehicle class or size restrictions on any street, bridge, or part thereof, or highway subject to the approval of the Secretary of Transportation, on the basis of an engineering and traffic investigation;

(13) To establish parking meter zones by installing parking meters and designating parking spaces adjacent to each parking meter through the use of appropriate markings;

(14) To post appropriate signs making it unlawful for pedestrians to cross streets in certain crossings when such crossing would endanger either pedestrian or vehicular traffic using the street;

(15) To test new or proposed traffic control devices under actual conditions of traffic.

(16) To establish reasonable safe speed limits or propose changes to posted speed limits based on investigations of the street or bridge, and post signs indicating the speed allowed;

(17) To temporarily close streets or bridges or reduce their speed limits for durations not exceeding 24 hours to address emergencies or situations that would be dangerous to the traveling public;

(18) To designate streets or alleys as one-way by prohibiting traffic movement in the opposite direction by installing signage, markings or barriers;

(19) To install and operate traffic monitoring cameras within the public right of way for the purpose of monitoring traffic, subject to compliance with the provisions set forth in RMC 10.25.030. ~~TO DETERMINE THE INSTALLATION AND PROPER TIMING AND MAINTENANCE OF TRAFFIC CONTROL DEVICES, TO CONDUCT ENGINEERING ANALYSES OF TRAFFIC ACCIDENTS AND TRAFFIC PROBLEMS AND DEVISE REMEDIAL MEASURES, TO CONDUCT ENGINEERING INVESTIGATION OF TRAFFIC CONDITIONS, TO PLAN THE OPERATION OF TRAFFIC ON THE STREETS AND HIGHWAYS OF THE CITY, AND TO COOPERATE WITH OTHER CITY OFFICIALS IN THE DEVELOPMENT OF WAYS AND MEANS TO IMPROVE TRAFFIC CONDITIONS, AND TO CARRY OUT THE ADDITIONAL POWERS AND DUTIES IMPOSED BY ORDINANCE OF THIS CITY.~~]

Section 7. Amendment of Chapter. RMC 10.20, Traffic Control Devices and Signals, is hereby amended to read as follows:

Sections:
10.20.010 Authority to install.
10.20.020 Design for traffic control devices.
10.20.030 Effect of absence of signs and signals.
10.20.040 Display of unauthorized signs prohibited.
10.20.050 Interference prohibited.
~~10.20.060 AUTHORITY TO ESTABLISH PLAY STREETS.~~ **Repealed.**
10.20.065 Bollards.

~~10.20.070 Regulations for play streets.~~ **Repealed.**
~~10.20.080 CROSSWALKS - SAFETY ZONES.~~ **Repealed.**
~~10.20.090 TRAFFIC LANES.~~ **Repealed.**

10.20.010 Authority to install.

The **City** Traffic Engineer shall **have the authority under RMC 10.16.020 to** place and maintain traffic control signs, signals, and devices when as required under this title to make effective the provisions of this title, and may place and maintain such additional traffic control devices as [~~HE MAY DEEM~~] **deemed** necessary to regulate traffic of this City under state law, or to guide or warn traffic.

10.20.020 Design for traffic control devices.

[~~SO FAR AS PRACTICABLE, ALL TRAFFIC CONTROL SIGNS, SIGNALS AND DEVICES REQUIRED HEREUNDER FOR A PARTICULAR PURPOSE SHALL BE UNIFORM AS TO TYPE AND LOCATION THROUGHOUT THE CITY AND SHALL CONFORM TO THE UNIFORM STATE STANDARDS FOR TRAFFIC DEVICES. NO TRAFFIC CONTROL SIGNAL OR DEVICE SHALL BE~~

~~ERECTED OR MAINTAINED UPON ANY CITY STREET DESIGNATED AS FORMING A PART OF THE ROUTE OF A PRIMARY STATE HIGHWAY OR SECONDARY STATE HIGHWAY UNLESS FIRST APPROVED BY THE STATE HIGHWAY COMMISSION. ALL TRAFFIC CONTROL DEVICES SO ERECTED AND NOT INCONSISTENT WITH THE PROVISIONS OF STATE LAW OR THIS TITLE SHALL BE OFFICIAL TRAFFIC CONTROL DEVICES.~~] **All traffic control signs, signals, and devices installed for a specific purpose within the City shall be uniform in type, design, and placement, in accordance with the standards set forth by the Federal Highway Administration's Manual on Uniform Traffic Control Devices (MUTCD), the Washington State Department of Transportation (WSDOT) Design Manual, and/or applicable City engineering and traffic standards.**

No traffic control signal or device shall be installed or maintained on any City street that is part of a designated primary or secondary state highway without prior approval from the Washington State Department of Transportation, as required by state law. Any traffic control device installed in conformance with these federal, state, and city standards, and not in conflict with the provisions of state law or this code, shall be deemed an official traffic control device.

10.20.030 Effect of absence of signs and signals.

[~~No provision of this title for which traffic signs, signals or devices are expressly required shall be enforced against an alleged violator, if at the time and place of the alleged violation an official traffic control device is not in proper position and sufficiently legible to be seen and understood by a person of ordinary understanding or observation. Whenever a particular section does not expressly state that traffic control devices are required, the absence of a traffic control device shall not constitute a defense of such section.~~] **No provision of this title which expressly requires the presence of traffic signs, signals, or control devices shall be enforceable against an alleged violator if, at the time and location of the alleged violation, the applicable traffic control device is not properly positioned and sufficiently legible so as to be reasonably visible and understandable to a person of ordinary perception. Where a provision does not expressly require the installation or presence of a traffic control device, the absence thereof shall not constitute a defense to a violation of such provision.**

10.20.040 Display of unauthorized signs prohibited

[~~A. NO PERSON SHALL PLACE, MAINTAIN, OR DISPLAY UPON OR IN VIEW OF ANY HIGHWAY ANY UNAUTHORIZED SIGN, SIGNAL, MARKING,~~

~~OR DEVICE WHICH PURPORTS TO BE OR IS AN IMITATION OF OR RESEMBLES AN OFFICIAL TRAFFIC CONTROL DEVICE OR RAILROAD SIGN OR SIGNAL, OR WHICH ATTEMPTS TO DIRECT THE MOVEMENT OF TRAFFIC, OR WHICH HIDES FROM VIEW OR INTERFERES WITH THE EFFECTIVENESS OF ANY OFFICIAL TRAFFIC CONTROL DEVICE OR ANY RAILROAD SIGN OR SIGNAL.~~

~~B. NO PERSON SHALL PLACE OR MAINTAIN NOR SHALL ANY PUBLIC AUTHORITY PERMIT UPON ANY HIGHWAY ANY TRAFFIC SIGN OR SIGNAL BEARING THEREON ANY COMMERCIAL ADVERTISING.~~

~~C. THIS SECTION SHALL NOT BE DEEMED TO PROHIBIT THE ERECTION UPON PRIVATE PROPERTY ADJACENT TO HIGHWAYS OF SIGNS GIVING USEFUL DIRECTIONAL INFORMATION AND OF A TYPE THAT CANNOT BE MISTAKEN FOR OFFICIAL SIGNS.~~

~~D. EVERY PROHIBITED SIGN, SIGNAL, OR MARKING IS HEREBY DECLARED TO BE A PUBLIC NUISANCE AND THE AUTHORITY HAVING JURISDICTION OVER THE HIGHWAY IS HEREBY EMPOWERED TO REMOVE THE SAME OR CAUSE IT TO BE REMOVED WITHOUT NOTICE.~~] **No person shall place, maintain or display any unauthorized sign, signal, marking, or device on or near a street that imitates, obstructs, or interferes with the effectiveness of any official traffic sign, signal, marking, or device. Signs may be placed on private property adjacent to streets, provided such signs cannot be mistaken for official traffic control**

signs. Unpermitted use of signs, signals, or marking is prohibited, and the Director of Public Works is hereby authorized to remove such signs, signals, or markings or cause them to be removed without notice.

10.20.050 Interference prohibited

No person shall without lawful authority, attempt to or in fact alter, deface, injure, knock down, or remove any official traffic control device or any railroad sign or signal or any inscription, shield, or insignia thereon, or any other part thereof. **Any person or persons in violation of this section shall have committed a traffic infraction and shall be assessed a monetary penalty not to exceed two hundred fifty dollars. The City Council shall establish by resolution a penalty schedule for each such infraction.**

[~~10.20.060 AUTHORITY TO ESTABLISH PLAY STREETS.~~

~~THE CITY TRAFFIC ENGINEER SHALL HAVE AUTHORITY TO DECLARE ANY STREET OR PART THEREOF A PLAY STREET AND TO PLACE APPROPRIATE SIGNS OR DEVICES IN THE ROADWAY INDICATING AND HELPING TO PROTECT THE SAME.~~

10.20.065 Bollards.

Bollard type, size, rating, and design shall comply with WSDOT Standard Plans and City of Redmond Standard Specifications and Details. Bollards should not obstruct the

sight lines of pedestrians or drivers and should be placed outside the limits of the clear zone and should not create a barrier to access for people walking, biking and rolling. Any sidewalk, bike lane, trail and other non-motorized facility would maintain an unobstructed minimum width as determined by street standards in the RZC and would provide adequate space for people using wheelchairs or other mobility devices.

~~[10.20.070 REGULATIONS FOR PLAY STREETS.~~

~~WHENEVER AUTHORIZED SIGNS ARE ERECTED INDICATING ANY STREET OR PART THEREOF AS A PLAY STREET, NO PERSON SHALL DRIVE A VEHICLE UPON ANY SUCH STREET OR PORTION THEREOF EXCEPT OPERATORS OF VEHICLES HAVING BUSINESS OR WHOSE RESIDENCES ARE WITHIN THE CLOSED AREA, AND THEN THE OPERATOR SHALL EXERCISE THE GREATEST CARE IN DRIVING UPON ANY SUCH STREET OR PORTION THEREOF.~~

~~10.20.080 CROSSWALKS - SAFETY ZONES.~~

~~THE CITY TRAFFIC ENGINEER IS HEREBY AUTHORIZED:~~

~~A. TO DESIGNATE AND MAINTAIN, BY APPROPRIATE DEVICES, MARKS, OR LINES UPON THE SURFACE OF THE ROADWAY, CROSSWALKS AT INTERSECTIONS WHERE IN HIS OPINION THERE IS PARTICULAR DANGER TO PEDESTRIANS CROSSING THE ROADWAY, AND AT SUCH OTHER PLACES AS HE MAY DEEM NECESSARY.~~

~~B. TO ESTABLISH SAFETY ZONES OF SUCH KIND AND CHARACTER AND AT SUCH PLACES AS HE MAY DEEM NECESSARY FOR THE PROTECTION OF PEDESTRIANS.~~

~~**10.20.090 TRAFFIC LANES.**~~

~~A. THE CITY TRAFFIC ENGINEER IS HEREBY AUTHORIZED TO MARK TRAFFIC LANES UPON THE ROADWAY OF ANY STREET OR HIGHWAY WHERE A REGULAR ALIGNMENT OF TRAFFIC IS NECESSARY.~~

~~B. WHERE SUCH TRAFFIC LANES HAVE BEEN MARKED, IT IS UNLAWFUL FOR THE OPERATOR OF ANY VEHICLE TO FAIL OR REFUSE TO KEEP SUCH VEHICLE WITHIN THE BOUNDARIES OF ANY SUCH LANE EXCEPT WHEN LAWFULLY PASSING ANOTHER VEHICLE OR PREPARATORY TO MAKING A LAWFUL TURNING MOVEMENT.~~]

Section 8. Amendment of Chapter. RMC 10.24, Speed Regulations, is hereby amended to read as follows:

Sections:
10.24.010 State speed laws applicable – Exceptions.
10.24.015 Establishing and modifying speed limits.
~~10.24.020 DECREASING STATE SPEED LIMIT AT INTERSECTIONS.~~ **Repealed.**
~~10.24.030 INCREASING STATE SPEED LIMIT.~~ **Repealed.**
~~10.24.040 DECREASING STATE SPEED LIMIT.~~ **Repealed.**
10.24.045 Temporary closure or [~~RESTRICTION~~]**speed reduction** authorized.
10.24.047 Procedure for temporary closure or restriction.
~~10.24.050 POSTING SPEED LIMITS.~~ **Repealed.**
~~10.24.055 ADVISORY SPEED LIMITS.~~ **Repealed.**
10.24.060 Schedule.
10.24.065 School zones.
~~10.24.070 TRAFFIC SIGNAL TIMING.~~ **Repealed.**

10.24.010 State speed laws applicable – Exceptions.

[~~THE STATE TRAFFIC LAWS REGULATING THE SPEED OF VEHICLES SHALL BE APPLICABLE UPON ALL STREETS, ROADS OR HIGHWAYS WITHIN THE CITY, EXCEPT THAT THE CITY, AS AUTHORIZED BY STATE LAW, MAY DECLARE AND DETERMINE IN ACCORDANCE WITH THIS CHAPTER, THAT CERTAIN INCREASED OR DECREASED SPEED REGULATIONS SHALL BE APPLICABLE UPON SPECIFIED STREETS, ROADS OR HIGHWAYS OR IN CERTAIN AREAS, IN WHICH EVENT IT IS UNLAWFUL FOR ANY PERSON TO OPERATE A VEHICLE AT A SPEED IN EXCESS OF THE SPEED SO ESTABLISHED WHEN PROPER SIGNS ARE IN PLACE GIVING NOTICE THEREOF.~~] **The state's traffic laws regulating vehicle speeds apply to all city streets per RCW 46.61, except that the city can set higher or lower speed limits on specific streets or areas, as allowed by state law. It is unlawful to ride, propel, drive or direct any motorized vehicle over any city street in excess of 25 miles per hour when no speed limit sign is posted, or in excess of any posted speed limit. The speed limit on all city streets shall be 25 miles per hour except for those indicated in Section 10.24.060 and Section 10.24.065 of this title.**

10.24.015 Establishing and modifying speed limits.

The City Traffic Engineer has the authority to establish an appropriate maximum speed limit, propose changes to speed limits, or place an advisory speed limit on city streets based

on a thorough investigation of traffic conditions. The investigation should consider speed studies, crash history, traffic patterns, and road conditions. The City Traffic Engineer may determine and declare a reasonable safe speed limit based on investigation outcomes and submit the proposed changes to Council for approval. Upon approval, the City Traffic Engineer shall post signs at either end of the street, or portion thereof, indicating the appropriate speed allowed. Signs will conform to RMC 10.20.020.

The City Traffic Engineer has the authority to establish lower maximum speed limits, provided they are not reduced below twenty miles per hour, or to designate higher limits up to a maximum of sixty miles per hour on city streets and or state highways or portions thereof. Any proposed changes to speed limits on state highways within the City, whether increases or decreases, are subject to the approval of the Washington State Secretary of Transportation.

[~~10.24.020 DECREASING STATE SPEED LIMIT AT INTERSECTIONS.~~

~~WHENEVER ENGINEERING AND TRAFFIC INVESTIGATIONS INDICATE THAT THE STATE SPEED PERMITTED AT AN INTERSECTION IS GREATER THAN IS REASONABLE OR SAFE UNDER THE CONDITIONS FOUND TO EXIST AT SUCH AN INTERSECTION, THE LEGISLATIVE AUTHORITY OF THE CITY, SUBJECT TO THE APPROVAL OF THE STATE HIGHWAY COMMISSION~~

~~IN CASES INVOLVING STATE HIGHWAYS, SHALL DETERMINE AND DECLARE A REASONABLE AND SAFE SPEED LIMIT THEREAT, WHICH SHALL BE EFFECTIVE AT ALL TIMES OR DURING HOURS OF DAYLIGHT OR DARKNESS OR AT SUCH OTHER TIMES AS MAY BE DETERMINED; PROVIDED, THAT APPROPRIATE SIGNS GIVING NOTICE THEREOF ARE ERECTED AT THE INTERSECTION OR UPON THE APPROACHES THERETO.~~

~~10.24.030 INCREASING STATE SPEED LIMIT.~~

~~WHENEVER IT IS DETERMINED ON THE BASIS OF AN ENGINEERING AND TRAFFIC INVESTIGATION THAT CONDITIONS EXIST UPON A STREET, ROAD OR HIGHWAY WHICH WARRANT AN INCREASE IN THE SPEED PERMITTED BY STATE LAW, THE CITY COUNCIL, SUBJECT TO THE APPROVAL OF THE SECRETARY OF TRANSPORTATION IN CASES INVOLVING STATE HIGHWAYS, SHALL DETERMINE AND DECLARE A REASONABLE AND SAFE MAXIMUM SPEED LIMIT FOR SUCH STREET, ROAD OR HIGHWAY, OR PORTION THEREOF, NOT TO EXCEED SIXTY MILES PER HOUR.~~

~~10.24.040 DECREASING STATE SPEED LIMIT.~~

~~WHENEVER IT IS DEEMED INADVISABLE ON THE BASIS OF AN ENGINEERING AND TRAFFIC INVESTIGATION UNDER CONDITIONS FOUND TO EXIST, FOR VEHICLES TO OPERATE AT THE MAXIMUM SPEED ALLOWED BY STATE LAW ON ANY PORTION OF A STREET, ROAD OR HIGHWAY, THE CITY COUNCIL, SUBJECT TO THE APPROVAL OF THE SECRETARY OF TRANSPORTATION IN CASES INVOLVING STATE HIGHWAYS, MAY~~

~~DETERMINE AND DECLARE A REASONABLE AND SAFE LOWER MAXIMUM SPEED OR OTHERWISE REGULATE A LESSER SPEED; PROVIDED, THAT IN NO CASE SHALL THE MAXIMUM SPEED BE REDUCED TO LESS THAN TWENTY MILES PER HOUR.~~]

10.24.045 Temporary closure or [~~RESTRICTION~~] **speed reduction authorized.**

A. Subject to the procedures set forth in RMC 10.24.047, the City may temporarily close any street[~~, ROAD, OR HIGHWAY~~] to travel by all vehicles or any class of vehicles, or may declare a lower maximum speed for all vehicles or any class of vehicles using such street[~~, ROAD, OR HIGHWAY~~] whenever any of the following occur:

1. The condition of the street[~~, ROAD, OR HIGHWAY~~] or any portion thereof, is such that its unrestricted use or continued use by all vehicles or any specific class of vehicles will greatly damage that street[~~, ROAD, OR HIGHWAY~~] or will be dangerous to traffic; or

2. Such street[~~, ROAD, OR HIGHWAY~~] is being constructed, altered, repaired, improved, or maintained and temporary closure or restriction is necessary to facilitate such construction, alteration, repair, improvement, or maintenance.

3. A special event is permitted per RMC 10.62.

B. The City Traffic Engineer shall have authority to classify vehicles according to gross weight, axle weight, height, width, length, braking area, performance, vehicle combinations or tire equipment for the purposes of this section, and may restrict the use of any portion of any street[~~, ROAD OR HIGHWAY~~] to use by an urban public transportation system; provided action taken under this section in cases involving state highways shall be subject to the approval of the Secretary of Transportation.

10.24.047 Procedure for temporary closure or restriction.

A. **For all temporary closures and restrictions provided for in RMC 10.24.045.A:**

1. The City Traffic Engineer shall have the authority to approve all [~~TEMPORARY CLOSURES AND RESTRICTIONS PROVIDED FOR IN RMC 10.24.045.A~~] **those** that will not exceed 24 hours in duration or that are necessary to address an emergency.

2. [~~B.~~]The City Public Works Director shall have the authority to approve all [~~TEMPORARY CLOSURES AND RESTRICTIONS PROVIDED FOR IN RMC 10.24.045.A THAT WILL EXCEED 24 HOURS IN DURATION BUT~~] **those that** will not exceed 72 hours in duration.

3. [~~C.~~]The City's Technical Committee shall have the authority to approve all [~~TEMPORARY CLOSURES AND RESTRICTIONS PROVIDED FOR IN RMC 10.24.045.A THAT WILL EXCEED 72 HOURS IN DURATION BUT~~] **those that** will not exceed 14 days in duration.

4. [D~~.~~]**The** City Council [~~APPROVAL SHALL BE REQUIRED FOR ALL TEMPORARY CLOSURES AND RESTRICTIONS PROVIDED FOR IN RMC 10.24.045.A~~] **shall have the authority and is required to approve all those** that will exceed 14 days in duration. **With prior approval from the Mayor, the** [~~THE~~]City Traffic Engineer shall[~~, WITH THE APPROVAL OF THE MAYOR,~~] place advance written notice of any proposed closure that will exceed 14 days on the regular agenda of the City Council. The notice will include a description of the proposed closure or restriction recommended by the City Traffic Engineer, including the street[~~, ROAD, OR HIGHWAY~~] involved, and the length of time that the proposed closure or restriction will remain in effect.

The City Council may accept, reject or modify the proposed closure or restriction recommended by the City Traffic Engineer. Failure of the City Council to take action upon the notice shall be deemed an approval of the action proposed by the notice.

B. [~~E.~~]Whenever a street closure or restriction has been approved as provided in this section, the Public Works Department shall immediately do the following:

1. Publish the notice of closure in the official newspaper of the City; and

2. Publish the notice of closure through official electronic communication means of the City; and

3. Notify the Mayor and City Council of the closure via electronic communication means; and

4. Post a like notice, on or prior to the date of publication, in a conspicuous place at each end of the street[~~, ROAD, HIGHWAY,~~] or portion thereof to be closed or restricted.

5. No street[~~, ROAD, HIGHWAY,~~] or portion thereof, may be closed sooner than three days after the publication and posting of the notice herein provided for; provided, however, that in cases of emergency or conditions the following may apply:

a. The maximum time the closure will be in effect is 72 hours or less.

b. The City Traffic Engineer [~~MAY, WITHOUT PUBLICATION OR DELAY, CLOSE STREETS, ROADS OR HIGHWAYS TEMPORARILY BY POSTING NOTICE AT EACH END OF THE CLOSED~~

~~PORTION THEREOF AND AT ALL INTERSECTING HIGHWAYS IF THE CLOSING IS OF A PORTION OF A HIGHWAY, AT ALL INTERSECTING HIGHWAYS AND ROADS IF THE CLOSING IS OF A PORTION OF A ROAD, AND AT ALL INTERSECTING STREETS IF THE CLOSING IS OF A STREET.~~] **may temporarily close streets without prior publication or delay by posting notices at each end of the closed segment. In addition, notices must be posted at all streets intersecting with the temporary closure to inform emergency vehicles and guide access to affected properties.**

c. [~~IN ALL EMERGENCY CASES OR CONDITIONS IN WHICH THE MAXIMUM TIME THE CLOSURE WILL BE IN EFFECT IS 72 HOURS OR LESS, AS HEREIN PROVIDED, THE ORDERS OF THE CITY TRAFFIC ENGINEER SHALL BE IMMEDIATELY EFFECTIVE; PROVIDED FURTHER, ACTION TAKEN UNDER THIS SECTION IN CASES INVOLVING STATE HIGHWAYS SHALL BE SUBJECT TO THE APPROVAL OF THE SECRETARY OF TRANSPORTATION.~~] **In emergency situations where the closure lasts 72 hours or less, the City Traffic Engineer's orders will take effect immediately; provided any action involving state highways must be approved by the Secretary of Transportation.**

C. [~~F.~~]The authority and procedures set forth in this section shall control over any contrary authority or

procedures set forth in the Model Traffic Ordinance, as adopted by the City in RMC Chapter 10.10.

[~~10.24.050 POSTING SPEED LIMITS.~~

~~AT THE TIME OF PROVIDING FOR ANY DECREASED OR INCREASED MAXIMUM SPEED, THE CITY TRAFFIC ENGINEER, IN CONJUNCTION WITH STATE HIGHWAY AUTHORITIES, SHALL CAUSE TO BE POSTED AT EITHER END OF SUCH PORTION OF THE STREET, ROAD OR HIGHWAY AND AT SUCH OTHER POINTS AS IS DEEMED ADVISABLE, SIGNS OF SUCH SIZE AS TO BE EASILY READ, SETTING FORTH THE MAXIMUM SPEED ALLOWED UPON THE STREET, ROAD OR HIGHWAY. THEREAFTER, IT IS UNLAWFUL FOR ANY PERSON TO VIOLATE ANY SUCH RULE, ORDER OR REGULATION.~~

~~10.24.055 ADVISORY SPEED LIMITS.~~

~~THE CITY TRAFFIC ENGINEER MAY PLACE AN ADVISORY SPEED LIMIT SIGN TO INDICATE A MAXIMUM RECOMMENDED SPEED THROUGH A STREET, ROAD OR HIGHWAY MADE HAZARDOUS BY REASON OF CONSTRUCTION, DAMAGED CONDITION OR OTHER REASON. THIS SIGN SHALL BE USED ONLY IN CONJUNCTION WITH A SIGN WARNING OF THE HAZARD AND SHALL CONFORM TO THE REQUIREMENTS OF THE PROVISIONS FOUND IN THE STATE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" OBTAINABLE FROM THE DEPARTMENT OF TRANSPORTATION; PROVIDED THE AUTHORIZATION OF THIS SECTION SHALL BE SUBJECT TO THE NOTICE PROVISIONS OF SECTION 10.24.047 OF THIS CHAPTER, EXCLUDING THE REQUIREMENTS~~

~~FOR PUBLICATION AND POSTING; PROVIDED FURTHER, ACTION TAKEN UNDER THIS SECTION IN CASES INVOLVING STATE HIGHWAYS SHALL BE SUBJECT TO THE APPROVAL OF THE SECRETARY OF TRANSPORTATION.~~]

10.24.060 Schedule.

[~~A.~~] The maximum speed limits set forth in the following schedule of speed limits are established as the reasonable and safe maximum speed limits to be effective at all times upon the streets[~~, roads and highways~~] designated in the schedule, subject to the provisions of Section 10.24.045 of this chapter.

SCHEDULE OF SPEED LIMITS

State Route No./City Street Designation	Traffic Direction	From	To	Maximum Speed
140 Avenue N.E.	Both ways	South city limits (6000 block)	Redmond Way (SR 901)	35 mph
148 Avenue N.E.	Northbound	South city limits (1900 block)	N.E. 24 Street	35 mph
148 Avenue N.E.	Northbound	N.E. 24 Street	6000 block	40 mph

State Route No./City Street Designation	Traffic Direction	From	To	Maximum Speed
148 Avenue N.E.	Both ways	6000 block	Willows Road N.E.	40 mph
152 Avenue N.E.	Both ways	N.E. 20 Street	N.E. 31 Street	30 mph
154 Avenue N.E.	Both ways	N.E. 85 Street	N.E. 90 Street	30 mph
154 Avenue N.E.	Both ways	West Lake Sammamish Parkway N.E.	N.E. 85 Street	35 mph
154 Place N.E.	Both ways	Redmond-Woodinville N.E. Road (SR 202)	North city limits (11700 block)	30 mph
156 Avenue N.E.	Both ways	N.E. 51 Street	South city limits (Bel-Red Road)	35 mph
160 Avenue N.E.	Both ways	N.E. Redmond Way	Redmond-Woodinville Road N.E. (SR 202)	30 mph
161 Avenue N.E.	Both ways	Bear Creek Parkway	N.E. 90 Street	30 mph

State Route No./City Street Designation	Traffic Direction	From	To	Maximum Speed
164 Avenue N.E.	Both ways	N.E. 90 Street	Cleveland Street	30 mph
166 Avenue N.E.	Both ways	N.E. 76 Street	N.E. 111 Street	30 mph
170 Avenue N.E.	Both ways	N.E. 76 Street	N.E. Redmond Way	30 mph
178 Place N.E./180 Avenue N.E.	Both ways	N.E. Union Hill Road	N.E. Redmond Way (SR 202)	35 mph
185 Avenue N.E.	Both ways	N.E. Redmond-Fall City Road/SR 202	N.E. Union Hill Road	30 mph
188 Avenue N.E.	Both ways	N.E. Redmond-Fall City Road/SR 202	N.E. Union Hill Road	35 mph
N.E. 20 Street	Both ways	N.E. Bel-Red Road	West city limits (148 Avenue N.E.)	35 mph
N.E. 24 Street	Both ways	West Lake Sammamish Parkway N.E.	172 Avenue N.E.	30 mph

State Route No./City Street Designation	Traffic Direction	From	To	Maximum Speed
N.E. 24 Street	Both ways	N.E. Bel-Red Road	West city limits (148 Avenue N.E.)	30 mph
N.E. 31 Street	Both ways	152 Avenue N.E.	156 Avenue N.E.	30 mph
N.E. 40 Street	Both ways	N.E. Bel-Red Road	West city limits (148 Avenue N.E.)	35 mph
N.E. 51 Street	Both ways	West city limits (148 Avenue N.E.)	West Lake Sammamish Parkway N.E.	35 mph
N.E. 85 Street	Both ways	154 Avenue N.E.	166 Avenue N.E.	30 mph
N.E. 90 Street	Both ways	Willows Road N.E.	Redmond-Woodinville Road N.E. (SR 202)	30 mph
N.E. 95 Street	Both ways	Willows Road N.E.	Eastern Terminus (15400 block)	30 mph
N.E. 116 Street	Both ways	East city limits	Redmond-Woodinville Road N.E.	35 mph

State Route No./City Street Designation	Traffic Direction	From	To	Maximum Speed
		(Avondale Road N.E.)		
N.E. 116 Street	Both ways	Willows Road N.E.	Sammamish River	35 mph
Avondale Road N.E.	Both ways	N.E. Union Hill Road	North city limits (N.E. 116 Street)	40 mph
Avondale Way N.E.	Both ways	Avondale Road N.E.	N.E. Redmond Way	30 mph
Bear Creek Parkway	Both ways	N.E. Redmond Way	N.E. 76 Street	30 mph
Bel-Red Road	Both ways	West Lake Sammamish Parkway N.E.	South city limits (3150 block)	40 mph
Bel-Red Road	Both ways	N.E. 24 Street	South city limits (N.E. 20 Street)	40 mph
Cleveland Street	Both ways	164 Avenue N.E.	N.E. Redmond Way at Avondale Way N.E.	30 mph

State Route No./City Street Designation	Traffic Direction	From	To	Maximum Speed
Cleveland Street	Both ways	N.E. Redmond Way at 160 Avenue N.E.	164 Avenue N.E.	25 mph
East Lake Sammamish Parkway N.E.	Both ways	N.E. Redmond Way	South city limits (187 Avenue N.E.)	35 mph
Leary Way N.E.	Both ways	West Lake Sammamish Parkway N.E.	Cleveland Street	30 mph
Novelty Hill Road	Both ways	Avondale Road N.E.	East city limits (18800 block)	40 mph
N.E. Old Redmond Road	Both ways	West Lake Sammamish Parkway N.E.	West city limits (132 Avenue N.E.)	30 mph
Redmond Fall City Road/N.E. Redmond Way (SR 202)	Both ways	East city limits (187 Avenue N.E.)	N.E. 76 Street	45 mph
N.E. Redmond Way (SR 202)	Both ways	N.E. 76 Street	164 Avenue N.E. (Junction of Redmond-Woodinville Road (SR 202))	30 mph

State Route No./City Street Designation	Traffic Direction	From	To	Maximum Speed
N.E. Redmond Way	Both ways	164 Avenue N.E. (Junction of Redmond-Woodinville Road (SR 202))	West Lake Sammamish Parkway N.E.	30 mph
N.E. Redmond Way	Both ways	West Lake Sammamish Parkway N.E.	West city limits (132 Avenue N.E.)	40 mph
Redmond-Woodinville Road (SR 202)	Both ways	N.E. 90 Street	North city limits (124 Avenue N.E.)	40 mph
N.E. Union Hill Road	Both ways	Avondale Road N.E.	East city limits (196 Avenue N.E.)	35 mph
N.E. Union Hill Road	Both ways	Avondale Road N.E.	Avondale Way N.E.	30 mph
West Lake Sammamish Parkway N.E.	Both ways	South city limits (1900 block)	N.E. Redmond Way	35 mph
Willows Road N.E.	Both ways	N.E. Redmond Way	N.E. 95 Street	35 mph

State Route No./City Street Designation	Traffic Direction	From	To	Maximum Speed
Willows Road N.E.	Both ways	N.E. 95 Street	North city limits (N.E. 124 Street)	40 mph

10.24.065 School zones.

Notwithstanding any contrary speed limit provided in the schedule established by Section 10.24.060, the speed limit on the following portions of City streets serving schools shall be 20 miles per hour, when appropriate signs indicate, or when control lights are flashing and signs indicate:

State Route No./City Street Designation	Traffic Direction	From	To	Maximum Speed
NE 116 Street	Both ways	300 feet east of the school property line located at 182 Avenue NE	300 feet west of marked school crosswalk located at the east leg of 179 Court NE	20 mph
162 Avenue NE	Both ways	300 feet north of marked school	300 feet south of marked school	20 mph

State Route No./City Street Designation	Traffic Direction	From	To	Maximum Speed
		crosswalk located at the south leg of NE 112 Street	crosswalk located at the south leg of NE 112 Street	
NE 109 Street	Both ways	300 feet east of marked school crosswalk located at the east leg of 159 Avenue NE	300 feet west of marked school crosswalk located at the east leg of 159 Avenue NE	20 mph
160 Avenue NE	Both ways	300 feet north of marked school crosswalk located at the north leg of NE 106 Street	300 feet south of marked school crosswalk located at the north leg of NE 106 Street	20 mph
NE 109 Street/NE 110 Street	Both ways	300 feet east of marked school crosswalk located at the west leg of 162 Avenue NE	300 feet west of marked school crosswalk located at the west leg of 162 Avenue NE	20 mph
NE 112 Street	Both ways	300 feet east of marked	300 feet west of marked	20 mph

State Route No./City Street Designation	Traffic Direction	From	To	Maximum Speed
		school crosswalk located at the east leg of 161 Court NE	school crosswalk located at the east leg of 161 Court NE	
166 Avenue NE	Both ways	300 feet north of marked school crosswalk located at the south leg of NE 110 Street	300 feet south of marked school crosswalk located at the south leg of NE 110 Street	20 mph
166 Avenue NE	Both ways	300 feet north of school and school playground property located at 10055 – 166 Avenue NE	300 feet south of school and school playground property located at 10055 – 166 Avenue NE	20 mph
NE 104 Street	Both ways	300 feet east of marked school crosswalk located at the east leg of 166 Avenue NE	300 feet west of marked school crosswalk located at the east leg of 166 Avenue NE	20 mph

State Route No./City Street Designation	Traffic Direction	From	To	Maximum Speed
NE 104 Street	Both ways	300 feet east of marked school crosswalk located at the west leg of 166 Avenue NE	300 feet west of marked school crosswalk located at the west leg of 166 Avenue NE	20 mph
NE 104 Street	Both ways	300 feet east of mid-block marked school crosswalk located between 170 Avenue NE and 171 Avenue NE	300 feet west of mid-block marked school crosswalk located between 170 Avenue NE and 171 Avenue NE	20 mph
NE 104 Street	Both ways	300 feet east of marked school crosswalk located at the east leg of 172 Avenue NE	300 feet west of marked school crosswalk located at the east leg of 172 Avenue NE	20 mph
NE 104 Street	Both ways	300 feet east of mid-block marked school crosswalk located 600	300 feet west of mid-block marked school crosswalk located 600	20 mph

State Route No./City Street Designation	Traffic Direction	From	To	Maximum Speed
		feet east of 172 Avenue NE	feet east of 172 Avenue NE	
NE 104 Street	Both ways	300 feet east of mid-block marked school crosswalk located 890 feet east of 172 Avenue NE	300 feet west of mid-block marked school crosswalk located 890 feet east of 172 Avenue NE	20 mph
166 Avenue NE	Both ways	300 feet north of mid-block marked school crosswalk located between NE 90 Court and NE 91 Street	300 feet south of mid-block marked school crosswalk located between NE 90 Court and NE 91 Street	20 mph
NE 80 Street	Both ways	300 feet east of marked school crosswalk located at the east leg of 168 Avenue NE	300 feet west of marked school crosswalk located at the east leg of 168 Avenue NE	20 mph
140 Avenue NE	Both ways	300 feet north of marked school crosswalk	300 feet south of marked school crosswalk	20 mph

State Route No./City Street Designation	Traffic Direction	From	To	Maximum Speed
		located at the south leg of NE 74 Street	located at the south leg of NE 74 Street	
NE 75 Street	Both ways	300 feet east of marked school crosswalk located at the east leg of 134 Avenue NE	300 feet west of marked school crosswalk located at the east leg of 134 Avenue NE	20 mph
NE 75 Street	Both ways	300 feet east of marked school crosswalk located at the east leg of 135 Place NE	300 feet west of marked school crosswalk located at the east leg of 135 Place NE	20 mph
152 Avenue NE/NE 60 Street	Both ways	300 feet north of school and school playground property located at 6101 – 152 Avenue NE	300 feet east of school and school playground property located at 6101 – 152 Avenue NE	20 mph

State Route No./City Street Designation	Traffic Direction	From	To	Maximum Speed
Old Redmond Road	Both ways	300 feet east of marked school crosswalk located at the west leg of 151 Avenue NE	300 feet west of marked school crosswalk located at the west leg of 151 Avenue NE	20 mph
180 Avenue NE	Both ways	300 feet north of marked school crosswalk located at the north leg of NE 28 Street	300 feet south of marked school crosswalk located at the north leg of NE 28 Street	20 mph
180 Avenue NE	Both ways	300 feet north of marked school crosswalk located at the north leg of NE 30 Street	300 feet south of marked school crosswalk located at the north leg of NE 30 Street	20 mph
180 Avenue NE	Both ways	300 feet north of marked school crosswalk located at the	300 feet south of marked school crosswalk located at the	20 mph

State Route No./City Street Designation	Traffic Direction	From	To	Maximum Speed
		south leg of NE 33 Street	south leg of NE 33 Street	
NE 122 Street	**Both ways**	**300 feet west of school and school playground property located at 12101 – 172 Avenue NE**	**300 feet east of school and school playground property located at 12101 – 172 Avenue NE**	**20 mph**
172 Avenue NE	**Both ways**	**300 feet north of school and school playground property located at 12101 – 172 Avenue NE**	**300 feet south of school and school playground property located at 12101 – 172 Avenue NE**	**20 mph**

[~~10.24.070 TRAFFIC SIGNAL TIMING.~~

~~THE TRAFFIC ENGINEER IS AUTHORIZED TO REGULATE THE TIMING OF TRAFFIC SIGNALS SO AS TO PERMIT THE MOVEMENT OF TRAFFIC IN AN ORDERLY AND SAFE MANNER UPON THE PUBLIC STREETS.~~]

Section 9. Amendment of Section. RMC 10.25.030, Restrictions on Use, is hereby amended to read as follows:

10.25.030 Restrictions on use.

The use of automated traffic safety cameras is subject to the following restrictions:

A. Use of automated traffic safety cameras is restricted to school speed zones only.

B. Automated traffic safety cameras may only take pictures of the vehicle and vehicle license plate and only while an infraction is occurring. Pictures taken by automated traffic safety cameras must not reveal the face of the [~~DRIVER~~] **vehicle operator** or any passenger in the vehicle.

C. (Repealed)

D. All locations where an automated traffic safety camera is used must be clearly marked with signage installed at least 30 days before the camera becomes operational. The signage must clearly inform drivers that they are entering an area where traffic violations are enforced by an automated traffic safety camera. Additionally, in school speed zones, the signage must explicitly indicate that automated safety cameras are being used to enforce school speed zone laws.

Section 10. Amendment of Chapter. RMC 10.28, Turning Movements, is hereby amended to read as follows:

Sections:
~~10.28.010 AUTHORITY TO PLACE – COMPLIANCE, MARKERS.~~ **Repealed.**
10.28.020 Restricted turn signs – Authority to place.
10.28.030 Compliance with no turn signs.
10.28.040 Cutting corner prohibited.

[~~10.28.010 AUTHORITY TO PLACE – COMPLIANCE, MARKERS.~~

~~A. THE TRAFFIC ENGINEER IS AUTHORIZED TO PLACE MARKERS, BUTTONS, OR SIGNS WITHIN OR ADJACENT TO INTERSECTIONS INDICATING THE COURSE TO BE TRAVELED BY VEHICLES TURNING AT SUCH INTERSECTIONS IN ACCORDANCE WITH THE PROVISIONS OF THIS TITLE AND RCW 46.36.060.~~

~~B. WHEN AUTHORIZED MARKERS, BUTTONS, OR OTHER INDICATIONS ARE PLACED WITHIN AN INTERSECTION INDICATING THE COURSE TO BE TRAVELED BY VEHICLES TURNING THEREAT, NO OPERATOR OF A VEHICLE SHALL DISOBEY THE DIRECTIONS OF SUCH INDICATIONS.~~]

10.28.020 Restricted turn signs – Authority to place.

The **City** Traffic Engineer is hereby authorized to determine those intersections at which operators of vehicles shall not make a right, left, or "U" turn, and shall place proper signs at such intersections. The making of such turns may be prohibited between certain hours of any day and permitted at other hours, [~~IN WHICH EVENT THE SAME~~] **and any day or time restrictions for such turns** shall be plainly

indicated on the signs, or they may be removed when such turns are permitted.

10.28.030.

***

10.28.040 Cutting corner prohibited.

It is unlawful for any person operating a motor vehicle upon any public [~~ROADWAY~~] **street** within the City to turn such vehicle either to the right or to the left upon approaching or leaving any intersection and to proceed across any property, whether publicly or privately owned and/or maintained, for the purpose of avoiding the intersection or any traffic-control sign or device controlling the intersection, unless so directed by proper authorities.

Section 11. Amendment of Chapter. RMC 10.32, One-way Streets and Alleys, is hereby amended to read as follows:

Sections:
10.32.010 Signs.
10.32.020 Driving regulations.
~~10.32.030 RESTRICTED MOVEMENT ON STREETS DURING CERTAIN PERIODS.~~ **Repealed.**
~~10.32.040 SCHEDULE.~~ **Repealed.**

10.32.010 Signs.

[~~WHENEVER THE LEGISLATIVE AUTHORITY OF THE CITY SHALL DESIGNATE ANY ONE-WAY STREET OR ALLEY, THE CITY ENGINEER SHALL PLACE AND MAINTAIN SIGNS GIVING NOTICE THEREOF, AND NO SUCH~~

~~DESIGNATION SHALL BE EFFECTIVE UNLESS SUCH SIGNS ARE IN PLACE. SIGNS INDICATING THE DIRECTION OF LAWFUL TRAFFIC MOVEMENT SHALL BE PLACED AT EVERY INTERSECTION WHERE MOVEMENT OF TRAFFIC IN THE OPPOSITE DIRECTION IS PROHIBITED.~~] **The City Traffic Engineer is authorized to designate any street, parts of streets, or alley as one-way following the completion of appropriate traffic and engineering studies. Proposed one-way designations will be submitted to the City Council for approval. Upon approval, the City Traffic Engineer will install and maintain appropriate markings, signage, barriers or other devices to clearly indicate the one-way designation. Directional signs shall be placed at every intersection where traffic movement in the opposite direction is prohibited.**

It is unlawful for any person to operate any vehicle in violation of such markings, signs, barriers, or other devices so placed in accordance with this section.

10.32.020 Driving regulations.

[~~UPON THOSE~~] **On** streets**,** and parts of streets**,** and [~~IN THOSE]~~ alleys designated **as one-way** by **the** [~~ORDER, RULE OR REGULATION OF THE LEGISLATIVE~~] authority of the City**, and** subject to the approval of the [~~STATE HIGHWAY COMMISSION~~] **Washington State Department of Transportation** in cases involving state highways, vehicular traffic shall move only

in the [~~INDICATED~~] **designated** direction**, provided that** [~~WHEN~~] signs indicating [~~THE~~] **such** direction of traffic are [~~ERECTED~~] **installed** and maintained at every intersection where movement in the opposite direction is prohibited. A vehicle passing [~~AROUND A ROTARY TRAFFIC ISLAND~~] **through a modern roundabout** shall be driven only to the right of [~~SUCH~~] **the center** island.

[~~10.32.030 RESTRICTED MOVEMENT ON STREETS DURING CERTAIN PERIODS.~~

~~A. THE CITY TRAFFIC ENGINEER MAY, AS AUTHORIZED BY THE LEGISLATIVE AUTHORITY OF THE CITY BY ORDER, RULE OR REGULATION DULY ADOPTED, DESIGNATE STREETS, PARTS OF STREETS, OR SPECIFIC LANES THEREON UPON WHICH VEHICULAR TRAFFIC SHALL PROCEED IN ONE DIRECTION DURING ONE PERIOD AND THE OPPOSITE DIRECTION DURING ANOTHER PERIOD OF THE DAY AND SHALL PLACE AND MAINTAIN APPROPRIATE MARKINGS, SIGNS, BARRIERS OR OTHER DEVICES TO GIVE NOTICE THEREOF. THE CITY TRAFFIC ENGINEER MAY ERECT SIGNS TEMPORARILY DESIGNATING LANES TO BE USED BY TRAFFIC MOVING IN A PARTICULAR DIRECTION, REGARDLESS OF THE CENTERLINE OF THE ROADWAY.~~

~~B. IT IS UNLAWFUL FOR ANY PERSON TO OPERATE ANY VEHICLE IN VIOLATION OF SUCH MARKINGS, SIGNS, BARRIERS, OR OTHER DEVICES SO PLACED IN ACCORDANCE WITH THIS SECTION.~~

~~**10.32.040 SCHEDULE.**~~

~~WHEN SIGNS ARE ERECTED IN CONFORMANCE WITH THIS CHAPTER PURSUANT TO THE DIRECTION OF THE LEGISLATIVE AUTHORITY OF THE CITY, TRAFFIC FLOW SHALL BE AS FOLLOWS:~~

~~**STREET/ALLEY HIGHWAY**~~	~~**DIRECTION OF TRAVEL**~~	~~**FROM**~~	~~**TO**~~
~~GILMAN STREET~~	~~ONE-WAY NORTHBOUND~~	~~CLEVELAND ST.~~	~~REDMOND WAY~~
~~REDMOND WAY~~	~~ONE-WAY WESTBOUND~~	~~AVONDALE WAY~~	~~161ST AVE. N.E.~~
~~CLEVELAND ST.~~	~~ONE-WAY EASTBOUND~~	~~REDMOND WAY AT 160TH AVE. N.E.~~	~~REDMOND WAY AT AVONDALE WAY~~
~~148 AVENUE N.E.~~	~~BOTH WAYS~~	~~6000 BLOCK~~	~~WILLOWS ROAD N.E.~~]

Section 12. Adoption of Chapter. RMC 10.34, Shared Streets, is hereby adopted to read as follows:

Sections:
10.34.010 Signs.
10.34.020 Driving regulations.

10.34.010 Signs.

The City Traffic Engineer is authorized to designate any non-arterial street, parts of streets, or alley as shared street following the completion of appropriate traffic and

engineering studies, per Senate Bill 5595. Proposed shared street designations will be submitted to the City Council for approval. Upon approval, the City Traffic Engineer will install and maintain appropriate markings, signage, barriers or other devices to clearly indicate the shared street designation.

10.34.020 Driving regulations.

Vehicular traffic traveling along a shared street shall yield the right-of-way to any pedestrian, bicyclist, or operator of a micromobility device on the shared street. A bicyclist, or operator of a micromobility device shall yield the right-of-way to any pedestrian on a shared street.

Section 13. Amendment of Chapter. RMC 10.36, Special Stops, is hereby amended to read as follows:

Sections:
10.36.010 Emerging from alley or private driveway.
~~10.36.020 ARTERIAL HIGHWAYS DESIGNATED.~~ **Repealed.**
10.36.030 Stop signs on [~~ARTERIALS~~] **streets**.
~~10.36.040 OTHER INTERSECTIONS WHERE STOP REQUIRED.~~ **Repealed.**
~~10.36.050 DESIGN OF STOP SIGNS.~~ **Repealed.**
10.36.060 Obstructing traffic.
10.36.070 Obeying railroad signals.

10.36.010 Emerging from alley or private driveway.

A. It is unlawful for the operator of a vehicle, bicycle, or micromobility device, to emerge from any alley, driveway, building exit, private way, [~~OR~~] private property or from off

the roadway of any public [~~HIGHWAY,~~] **street** onto [~~THE ROADWAY OF ANY PUBLIC HIGHWAY~~] or across a sidewalk or into the sidewalk area extending across any such alley, driveway, building exit, private way or private property without bringing such vehicle to a full stop and yielding the right-of-way to all pedestrians upon the sidewalk and all vehicles upon the public highway.

B. No vehicle shall back into or out of an alley, except when the [~~SAME~~] **alley** is obstructed.

C. No [~~DRIVER~~] **vehicle operator** shall enter any street at any point other than a street intersection at a rate of speed exceeding five miles an hour, nor operate a vehicle in excess of fifteen miles per hour in any alley.

[~~10.36.020 ARTERIAL HIGHWAYS DESIGNATED.~~

~~THOSE STREETS AND PARTS OF STREETS DESIGNATED BY ORDINANCE OR RESOLUTION OF THE CITY AS ARTERIALS AND THOSE STREETS FORMING A PART OF THE ROUTE OF STATE HIGHWAYS ARE HEREBY DECLARED TO BE ARTERIAL STREETS AND HIGHWAYS FOR THE PURPOSES OF THIS SECTION.~~]

10.36.030 Stop signs on [~~ARTERIALS~~] streets.

[~~EXCEPT ON SUCH STREETS THAT FORM A PART OF THE ROUTE OF A PRIMARY OR SECONDARY STATE HIGHWAY UPON WHICH THE STATE LAW REQUIRES THE STATE HIGHWAY COMMISSION TO INSTALL, OPERATE,~~

~~MAINTAIN, AND CONTROL TRAFFIC CONTROL DEVICES, WHENEVER ANY ORDINANCE OR RESOLUTION OF THE CITY DESIGNATES AND DESCRIBES AN ARTERIAL HIGHWAY, IT SHALL BE THE DUTY OF THE TRAFFIC ENGINEER TO PLACE AND MAINTAIN A STOP SIGN ON EACH AND EVERY STREET INTERSECTING THE ARTERIAL HIGHWAY.~~] **The City Traffic Engineer has the authority to place and maintain a stop sign on each and every street intersecting a state highway. No traffic control sign or device shall be installed or maintained on any city street that is part of a designated primary or secondary state highway without prior approval from the Washington State Department of Transportation, as required by state law.**

[~~10.36.040 OTHER INTERSECTIONS WHERE STOP REQUIRED.~~

~~THE TRAFFIC ENGINEER IS HEREBY AUTHORIZED TO DETERMINE AND DESIGNATE INTERSECTIONS WHERE A PARTICULAR HAZARD EXISTS UPON OTHER THAN ARTERIAL HIGHWAYS AND TO DETERMINE WHETHER VEHICLES SHALL STOP AT ONE OR MORE ENTRANCES TO ANY SUCH STOP INTERSECTION, AND SHALL ERECT A STOP SIGN AT EVERY SUCH PLACE WHERE A STOP IS REQUIRED.~~

~~10.36.050 DESIGN OF STOP SIGNS.~~

~~EVERY STOP SIGN SHALL BE OF THE STANDARD DESIGN ADOPTED BY THE STATE HIGHWAY COMMISSION.~~]

10.36.060 Obstructing traffic.

No [~~OPERATOR~~] **vehicle** shall enter an intersection or a marked crosswalk unless there is sufficient space on the other side of the intersection or crosswalk to accommodate the vehicle [~~HE IS OPERATING~~] without obstructing the passage of other vehicles or pedestrians, notwithstanding any traffic control signal indication to proceed.

10.36.070 Obeying railroad signals.

No person shall drive any vehicle through, around, or under any crossing gate, barrier or signal at a railroad grade crossing while the gate, barrier or signal is closed or is being opened or closed or is [~~SIGNALLING~~] **signaling** the approach of a train.

Section 14. Amendment of Chapter. RMC 10.40, Driving Rules, is hereby amended to read as follows:

Sections:

10.40.010 **[~~COASTERS~~]** **Non-motorized skateboards**, roller skates – Use restricted.
10.40.020 Authorized emergency vehicles.
10.40.030 Driving through funeral or other procession.
~~10.40.040 OPERATORS IN A PROCESSION.~~ **Repealed.**
~~10.40.050 FUNERAL PROCESSIONS TO BE IDENTIFIED.~~ **Repealed.**
10.40.070 Vehicles prohibited on sidewalks.
10.40.080 **[~~CLINGING TO~~]** **Holding onto** moving vehicles.
10.40.090 Boarding or **[~~ALIGHTING~~]** **disembarking** from vehicles.
10.40.100 Unlawful riding.
10.40.105 Inattentive driving.
10.40.110 Railroad trains not to block streets.
10.40.120 Alcoholic beverages in vehicles.
10.40.130 Compression brakes prohibited.
10.40.140 Penalties.

10.40.010 [~~COASTERS~~] Non-motorized skateboards, roller skates – Use restricted.

[~~NO PERSON UPON ROLLER SKATES, OR RIDING IN OR BY MEANS OF ANY COASTER, TOY VEHICLE, OR SIMILAR DEVICE, SHALL GO UPON ANY ROADWAY~~] **Persons using roller skates, non-motorized skateboards, scooters, or similar device, are not allowed to ride such devices on arterial streets** except while crossing a street on a crosswalk. When so crossing, the person shall be granted all of the rights and shall be subject to all of the duties applicable to pedestrians. [~~THIS SECTION SHALL NOT APPLY UPON ANY STREET WHILE SET ASIDE AS A PLAY STREET AS AUTHORIZED BY ORDINANCE OF THE CITY.~~]

10.40.020 Authorized emergency vehicles.

A. The [~~DRIVER~~] **operator** of an authorized emergency vehicle, when responding to an emergency call, when in the pursuit of an actual or suspected violator of the law or when responding to but not returning from a fire alarm, may exercise the privileges set forth in this section, but subject to the conditions herein stated.

B. The [~~DRIVER~~] **operator** of an authorized emergency vehicle may:

1. Park or stand, irrespective of the provisions of this title;

2. Proceed past a red or stop signal or stop sign, but only after slowing down as may be necessary for safe operation;

3. Exceed the speed limits prescribed herein [~~SO LONG AS HE DOES NOT ENDANGER~~] **without endangering** life or property;

4. Disregard regulations governing direction of movement or turning in specified directions.

C. The exemptions herein granted to an authorized emergency vehicle shall apply only when the [~~DRIVER~~] **operator** of such a vehicle while in motion, sounds audible signal by bell, siren, or exhaust whistle as may be reasonably necessary, and when the vehicle is equipped with at least one lighted lamp displaying a red light visible under normal atmospheric conditions from a distance of five hundred feet to the front of such vehicle, except that an authorized emergency vehicle operated as a police vehicle need not be equipped with or display a red light visible from in front of the vehicle.

10.40.030 Driving through funeral or other procession.

No operator of a vehicle shall drive between the vehicles comprising a funeral or other authorized procession while they are in motion and when such vehicles are conspicuously

designated **by the display upon the outside of each vehicle of a pennant or other identifying insignia or by such other method as may be determined and designated by the Chief of Police.** [~~AS REQUIRED IN SECTION 10.40.050.~~] This provision shall not apply at intersections where traffic is controlled by traffic control signals unless a police officer is present at the intersections to direct traffic so as to preserve the continuity of the [~~FUNERAL~~] procession.

[~~10.40.040 OPERATORS IN A PROCESSION.~~

~~EACH OPERATOR IN A FUNERAL OR OTHER PROCESSION SHALL DRIVE AS NEAR TO THE RIGHT HAND EDGE OF THE ROADWAY AS PRACTICAL AND SHALL FOLLOW THE VEHICLE AHEAD AS CLOSE AS IS PRACTICAL AND SAFE. (ORD. 304 § 55, 1963).~~

~~10.40.050 FUNERAL PROCESSIONS TO BE IDENTIFIED.~~

~~A FUNERAL COMPOSED OF A PROCESSION OF VEHICLES SHALL BE IDENTIFIED AS SUCH BY THE DISPLAY UPON THE OUTSIDE OF EACH VEHICLE OF A PENNANT OR OTHER IDENTIFYING INSIGNIA OR BY SUCH OTHER METHOD AS MAY BE DETERMINED AND DESIGNATED BY THE CHIEF OF POLICE.~~]

10.40.070 Vehicles prohibited on sidewalks.

The operator of a motor vehicle shall not drive [~~OR PARK~~] within any sidewalk area except at a permanent or temporary

driveway. **Parking a motor vehicle on a sidewalk is also prohibited.**

10.40.080 [~~CLINGING TO~~] Holding onto moving vehicles.

[~~NO PERSON RIDING UPON~~] **Holding onto** any bicycle **(either human-powered or electric-assisted), battery-powered or electric-assisted micromobility device (including but not limited to motorized foot scooters),** motorcycle, [~~COASTER~~] **skateboard**, sled, roller skates, [~~OR ANY~~] toy vehicle**, or** [~~SHALL ATTACH THE SAME OR HIMSELF TO~~] any moving vehicle [~~UPON ANY ROADWAY~~] **is prohibited.**

10.40.090 Boarding or [~~ALIGHTING~~] disembarking from vehicles.

No person shall board or [~~ALIGHT~~] **disembark** from any vehicle while the vehicle is in motion.

10.40.100 Unlawful riding.

[~~NO PERSON SHALL RIDE ON ANY VEHICLE UPON ANY PORTION THEREOF NOT DESIGNATED OR INTENDED TO THE USE OF PASSENGERS. THIS SECTION SHALL NOT APPLY TO AN EMPLOYEE ENGAGED IN THE NECESSARY DISCHARGE OF A DUTY, OR TO PERSONS RIDING WITHIN TRUCK BODIES INTENDED FOR MERCHANDISE, EXCEPT THAT PERSONS BELOW THE AGE OF SIXTEEN MUST BE ACCOMPANIED BY AN ADULT WHEN RIDING WITHIN SUCH TRUCK BODIES.~~] **No person shall ride on any part of a vehicle that is not specifically designed or intended for the use of passengers. This provision shall not**

apply to employees performing necessary duties for their employment or to individuals riding within truck bodies designed for the transport of merchandise; provided, however, that persons under the age of sixteen must be accompanied by an adult when riding within such truck bodies.

10.40.105 Inattentive driving.

It is unlawful for any person to operate a motor vehicle within the City in an inattentive manner. For the purposes of this section, "inattentive [~~MANNER~~]" means the [~~OPERATION~~] **operator** of a motor vehicle [~~IN A MANNER WHICH EVIDENCES A LACK OF~~] **lacks** the degree of attentiveness required to safely operate the vehicle under the prevailing conditions, including but not limited to the nature and condition of the roadway, presence of other traffic, presence of pedestrians and weather conditions. The offense of operating a motor vehicle in an inattentive manner shall be considered to be a lesser offense than, but included in, the offense of operating a motor vehicle in a negligent manner.

10.40.110 Railroad trains not to block streets.

~~[IT IS UNLAWFUL FOR THE DIRECTING OFFICER OR THE OPERATOR~~] **Commissioned police personnel or operators** of any railroad train [~~TO~~] **shall not** direct the operation [~~OF OR TO OPERATE THE SAME IN SUCH MANNER AS TO PREVENT~~] **of the train**

such that it prevents the use of any street for purposes of travel for a period of time longer than five minutes, except that this provision shall not apply to trains or cars in motion other than those engaged in switching.

10.40.120 Alcoholic beverages in vehicles.

A. It is a traffic infraction:

1. To drink any alcoholic beverage in a motor vehicle when the vehicle is upon a [~~HIGHWAY~~] **street**.

2. For a person to have in [~~HIS~~] **their** possession while in a motor vehicle upon a [~~HIGHWAY~~] **street**, a bottle, can, or other receptacle containing an alcoholic beverage if the container has been opened or a seal broken or the contents partially removed.

3. For the registered owner of a motor vehicle, or the [~~DRIVER~~] **vehicle operator** if the registered owner is not then present in the vehicle, to keep in a motor vehicle when the vehicle is upon a ~~HIGHWAY~~] **street** a bottle, can, or other receptacle containing an alcoholic beverage which has been opened or a seal broken or the contents partially removed, unless the container is kept in the trunk of the vehicle or in some other area of the vehicle not normally occupied by the [~~DRIVER~~] **vehicle operator** or passengers if the vehicle does not have a trunk. A utility compartment or glove

department is deemed to be in the area occupied by the [~~DRIVER~~] **vehicle operator** and passengers.

[~~THIS SECTION DOES NOT APPLY TO A PUBLIC CONVEYANCE THAT HAS BEEN COMMERCIALLY CHARTERED FOR GROUP USE OR TO THE LIVING QUARTERS OF A MOTOR HOME OR CAMPER OR EXCEPT AS OTHERWISE PROVIDED BY RCW 66.44.250 OR ANY OTHER PROVISION OF THE REDMOND MUNICIPAL CODE, TO ANY PASSENGER FOR COMPENSATION IN A FOR-HIRE VEHICLE LICENSED UNDER CITY, COUNTY, OR STATE LAW.~~]

This section shall not apply to public conveyances commercially chartered for group use, to the living quarters of a motor home or camper, or, except as otherwise provided by RCW 66.44.250 or any other provision of the Redmond Municipal Code, to passengers receiving compensation for travel in a for-hire vehicle licensed under city, county, or state law.

B. Any person violating subsection A of this section shall have committed a traffic infraction and shall be assessed a monetary penalty not to exceed two hundred fifty dollars**. The City Council shall establish by resolution a penalty schedule for each such infraction.**

10.40.130.

***

10.40.140 Penalties.

Unless otherwise provided, any person violating any of the provisions of this chapter shall be guilty of a traffic infraction, punishable by a maximum fine of one thousand dollars. **The City Council shall establish by resolution a penalty schedule for each such infraction.**

Section 15. Amendment of Chapter. RMC 10.44, Pedestrians, is hereby amended to read as follows:

Sections:
~~10.44.010 USING RIGHT-HALF OF CROSSWALK.~~ **Repealed.**
10.44.020 Crossing streets.
10.44.030 Compliance with bridge and railroad signals.
~~10.44.040 DRIVERS TO EXERCISE DUE CARE.~~ **Repealed.**

[~~10.44.010 USING RIGHT-HALF OF CROSSWALK.~~

~~PEDESTRIANS SHALL MOVE, WHENEVER PRACTICABLE, UPON THE RIGHT-HALF OF CROSSWALKS.~~]

10.44.020 Crossing streets.

A. **All intersections are designated as legal pedestrian crossings, whether or not crosswalks are marked, unless otherwise prohibited by official traffic control devices. A driver must stop and remain stopped for a pedestrian in a marked or unmarked crosswalk.**

B. [~~A.~~] Pedestrians shall not step into that portion of the street open to moving traffic at any point between intersections[~~, IN ANY BUSINESS DISTRICT, ON ANY ARTERIAL HIGHWAY, OR BETWEEN ADJACENT INTERSECTIONS OF STREETS~~

~~PROTECTED BY STOP SIGNS,~~] except at **shared streets,** marked crosswalks or other places specially provided.

C. [~~B.~~] Pedestrians shall not cross street intersections diagonally except at such signalized intersections that provide for a pedestrian all walk phase.

D. [~~C.~~] Pedestrians crossing a roadway other than at intersection crosswalks shall yield the right-of-way to all vehicles upon the roadway.

10.44.030.

***

[~~10.44.040 DRIVERS TO EXERCISE DUE CARE.~~

~~NOTWITHSTANDING THE FOREGOING PROVISIONS OF THIS CHAPTER, EVERY OPERATOR OF A VEHICLE SHALL EXERCISE DUE CARE TO AVOID COLLIDING WITH ANY PEDESTRIAN UPON ANY ROADWAY AND SHALL GIVE WARNING BY SOUNDING THE HORN WHEN NECESSARY AND SHALL EXERCISE SPECIAL PRECAUTION UPON OBSERVING ANY CHILD OR ANY CONFUSED OR INCAPACITATED PERSON UPON A ROADWAY.~~]

Section 16. Amendment of Chapter. RMC 10.48, Bicycles **and Micromobility**, is hereby amended to read as follows:

Sections:
10.48.010 Effect of regulations.
10.48.020 Obedience to traffic control devices.
10.48.030 Parking.
10.48.035 Combination sidewalk/bike lanes.
10.48.040 Riding on sidewalk.
10.48.050 Penalty for violation.

10.48.010 Effect of regulations.

A. The parent of any child and the guardian of any ward shall not authorize or knowingly permit any such child or ward to violate any of the provisions of this chapter.

B. The regulations applicable to bicycles **and micromobility** shall apply whenever a bicycle **or micromobility device** is operated upon any street, public path set aside for the exclusive use of bicycles, and any combination sidewalk/bike lane established pursuant to Section 10.48.035, subject to those exceptions stated herein.

10.48.020 Obedience to traffic control devices.

A. Any person operating a bicycle **(either human-powered or electric-assisted) or micromobility device** shall obey the instructions of official traffic control signals, signs, and other control devices applicable to vehicles, unless otherwise directed by a police officer.

B. Whenever authorized signs are erected indicating that no right or left or "U" turn is permitted, no person operating a bicycle **or micromobility device** shall disobey the direction of any such sign, except where the person dismounts from the bicycle to make a turn, in which event the person shall then obey the regulations applicable to pedestrians.

10.48.030 Parking.

[~~NO PERSON SHALL PARK A BICYCLE UPON A STREET OTHER THAN UPON THE ROADWAY AGAINST THE CURB OR UPON THE SIDEWALK IN A RACK TO SUPPORT THE BICYCLE OR AGAINST A BUILDING OR AT THE CURB, IN SUCH A MANNER AS TO AFFORD THE LEAST OBSTRUCTION TO PEDESTRIAN TRAFFIC.~~]

A. No person shall park a bicycle or micromobility device on a street except in one of the following locations:

1. On the roadway, positioned close to and parallel with the curb;

2. On the sidewalk, placed in a bicycle or micromobility rack, against a building or at the curb; or

3. In a designated bicycle or micromobility parking area.

B. In all cases, the bicycle or micromobility device must be parked in a manner that causes the least obstruction to pedestrian traffic.

10.48.035 Combination sidewalk/bike lanes.

The [~~DIRECTOR OF PUBLIC WORKS~~] **City Traffic Engineer** is authorized to establish and designate certain sidewalks or portions of sidewalks within the City as combination sidewalk/bike lanes where such action is appropriate in light of the conditions of the adjacent roadway and vehicular and

pedestrian traffic. The regulations set forth in Section 10.48.040 shall apply to the operation of a bicycle **or micromobility device** on a combination sidewalk/bike lane.

10.48.040 Riding on sidewalk.

A. No person shall ride a bicycle **(either human-powered or electric-assisted) or battery-powered or electric-assisted micromobility device (including but not limited to motorized foot scooters)** upon a sidewalk within the [~~CITY CENTER ZONE AS DESIGNATED ON THE OFFICIAL CITY ZONING MAP~~] **Pedestrian Priority Zone as designated in the most current version of the Redmond Comprehensive Plan**, except that:

1. Bicycles **and micromobility devices** may be ridden on any sidewalk which has been designated a combination sidewalk/bike lane in accordance with Section 10.48.035; and

2. **Bicycles and micromobility devices shall be operated safely and cautiously while on sidewalks, yielding to pedestrians at all times; and**

3. This prohibition shall not apply to **commissioned** police personnel while engaged in the performance of their official duties.

B. The [~~DIRECTOR OF PUBLIC WORKS~~] **City Traffic Engineer** is authorized to erect signs on any sidewalk or [~~ROADWAY~~] **street** prohibiting the riding of bicycles **or micromobility**

device thereon by any person. [~~WHEN THE SIGNS ARE IN PLACE, NO PERSON SHALL DISOBEY THE SAME~~] **Once such signs are posted, no person shall fail to comply with the restrictions indicated.**

C. Whenever any person is riding a bicycle **or micromobility device** upon a sidewalk or combination sidewalk/bike lane, such person shall yield the right-of-way to any pedestrian and shall give an audible signal before overtaking and passing any pedestrian.

10.48.050.

***

Section 17. Amendment of Chapter. RMC 10.52, Stopping, Standing, Parking, is hereby amended to read as follows:

Sections:
10.52.010 Application of chapter.
10.52.020 Regulations not exclusive.
10.52.030 Standing or parking close to curb.
~~10.52.040 LOADING, UNLOADING AT ANGLE TO CURB – PERMIT REQUIRED.~~ **Repealed.**
10.52.050 Curb loading zones designated.
~~10.52.060 STANDING VEHICLE IN PASSENGER CURB LOADING ZONE.~~ **Repealed**
~~10.52.070 STANDING VEHICLE IN FREIGHT CURB LOADING ZONE.~~ **Repealed**
10.52.080 Designation of public **bus stops, areas for hire vehicles or other motor vehicles on public streets** [~~CARRIER STANDS~~].
10.52.090 Repealed.
10.52.100 Obstructing traffic.
10.52.105 Time-limited parking.
10.52.110 All day parking.
10.52.120 Parking in alleys.
10.52.130 Parking for certain purposes prohibited.

10.52.135 Authority to establish parking regulations.
10.52.145 Fire lanes.
10.52.190 Overhang of vehicles.
10.52.200 Signs.
~~10.52.210 PARKING RESTRICTED.~~ **Repealed.**
10.52.215 Leaving unattended children in parked or standing vehicles.
10.52.216 Leaving or confining animal in unattended vehicle.
10.52.220 Additional parking restrictions in residential areas – Length restrictions.

10.52.010.

***

10.52.020.

***

10.52.03.

***

[~~10.52.040 LOADING, UNLOADING AT ANGLE TO CURB – PERMIT REQUIRED.~~

~~THE TRAFFIC ENGINEER IS HEREBY AUTHORIZED TO ISSUE SPECIAL PERMITS TO PERMIT THE BACKING OF A VEHICLE TO THE CURB FOR THE PURPOSE OF LOADING OR UNLOADING MERCHANDISE OR MATERIALS SUBJECT TO THE TERMS AND CONDITIONS OF SUCH PERMIT. PERMITS MAY BE ISSUED EITHER TO THE OWNER OR LESSEE OF REAL PROPERTY OR TO THE OWNER OF THE VEHICLE AND SHALL GRANT TO SUCH A PERSON THE PRIVILEGE AS THEREIN STATED AND AUTHORIZED HEREIN. IT IS UNLAWFUL FOR ANY PERMITTEE OR OTHER PERSON TO VIOLATE ANY OF THE SPECIAL TERMS OR CONDITIONS OF ANY SUCH~~

~~PERMIT; PROVIDED, HOWEVER, THAT NO PERMIT ISSUED HEREUNDER SHALL BE EXCLUSIVE.~~]

10.52.050 Curb loading zones designated.

The **City** Traffic Engineer is hereby authorized to determine the location of passenger**, deliveries,** and freight curb loading zones and shall place and maintain appropriate signs indicating the same and stating the hours during which the provisions of this section are applicable. No person shall be granted [~~THE RIGHT~~] **exclusive rights**, use, or [~~FRANCHISE~~] **privileges** for vehicle parking on any portion of [~~THE SURFACE AREA OF~~] any public [~~HIGHWAY~~] **street** [~~TO THE EXCLUSION OF ANY OTHER LIKE PERSON~~] **that would exclude others from the same right**.

[~~10.52.060 STANDING VEHICLE IN PASSENGER CURB LOADING ZONE.~~

~~NO PERSON SHALL STOP, STAND OR PARK A VEHICLE FOR ANY PURPOSE OR PERIOD OF TIME OTHER THAN FOR THE EXPEDITIOUS LOADING OR UNLOADING OF PASSENGERS IN ANY PLACE MARKED AS A PASSENGER CURB LOADING ZONE DURING HOURS WHEN THE REGULATIONS APPLICABLE TO CURB LOADING ZONES ARE EFFECTIVE, AND THEN ONLY FOR A PERIOD NOT TO EXCEED THREE MINUTES.~~

~~10.52.070 STANDING VEHICLE IN FREIGHT CURB LOADING ZONE.~~

~~A. NO PERSON SHALL STOP, STAND, OR PARK A VEHICLE FOR ANY PURPOSE OR LENGTH OF TIME OTHER THAN FOR THE EXPEDITIOUS UNLOADING AND DELIVERY OR PICK-UP AND LOADING OF MATERIALS IN ANY PLACE MARKED AS A FREIGHT CURB LOADING ZONE DURING HOURS WHEN THE PROVISIONS APPLICABLE TO SUCH ZONE ARE IN EFFECT. IN NO CASE SHALL THE STOP FOR LOADING AND UNLOADING OF MATERIALS EXCEED THIRTY MINUTES.~~

~~B. THE OPERATOR OF A PASSENGER VEHICLE MAY STOP TEMPORARILY AT A PLACE MARKED AS A FREIGHT CURB LOADING ZONE FOR THE PASSENGERS WHEN SUCH STOPPING DOES NOT INTERFERE WITH ANY MOTOR VEHICLE USED FOR THE TRANSPORTATION OF MATERIALS WHICH IS WAITING TO ENTER, OR ABOUT TO ENTER, SUCH A ZONE.~~]

10.52.080 Designation of [~~PUBLIC CARRIER STANDS~~] bus stops, areas for hire vehicles or other motor vehicles on public streets.

[~~THE TRAFFIC ENGINEER IS HEREBY AUTHORIZED AND REQUIRED TO ESTABLISH BUS STOPS, BUS STANDS, AND TAXICAB STANDS AND STANDS FOR OTHER PASSENGER COMMON CARRIER MOTOR VEHICLES ON SUCH PUBLIC STREETS IN SUCH PLACES AND IN SUCH NUMBER AS HE SHALL DETERMINE TO BE OF THE GREATEST BENEFIT AND CONVENIENCE TO THE PUBLIC. EVERY SUCH BUS STOP, BUS STAND, TAXICAB STAND, OR OTHER STAND SHALL BE DESIGNATED BY APPROPRIATE SIGNS.~~] **The City Traffic Engineer is hereby authorized and responsible**

for coordinating the establishment of bus stop locations with transit agencies or other users, and for establishing areas for hire vehicles or other motor vehicles on public streets as deemed necessary for the greatest benefit and convenience to the public. Every such bus stop or area for hire vehicles or other motor vehicles shall be designated by appropriate signs.

10.52.090.

***

10.52.100 Obstructing traffic.

No person shall park any vehicle upon any street in a manner which obstructs or otherwise interferes with traffic upon the traveled portion of the roadway**, including designated bike lanes.**

10.52.105 Time-limited parking.

A. No person having control of a vehicle may park or stand such vehicle upon any public way or street beyond the time limit stated on any official sign[~~, PLACARD,~~] or pavement marking wherever such official sign[~~, PLACARD,~~] or pavement marking may be located.

B. Where a time limit is established by an official sign[~~, PLACARD,~~] or pavement marking, no person may repark a vehicle on either side of the same street in order to extend

the vehicle's parking time beyond the time limits established. For purposes of this section, a vehicle shall be deemed to be reparked and in violation of this section despite any movement of the vehicle unless the vehicle is moved to a street with a different street name than the street the vehicle was originally parked on.

10.52.110 All day parking.

No person shall park or stand any vehicle upon any street or public way for a period exceeding [~~TWENTY-FOUR~~] **72** hours, regardless of any other regulation then in effect. When any vehicle is parked or stands for a period exceeding [~~TWENTY-FOUR~~] **72** hours, the vehicle shall be deemed to constitute a hazard or obstruction to traffic or an abandoned vehicle and may be impounded as provided in Section 10.04.070.

10.52.120.

***

10.52.130.

***

10.52.135 Authority to establish parking regulations.

A. The **City** Traffic Engineer [~~OR DESIGNEE~~] is authorized to establish regulations governing the parking of vehicles on city streets and other public ways, including, but not limited to, regulations:

1. Designating either or both sides of any street or public way, or any portion thereof, as a "no parking zone"; and

2. Prescribing limits on the length of time any vehicle may be parked on any street or public way, or any portion thereof;

3. Imposing fees to park vehicles on a street or public way, or any portion thereof, with the minimum and maximum fee established by the City Council resolution as part of the Planning Department fee schedule; and

4. Determining upon which streets or portions thereof vehicles shall be angle parked, as distinguished from parallel parked, and the direction which vehicles shall be so angle parked**; and**

5. Designating accessible parking spaces for the exclusive use of persons with disabilities, in accordance with the Americans with Disabilities Act (ADA).

B. Whenever the **City** Traffic Engineer [~~OR DESIGNEE~~] shall exercise any authority under subsection A of this section, the **City** Traffic Engineer [~~OR DESIGNEE~~] shall erect signs, place markings upon the pavement or curb, or in other appropriate manner give notice that the area has been

designated a no-parking, time-limited-parking, paid parking, or angle-parking-only zone.

C. When official signs, markings or other devices are erected or placed upon any streets or public ways, or any portions thereof, regulating parking by vehicles, no person shall park a vehicle or cause a vehicle to remain on any such street or public way in violation of any such signs, marking or other device. Any person violating any of the regulations established [~~BY THE TRAFFIC ENGINEER OR DESIGNEE,~~] **upon official signs, markings or other devices,** and any person otherwise violating any provision of this chapter, shall have committed a traffic infraction, punishable by a penalty not to exceed $250.00. **The City Council shall establish by resolution a penalty schedule for each such infraction.**

D. [~~THE TRAFFIC ENGINEER OR DESIGNEE IS AUTHORIZED TO ISSUE PARKING PERMITS TO ENABLE VEHICLES TO BE PARKED ON CITY STREETS IN EXCESS OF THE TIME LIMIT ESTABLISHED IN ANY TIME-LIMITED PARKING ZONE WITHIN THE AREA BORDERED BY NE 90TH STREET ON THE NORTH, 164TH AVENUE NE ON THE EAST, CONTINUING TO 85TH STREET EAST TO 166TH AVENUE NE ON THE EAST, CONTINUING SOUTH TO REDMOND WAY ON THE NORTH, CONTINUING TO CLEVELAND STREET ON THE SOUTH, TO LEARY WAY ON THE SOUTH, CONTINUING TO 159TH PLACE NE ON THE WEST, BEAR CREEK PARKWAY ON THE SOUTH~~

~~AND CONTINUING ON REDMOND WAY TO THE SAMMAMISH RIVER ON THE WEST AND NE 85TH STREET ON THE WEST UP TO 154TH AVENUE. PERMITS SHALL BE VALID FOR THE TIME PERIOD IN WHICH THEY ARE ISSUED AND MAY BE RENEWED FOR SPECIFIED TIME PERIOD. WHEN PROPERLY DISPLAYED ACCORDING TO INSTRUCTIONS PROVIDED BY THE TRAFFIC ENGINEER OR DESIGNEE, THE PARKING PERMIT SHALL ENTITLE THE VEHICLE TO BE PARKED ON THE STREET WITHOUT COMPLYING WITH ANY TIME-LIMIT IMPOSED UNDER SUBSECTION A.2 OF THIS SECTION. ALL OTHER PARKING REGULATIONS IMPOSED UNDER THIS CHAPTER SHALL CONTINUE TO APPLY AND THE PERMIT SHALL NOT AUTHORIZE NONCOMPLIANCE WITH ANY OTHER SUCH REGULATION. THE FEE FOR PARKING PERMITS SHALL BE ESTABLISHED BY COUNCIL RESOLUTION AS PART OF THE PLANNING DEPARTMENT FEE SCHEDULE~~]

An on-street permitted parking program may be established under the authority of the City Traffic Engineer. Once established, all other parking regulations imposed under this chapter shall continue to apply and permits shall not authorize noncompliance with any other regulation. Proposed changes to fees for parking permits shall be submitted to Council for approval.

10.52.145 Fire lanes.

A. Fire Lane Parking Prohibited.

1. No person shall stop, stand or park a vehicle or maintain any obstruction within any fire lane.

2. If any motor vehicle without [~~A DRIVER~~] **an operator** is found parked in violation of this section, the law enforcement officer **as defined under subsection B.2** finding the vehicle shall take its registration number and may take any other information which may identify its owner or user and shall conspicuously affix to the vehicle a notice of traffic infraction. Vehicles in violation may also be immediately impounded at the expense of the violator.

B. Definitions.

1. Fire Lane. Fire lanes shall be clearly designated in accordance with Redmond Fire Department standards.

2. "Law enforcement officer" means any general authority, limited authority, or specially commissioned Washington peace officer or federal peace officer as those terms are defined in RCW 10.93.020, and other public officers who are responsible for enforcement of fire, building, zoning, and life and safety codes.

10.52.190.

***

10.52.200 Signs.

Whenever any parking time limit is imposed, or stopping, standing or parking is prohibited on designated streets or portions thereof, it shall be the duty of the **City** Traffic Engineer to erect appropriate signs giving notice thereof. No such regulations shall be effective unless the signs are erected and in place at the time of any alleged violation. The curb of that portion of the street where parking is prohibited may be marked with a yellow color in lieu of or in conjunction with such signs. The absence of such signs or markings shall not excuse a violation of the prohibited parking places specified in RCW 46.48.270 or as set forth in this title as to parking places of general application.

[~~10.52.210 PARKING RESTRICTED.~~

~~IN ORDER TO RELIEVE TRAFFIC CONGESTION AND FACILITATE THE ORDERLY MOVEMENT AND SAFETY OF TRAFFIC, INCLUDING BICYCLE TRAFFIC, AS PROVIDED IN SECTION 10.52.170*, THE STOPPING, STANDING AND PARKING OF VEHICLES IS RESTRICTED AND PROHIBITED AT ALL TIMES UPON THE WESTERLY SIDE OF WEST LAKE SAMMAMISH PARKWAY N.E. (SR 901) FROM N.E. 20TH STREET TO N.E. 51ST STREET.~~]

10.52.215 Leaving unattended children in parked or standing vehicles.

[~~NO PERSON, WHILE OPERATING OR IN CHARGE OF A MOTOR VEHICLE, SHALL PARK OR WILFULLY ALLOW SUCH VEHICLE TO STAND UPON A PUBLIC STREET, PUBLIC WAY OR IN A PUBLIC PLACE OPEN TO THE PUBLIC, LEAVING ANY CHILD OR CHILDREN UNDER THE AGE OF EIGHT YEARS UNATTENDED THEREIN. FOR THE PURPOSES OF THIS SECTION, "UNATTENDED" MEANS WHERE NO RESPONSIBLE PERSON OVER TWELVE YEARS OF AGE IS PHYSICALLY PRESENT IN SUCH VEHICLE AND HAS IMMEDIATE CONTROL OVER SUCH CHILD OR CHILDREN OR THE PERSON OPERATING OR IN CHARGE OF SUCH VEHICLE IS NOT IN THE IMMEDIATE VICINITY WHERE SUCH CHILD OR CHILDREN CAN BE SEEN OR HEARD BY SUCH PERSON~~] **No person operating or responsible for a motor vehicle shall park or knowingly allow the vehicle to remain standing on a public street, public way, or in any publicly accessible area while leaving a minor child, or child(ren) under the age of sixteen years, unattended in the vehicle in a manner that poses a risk to the child's health, safety, or well-being. A child is considered "unattended" when no person capable of supervising the child is present in the vehicle, or the operator is not in the immediate vicinity and unable to monitor the child.** Violations [~~SHALL BE PUNISHED~~] **are subject to penalties** as provided in Section 1.01.110 of this code.

10.52.216 Leaving or confining animal in unattended vehicle.

The following statutes of the State of Washington, including any future amendments, additions thereto and repeals thereof, are adopted by reference and incorporated herein by this reference as if set forth in full: RCW 16.52.340**: Leave or confine any animal in unattended motor vehicle or enclosed space—Class 2 civil infraction—Officers' authority to reasonably remove animal**

10.52.220.

***

Section 18. Amendment of Chapter. RMC 10.56, Restricting Traffic on Certain Streets, is hereby amended to read as follows:

10.56.010 Certain vehicles on streets restricted.

A. The **City** Traffic Engineer is hereby authorized to determine and designate [~~THOSE HEAVILY TRAVELED STREETS UPON WHICH SHALL BE PROHIBITED THE USE OF THE ROADWAY BY MOTOR-DRIVEN CYCLES~~] **streets which shall be prohibited for use by motorcycles,** bicycles **(either human-powered or electric-assisted), micromobility device (including but not limited to motorized foot scooters),** [~~HORSEDRAWN VEHICLES,~~] or other nonmotorized traffic[~~, AND SHALL~~]**. Designated restrictions will be submitted to the City Council for approval. Upon approval, the City Traffic Engineer will** erect appropriate signs giving notice thereof.

B. When signs are so erected giving notice thereof, no person shall disobey the restrictions stated on such signs.

Section 19. Amendment of Chapter. RMC 10.62, Permits for Special Events, is hereby amended to read as follows:

10.62.010 Purpose.

A. It is the purpose of this code to provide for the issuance of special event permits for events conducted on the public streets, [~~RIGHTS-OF-WAY~~] **right of way**, and public property of the City in the interest of public health, safety and welfare; and to provide for fees, charges and procedures required to administer the permit process.

10.62.020.

***

10.62.030.

***

10.62.040 Definitions.

A. The following words and phrases when used in this chapter shall mean:

"Admission tax" means a tax of five percent on the amount paid for admission to a theater, public dance or dance hall, amphitheater, auditorium, stadium, athletic park or field, cabaret, circus, carnival, swimming pool, skating rink, exhibition, amusement park or side show, picnic ground, or

any other similar type of place. [~~ALSO, MEANS~~] **"Admission tax" also means** a charge for season tickets or subscriptions, or a cover charge to clubs, lounges or similar places (RMC 3.28).

"Annual event" means an event produced on a recurring basis each year, scheduled on or about the same date, which may have previously complied with the permit requirements of this code.

"Applicant" means a person, organization or agent authorized to obtain a permit on behalf of an organization, which completes the application to conduct an event governed by this chapter, and who is the primary contact for the special event. The applicant must be 21 years of age or older. The applicant shall be the person, organization, company or corporation conducting the event.

"Demonstration" means a public display of group opinion as by a rally or march, the principal purpose of which is expressive activity.

"Event organizer" means any person who conducts, manages, promotes, organizes, aids or solicits attendance at a special event.

"Event participants" means persons in attendance at an event, including spectators, vendors, event staff, city staff and all others present for the purpose of the event.

"Event management company" means an entity with expertise in managing special events.

"Expressive activity" means the conduct of activity for which the sole or principal purpose is the expression, dissemination, or communication by verbal, literary, or auditory means of political or religious opinion, views, or ideas and for which no fee or donation is charged or required as a condition of participation in or attendance at such activity. For purposes of this chapter, expressive activity does not include fairs, festivals, concerts, performances, parades, athletic events, fundraising events, or events in which the principal purpose is entertainment.

"Fair/festival/carnival" means a stationary event, held for one or more days.

"Fundraising event" means a special event held by a nonprofit entity that is primarily for the purpose of fundraising for the benefit of the sponsoring organization or nonprofit.

"Master Event business license" means a license that is applicable for events in which multiple vendors or dealers

are selling goods or services at a single location, and individual vendors are not required to obtain separate business licenses, and which meets the City's criteria for dates and duration.

"March" means an organized walk or event whose principal purpose is expressive activity in service of a public cause.

"Nonprofit or charitable organization" means an organization, corporation or association organized and operated for the advancement, appreciation, public exhibition or performance, preservation, study and/or teaching of the performing arts, visual arts, history, science, or a public charity providing social or human services or public education and which is currently recognized by the United States of America as exempt from federal income tax pursuant to Section 501(c)(1) or (3) of the Internal Revenue Code as now existing or hereafter amended.

"Parade" means any organized group marching or in procession, whether on foot, animal, or vehicle, held on public streets, sidewalks, trails, and/or public place.

"Race/run" means an organized event conducted on a public street, sidewalk, or trail in which 10 or more persons participate by walking, running, riding a bicycle **or micromobility device**, or operating a wheelchair.

"Rally" means a gathering whose principal purpose is expressive activity, especially one intended to inspire enthusiasm for a cause.

"Sidewalk" means that portion of a right-of-way, other than the roadway, set apart by curbs, barriers, markings, or other delineation for pedestrian travel.

"Sign" means any sign, pennant, flag, banner, inflatable display, or other attention-seeking device.

"Site map" means a map and plan developed by the applicant to identify the key features and elements of the special event at the specified special event venue.

"Special event committee" means representatives assigned by their respective department directors to represent the interests of their department or division as it relates to the issuance of special event permits.

"Special event" means any activity including, but not limited to a fair, festival, concert, demonstration, rally, performance, show, parade, run/walk/cycle, or other publicly attended activity, entertainment or celebration which is held in whole or in part upon publicly owned property, streets, sidewalks, trails, walkways or on other public [~~RIGHTS-OF-WAY~~] **right-of-way**, or if occurring on private property, will nevertheless affect, impact or interfere with the standard,

ordinary and normal use of public property, streets, [~~RIGHTS-OF-WAY~~] **right-of-way**, walkways, or sidewalks by the general public within the vicinity of such event and/or requires the use of city services.

"Special event permit" means a permit issued under this chapter.

"Special event venue" means that area or location for which a special event permit has been issued.

"Sponsor" means the person, business, or group responsible for the special event, or the organization that provides financial or other resources for the conduct of a special event.

"Street" means any place that is publicly maintained and open for use by the public for purposes of vehicular travel, [~~INCLUDING HIGHWAYS~~].

"Temporary use permit" means a mechanism by with the City may permit a use on a temporary basis, including: mobile services; group retail sales (swap meets, parking lot sales); retail sales such as Christmas trees, seasonal or agricultural sales; firewood; encampments; vending carts; outdoor art and craft shows and exhibits.

"Tourism event" means any special event that furthers the City's economic development goals, and is primarily

intended to attract participants from out of the immediate area and is eligible to receive funding from lodging tax funds. The receipt of lodging tax funds granted by the City for an event may be contingent upon the issuance of a special event permit and the successful implementation of the event.

"Traffic management plan" means a plan developed by the applicant to identify and mitigate traffic and parking impacts, to propose vehicle and pedestrian route detours, and other solutions necessary to provide for traffic safety at a special event.

"Vendor" means any person who sells or offers to sell any goods, food, or beverages within a special event.

10.62.050 Special event permit required.

A. Except as provided elsewhere in this chapter, any person or entity who conducts, promotes, sponsors or manages a special event that affects the standard and ordinary use of public property, streets, right-of-way, walkways, trails, and/or sidewalks, or if occurring on private property, will nevertheless affect, impact, or interfere with the standard, ordinary and normal use of public property, streets, [~~RIGHTS-OF-WAY~~] **right-of-way**, walkways, or sidewalks by the general public within the vicinity of such event and/or requires the

use of city services, shall first obtain a special event permit from the City.

10.62.060.

***

10.62.070.

***

10.62.080 Exceptions to special event permit requirement.

A. Although not required to be issued a special event permit, an event organizer of an activity exempted from this chapter is required to comply with all local, state and federal laws and regulations governing public safety or health. The following activities are exempt from having to obtain a special event permit:

1. Funeral procession by a licensed mortuary;

2. Public gatherings of one hundred (100) or fewer people held exclusively in a city park (or a public gathering not exceeding the stated capacity of the park space/facility), unless merchandise or services are offered for sale or trade to the public, in which case a Park Use Permit may be required;

3. Temporary sales conducted by businesses, such as holiday sales, grand opening sales, sidewalk sales, or

anniversary sales that do not impact street or sidewalk [~~RIGHTS-OF-WAY~~] **right-of-way** (A Temporary Use Permit may be authorized by the Planning Director if the proposed use complies with the provisions in the Temporary Use code.);

4. Garage sale, rummage sales, lemonade stands and car washes;

5. Private events and social gatherings and events held entirely on private property that do not involve the use of or have an impact on public property, facilities or streets, other than for lawful parking, and do not require the provision of city public safety services;

6. Activities conducted by a government agency acting within the scope of its authority; and

7. Lawful picketing on sidewalks.

10.62.090 Application and processing of permits and post event evaluation.

A. A special event permit must be obtained from the City to conduct a special event. The following procedure applies:

1. An application shall be submitted to the City at least 90 days prior to the date of the proposed event to allow adequate time for review.

2. Applicant is required to submit a complete application with information about the proposed event. This

may include, and not be limited to, a site map/route map, event schedule and program of activities, hours of operation, security and public safety plan, emergency plan, garbage and recycling plan, traffic management plan**, and traffic control plan**. Specific requirements shall be determined by the special event committee.

3. The special event committee shall review the application and determine if the event can be accommodated. **Traffic control plans shall be reviewed and approved by the City Traffic Engineer.**

4. The special event committee shall communicate or meet with applicant to discuss proposed location/routes, activities, attendance and to discuss comments received, possible terms and conditions, and fees.

5. The special event committee shall make a decision recommendation on the application and set forth any terms and conditions and fees, and notify applicant of [~~APPROVAL~~] **the decision**.

6. Upon approval of an application for a special event permit, the special event permit coordinator shall provide the applicant with a statement of the estimated cost of city services, equipment, materials, and permit fees.

7. Upon payment of the permit fees by the applicant, the special event permit coordinator shall issue the permit.

8. Estimated city services required in connection with a special event must be paid in full by the applicant no later than thirty (30) days in advance of the event. Failure to pay may result in a denial or cancellation of city services. The special event committee shall notify the City council of approval of events.

9. As determined by the special event committee, and at least fifteen (15) days prior to the scheduled date of the special event, the applicant shall provide notification to the affected surrounding area regarding special event approval and activities of the event, date(s), times(s), location/route, and possible impacts of the event.

10. A post-event evaluation shall be conducted by the special event permit coordinator and/or special event committee. The evaluation may include a survey of affected residents and/or businesses, and a meeting with the event organizer and the special event committee.

10.62.100 Conditions affecting the decision and issuance of a special event permit.

A. In deciding whether to approve, approve with conditions, or deny a permit, the special event committee

shall determine whether all of the following criteria are met:

1. The application is complete and accurate;

2. The event, as proposed, can be conducted in a safe manner;

3. The event, as proposed, will not substantially interrupt public transportation or other vehicular and pedestrian traffic in the area of its route;

4. The event provides for adequate health, sanitation and garbage services;

5. The special event will not require the diversion of police and fire resources from their normal duties;

6. The special event will not cause irresolvable interference with previously approved and/or scheduled construction, development, maintenance, or other activities, including, but not limited to, another special event, in the public right-of-way or at a public facility;

7. The location of the event will not cause a material adverse impact, unnecessary disruption or hardship to adjacent residential or business access and traffic circulation;

8. The special event applicant has submitted the plans, as required for each specific event or activity; [~~AND~~]

9. The special event does not disrupt the standard and ordinary use of streets, unless approved with a traffic control plan. Street closures are subject to the procedures set forth in RMC 10.24.047; and

10. [~~9.~~] The applicant complies with all terms and conditions of the permit, including submitting fees and deposits, and providing proof of insurance, bonds and hold harmless to the City.

10.62.110.

***

10.62.120.

***

10.62.130.

***

10.62.140 Expressive activity special event.

A. When a special event permit is sought for an expressive activity such as a demonstration, rally, or march as defined in this chapter, the following exceptions shall apply:

1. Where the special event will not require street closures, cost recovery, pursuant to Section 10.62.170, shall be limited solely to a fee based on the cost of processing the permit application.

2. The insurance requirement of Section 10.62.160 shall be waived; provided, that the event organizer has filed with the application a verified statement that [~~HE OR SHE INTENDS~~] the **intent and purpose of the** special event [~~PURPOSE TO BE~~] **is** First Amendment expression and the cost of obtaining insurance is financially burdensome and would constitute an unreasonable burden on the right of First Amendment expression. The verified statement shall include the name and address of one insurance broker or other source for insurance coverage contacted to determine premium rates for coverage.

3. Where the special event will require temporary street closures requiring the City to provide services in the interests of public health, safety, and welfare, the special event committee may condition the issuance of the special event permit upon payment of actual direct costs incurred by the City to a maximum of five hundred dollars. Any fee schedule adopted by the City shall contain a provision for waiver of, or a sliding scale for payment of fees for city services, including police costs, on the basis of ability to pay.

4. The City may deny a special event permit for a demonstration, rally or march if:

a. The special event will substantially interrupt public transportation or other vehicular and pedestrian traffic in the area of its route;

b. The special event will cause an irresolvable conflict with construction or development in the public right-of-way or at a public facility;

c. The special event will block traffic lanes or close streets during peak commute hours on weekdays between seven a.m. to nine a.m. and four p.m. to six p.m. on streets designated as arterials [~~BY THE CITY'S PUBLIC WORKS DEPARTMENT~~] **in the current version of the Redmond Transportation Master Plan**;

d. The special event will require the diversion of police [~~EMPLOYEES~~] **or fire resources or personnel** from their normal duties;

e. The concentration of persons, animals, or vehicles will unduly interfere with the movement of police, fire, ambulance, and other emergency vehicles on the streets;

f. The special event will substantially interfere with another special event for which a permit has already been granted or with the provision of city services in support of other scheduled special events; or

g. The special event will have significant adverse impact upon residential or business access and traffic circulation in the same general venue.

5. With regard to the permitting of expressive activity special events where the provisions in this section conflict with the provisions in any other section of this chapter, the provisions of this section shall prevail.

6. Sections 10.62.100 and 10.62.110 of this chapter shall not apply to expressive activity special events.

10.62.150 Hold harmless.

A. As a condition of the special event permit application under this chapter, the applicant shall agree to defend, indemnify and hold harmless the City, [~~ITS OFFICERS~~] **its public officers who are responsible for enforcement of fire, building, zoning, and life and safety codes**, employees and agents, for any and all suits, claims or liabilities caused by, or arising out of any use authorized by any such permit.

10.62.160.

***

10.62.170.

***

10.62.180.

***

10.62.190.

***

10.62.200.

***

10.62.210.

***

10.62.220.

**▪▪▪

have the option of forfeiting bail within the time specified in the citation and notice at the traffic violations bureau upon waiving appearance in court or such person may have the option of depositing the required lawful bail and shall be entitled to a trial as authorized by law. The posting of bail without making a specific request for trial shall be taken as and shall constitute an election to forfeit such bail and waive appearance in court.

C. The bureau, upon accepting the prescribed bail, shall issue a receipt to the alleged violator, which receipt shall bear a legend informing [~~HIM~~] **them** of the legal consequences of bail forfeiture.

D. The bureau shall transfer daily to the Clerk of the proper department of the court all bail posted for offenses where forfeiture is not authorized by court order, as well as copies of all receipts, and shall obtain from the Clerk a receipt for all bail so transferred to the court.

Section 21. Amendment of Chapter. RMC 10.76, Truck Routes and Truck Traffic, is hereby amended to read as follows:

Sections:

10.76.010 Purpose.
10.76.020 Restrictions.
10.76.030 Authorized routes.
~~10.76.040 TRUCK ROUTE SIGNS TO BE POSTED.~~ R**epealed.**
10.76.050 Unlawful acts.
10.76.060 Penalties for violation.

10.76.010.

***

10.76.020 Restrictions.

No truck tractor, truck and trailer combination or truck semi-trailer combination shall operate on any city street not designated as an authorized truck route **in the current version of the Redmond Transportation Master Plan** unless traveling to or from a destination within the City or to or from a destination within one-half mile of the City limits of the City.

10.76.030 Authorized routes.

A. All trucks, truck tractors, truck and trailer combinations or truck/semi-trailer combinations over eight feet in width and over 32,000 pounds gross weight and all vehicles transporting radioactive or hazardous cargo, shall be restricted to the state highway system or to one of the [~~FOLLOWING~~] authorized routes **(as identified in the current version of the Redmond Transportation Master Plan)** while traveling to or from destinations within the City or to and from destinations within one-half mile of the City limits of the City, and whenever practical, shall take the most direct arterial route to or from the following routes when traveling

to or from said [~~DESIGNATIONS~~] **destinations**. [~~THE FOLLOWING STREETS AND HIGHWAYS ARE DESIGNATED AND~~] **Streets** established as [~~THROUGH~~] truck routes within the City **are identified in the current version of the Redmond Transportation Master Plan.**[~~:~~

~~SR 520 FROM 148TH AVENUE N.E. TO ITS TERMINUS AT REDMOND WAY (SR 202);~~

~~REDMOND WAY (SR 908) FROM 132ND AVENUE N.E. TO WEST LAKE SAMMAMISH WAY;~~

~~REDMOND WAY (SR 202) FROM SR 520 TO THE EAST CITY LIMITS;~~

~~AVONDALE ROAD FROM REDMOND WAY (SR 202) TO THE NORTH CITY LIMITS;~~

~~BELLEVUE-REDMOND ROAD FROM WEST LAKE SAMMAMISH PARKWAY TO N.E. 20TH STREET;~~

~~WEST LAKE SAMMAMISH WAY FROM REDMOND WAY (SR 908) TO WEST LAKE SAMMAMISH PARKWAY;~~

~~148TH N.E. FROM REDMOND WAY (SR 908) TO THE SOUTH CITY LIMITS;~~

~~WEST LAKE SAMMAMISH PARKWAY FROM WEST LAKE SAMMAMISH WAY TO BELLEVUE-REDMOND ROAD;~~

~~N.E. 51ST STREET FROM 148TH AVENUE N.E. TO SR 520.~~]

B. **The City Traffic Engineer is authorized to designate streets or portions of streets within the City limits where the operation of trucks exceeding a 32,000 pounds gross weight**

is prohibited, when such prohibition is necessary to preserve public safety, reduce roadway damage, protect residential neighborhoods, or improve traffic flow. The City Traffic Engineer shall establish such restrictions by the placement of official signs at all entrances to the affected streets.

C. [~~B.~~] The **City** Traffic Engineer is authorized to establish temporary alternative routes to those specified in subsection A whenever one or more of the specified routes is unavailable for use due to construction, damage, or for any other reason. The duration of any approved temporary alternative route shall be limited to the time during which any one or more of the routes specified in subsection A is unavailable. Whenever the **City** Traffic Engineer shall authorize a temporary alternative route, a notice of such authorization shall be transmitted to the City Council for informational purposes.

[~~10.76.040 TRUCK ROUTE SIGNS TO BE POSTED.~~

~~THE DIRECTOR OF PUBLIC WORKS SHALL CAUSE APPROPRIATE SIGNS TO BE POSTED AND CREATED ALONG THE TRUCK ROUTE DESCRIBED IN SECTION 10.76.030 TO DESIGNATE AND LOCATE SAID TRUCK ROUTE.~~]

10.76.050 Unlawful acts.

When signs have been posted, it shall be unlawful for any person to operate any vehicle, truck, trailer or combination thereof exceeding thirty-two thousand pounds gross weight upon the public streets of the City not designated as truck routes, [~~WITHIN THE DOWNTOWN AS DEFINED IN REDMOND ZONING CODE SECTION 21.10.020, DOWNTOWN ZONES MAP, ORDINANCE NO. 875, PASSED JUNE 5, 1979, EXCEPT WHEN MAKING LOCAL DELIVERIES WITHIN SUCH DISTRICT~~] **as defined in the current version of the Redmond Transportation Master Plan**.

10.76.060 Penalties for violation.

A violation of any of the provisions of this chapter constitutes a traffic infraction, punishable by fine in the amount provided by applicable court bail schedule, or if none is in effect, in the amount [~~OF FIFTY DOLLARS~~] **described in RCW 46.63.110**. In addition to any penalty for violation of the provisions of this chapter, such violator shall be liable in a civil action instituted in the name of the City for any damages occasioned to any city street as the result of such violation.

Section 22. Severability. 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 23. Effective date. This ordinance shall become effective five days after its publication, or publication of a summary thereof, in the city's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this _____ day of _____, 20XX.

CITY OF REDMOND

_____
ANGELA BIRNEY, MAYOR

ATTEST:

_____
CHERYL XANTHOS, MMC, CITY CLERK (SEAL)

APPROVED AS TO FORM:

_____
REBECCA MUELLER, CITY ATTORNEY

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.

CITY OF REDMOND
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING RMC 12, STREETS AND SIDEWALKS, TO CLARIFY PURPOSE AND MODERNIZE THE CODE'S APPLICABILITY

(WHEREAS clauses are solely included to provide 'intent' language to the ordinance.)

WHEREAS, Redmond Municipal Code Title 12 establishes the authorities and rules that the City may apply to the regulation of Streets and Sidewalks; and

WHEREAS, the City proposes changing the name of Title 12 to Streets and Right Of Way; and

WHEREAS, the City proposes updates to Title 12 related to Public Works functions relating to streets and right-of-way; and

WHEREAS, this update is intended to clarify roles and responsibilities within the Public Works Department and to improve operational performance and consistency; and

WHEREAS, this code revision is being coordinated to align with the Department's effort to achieve APWA Accreditation. NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City Code.

Section 2. Amendment of Title. Title 12, Streets and [~~SIDEWALKS~~] **Right of Way,** is hereby amended to read as follows:

Chapters:
12.06 Complete the Streets.
12.08 Street Repairs, Improvements, Alterations, and Business Use
12.09 Fixed Items in the Right-of-Way
12.10 Street Assessment Reimbursement Agreements
12.12 Required Improvements for Buildings and Developments
12.13 Emergency Right-of-Way Use
12.14 Telecommunications
12.16 Highway Access Management
12.18 Electricity and Gas

Section 3. Amendment of Chapter. RMC 12.06, Complete the Streets, is hereby amended to read as follows:

12.06.010 Complete the streets.

[~~ALL TRANSPORTATION PROJECTS SHALL PROVIDE APPROPRIATE ACCOMMODATION FOR PERSONS OF ALL AGES AND OF ALL ABILITIES, INCLUDING BICYCLISTS, PEDESTRIANS, TRANSIT USERS, AS WELL AS AUTOMOBILES, FREIGHT AND BUSES, IN COMPREHENSIVE AND CONNECTED NETWORKS DEFINED IN THE CITY'S TRANSPORTATION MASTER PLAN; PROVIDED, THAT SUCH ACCOMMODATION SHALL TAKE INTO ACCOUNT AND COMPLEMENT THE LOCAL CONTEXT AND CHARACTER~~

~~OF THE COMMUNITY AND LAND USE.~~] **All City transportation projects shall incorporate design features that safely accommodate users of all ages and abilities, including pedestrians, bicyclists, transit riders, freight vehicles, automobiles, and persons with disabilities. Such accommodations must support a complete and connected multimodal transportation network, consistent with the City's Transportation Master Plan. The design must also reflect and support the character, context, and planned land use of the surrounding area.**

12.06.020.

***

12.06.030 Implementation.

A. [~~THE CITY SHALL VIEW COMPLETE STREETS STANDARDS SET IN RMC 12.06.010 AS A PART OF THE EVERYDAY TRANSPORTATION DECISION MAKING PROCESS, AND IMPLEMENTATION OF THESE STANDARDS SHALL BE INCORPORATED INTO RELEVANT CITY DOCUMENTS, GUIDELINES AND PROCEDURES WHEN THEY ARE CREATED OR AS THEY ARE REVISED AND UPDATED, INCLUDING THE CITY'S TRANSPORTATION MASTER PLAN, STANDARD DETAILS, AND RELEVANT DESIGN GUIDANCE MATERIALS. EFFORT SHOULD BE MADE TO COORDINATE PROJECTS AND FACILITIES WITH NEIGHBORING JURISDICTIONS TO PROVIDE CONTINUITY WHEREVER FEASIBLE.~~] **The City shall integrate**

Complete Streets principles into routine transportation planning, design, construction, operations, and maintenance decisions. These principles shall be incorporated into all relevant City documents, including but not limited to

- **The Transportation Master Plan;**
- **Capital Improvement Program;**
- **Development regulations;**
- **Design standards and manuals.**

B. [~~THE CITY SHALL MEASURE THE SUCCESS OF COMPLETE STREETS IMPLEMENTATION USING PERFORMANCE MEASURES IDENTIFIED IN THE CITY'S TRANSPORTATION MASTER PLAN, INCLUDING MEASURES THAT ASSESS SAFETY, NETWORK CONNECTIVITY AND COMPLETION, AND TRAVEL MODE SHARE.~~] **Project implementation shall**

- **Be coordinated with regional agencies to ensure multimodal continuity;**
- **Include performance metrics such as safety improvements, increased mode share, and network connectivity;**
- **Prioritize equity in access and universal design where feasible.**

Section 4. Amendment of Chapter. RMC 12.08, Street Repairs, Improvements, Alterations, And Business Use, is hereby amended to read as follows:

Sections:
12.08.010 Permit required.
12.08.020 Application.
12.08.030 **[~~REFUSAL OF APPLICATION~~]** **Application decision criteria.**
12.08.040 Safety requirements.
12.08.050 Street restoration.
12.08.060 Permit fees.
12.08.065 Criteria for suspension, revocation, or modification of the permit.
12.08.066 Unpermitted work.
12.08.070 **[~~PENALTY FOR VIOLATIONS~~]** **Enforcement.**

12.08.010 Permit required.

[~~IT IS UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO COMMENCE TO REPAIR, IMPROVE, ALTER OR OTHERWISE PERFORM ANY STREET MAINTENANCE OR WORK, OR UNDERTAKE A BUSINESS USE SUCH AS BIKE SHARE, SIDEWALK CAFÉ SEATING, OR USES WITH EQUIVALENT IMPACT TO THE RIGHT-OF-WAY AS DETERMINED BY THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS UPON THE PUBLIC STREETS OR HIGHWAY RIGHTS-OF-WAY WITHIN THE CITY WITHOUT FIRST HAVING OBTAINED A PERMIT FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS. IN GRANTING A PERMIT UNDER THIS CHAPTER, THE DIRECTOR SHALL HAVE THE AUTHORITY TO IMPOSE ANY CONDITIONS NECESSARY TO SAFEGUARD THE PUBLIC INTEREST, INCLUDING, BUT NOT LIMITED TO, CONDITIONS ON USE, CONSTRUCTION, INDEMNITY,~~

~~AND INSURANCE.~~] **No person, business, or corporation may perform any work within the right-of-way, including but not limited to activity that disrupts traffic, restricts access, or modifies any infrastructure, without first obtaining a permit from the Public Works Director. This includes any private use of the public right-of-way, street closures, or business uses such as bike share stations, outdoor dining, or other activities with similar impact as determined by the Public Works Director.**

The Public Works Director may impose permit conditions necessary to protect the public interest, welfare, and/or safety, including but not limited to requirements related to use, construction, indemnification, and insurance.

12.08.020 Application.

Any [~~person, firm or~~] **person, business, or** corporation required to obtain a permit for work in, or business use of, a public street or right-of-way shall file an application therefor with the [~~DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS~~] **City**. The application shall be in writing, upon forms provided by the City and shall contain information showing the type of construction, the length, the exact location, the purposes and other information which may be required by the **Public Works** Director [~~OF THE DEPARTMENT OF PUBLIC WORKS~~] concerning

the proposed street use, opening or work in the public right-of-way. The provisions of this section shall apply to public utilities or quasi-municipal corporations qualified for and seeking permits for street openings or work in the public streets and rights-of-way of the City.

12.08.030 [~~REFUSAL OF APPLICATION~~] Application decision criteria.

[~~WHEREVER WORK IN, OR BUSINESS USE OF, THE PUBLIC STREETS OR RIGHTS-OF-WAY WITHIN THE CITY WILL~~] **An application shall only be approved if the Public Works Director determines that the proposed work in, or business use of, the public streets or rights-of-way within the City is consistent with all other provisions of code and law, will not** create an exceptional traffic hazard**,** [~~OR WILL~~] unreasonably restrict the use of city streets, [~~WILL~~] create an impediment to the free movement of vehicles upon the aforementioned streets, [~~OR~~] **create** an uneconomic distribution of parking space at the curb of aforementioned streets, [~~OR~~] **create** a hazard to the travel or safety of pedestrians thereon, [~~THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS, AT HIS/HER DISCRETION, MAY REFUSE ANY APPLICATION MADE UNDER THE TERMS OF THIS CHAPTER~~ **or unreasonably disturb the established design, City investment in, and/or effectiveness of the right-of-way and the public's use of the right-of-way.**

12.08.040.

***

12.08.050 Street restoration.

The **Public Works** Director [~~OF THE DEPARTMENT OF PUBLIC WORKS~~] is authorized to require a bond or deposit from any permittee under this chapter in order to guarantee the restoration of the street right-of-way or use thereof to its original condition **or better. In cases where the existing conditions do not meet current standards and regulations, the permittee shall be required to restore or improve the right-of-way to meet or exceed applicable standards and/or laws. The bond or deposit shall ensure the permittee completes these improvements.**

12.08.060 Permit fees.

Permits required under this chapter specifying the authorized work or business use shall be issued by the **Public Works** Director [~~OF THE DEPARTMENT OF PUBLIC WORKS OR HIS/HER DESIGNEE~~] upon proper application therefor and upon payment of the fees required as follows:

A. [~~A BASIC FEE~~] **Fees** in an amount established by council resolution; and

B. The estimated cost of administration and inspection as determined by the **Public Works** Director [~~OF THE DEPARTMENT~~

~~OF PUBLIC WORKS~~], including the City's labor, overhead and all other costs. [~~FOR STREET WORK, SAID AMOUNT SHALL NOT EXCEED FIVE PERCENT OF THE ESTIMATED COST OF CONSTRUCTION;~~]

C. In the event that reinspection or other actions are necessary, an additional fee shall be charged in an amount determined by the **Public Works** Director [~~OF THE DEPARTMENT OF PUBLIC WORKS~~] to equal the City's costs of performing the reinspection or other actions, including all labor, overhead and other costs.

12.08.065 Criteria for suspension, revocation, or modification of the permit.

The **Public Works** Director [~~OF THE DEPARTMENT OF PUBLIC WORKS~~] may suspend, revoke, or modify any permit issued under this section when such permit holder, or any party to the permit:

A. Violates any of the terms and requirements outlined in the approved permit;

B. Exceeds the scope of the use or work outlined in the permit application;

C. Has obtained a permit by fraud, misrepresentation, concealment, or through inadvertence or mistake;

D. Makes a misrepresentation or fails to disclose a material fact to the City related to any of the obligations set forth in this chapter.

12.08.066 Unpermitted work.

The Public Works Director may order the removal of any unpermitted improvements installed in the right-of-way and will notify the responsible party. The party must obtain a permit to remove the improvements and restore the right-of-way to its original condition. If no action is taken within 14 days of notice, the City may proceed with removal and restoration. The responsible party will be liable for all actual costs incurred by the City.

12.08.070 [~~PENALTY FOR VIOLATIONS~~] Enforcement.

[~~ANY PERSON CONVICTED OF VIOLATING ANY OF THE PROVISIONS OF THIS CHAPTER SHALL BE PUNISHED AS PROVIDED IN SECTION 1.01.110~~] **Any violation of the provisions of this Title is subject to the enforcement procedures, remedies, and penalties provided in RMC Chapter 1.14 Enforcements and Penalties.**

Section 5. Adoption of Chapter. RMC 12.09, Fixed Items in the Right-of-Way, is hereby adopted to read as follows:

Sections:
12.09.010 Purpose.
12.09.020 Allowable uses.
12.09.030 Permit requirement and approval authority.

12.09.050 Severability.

12.09.010 Purpose.

The purpose of this section is to affirm and authorize the placement, installation, or use of items, structures, or devices in the public right-of-way or on public property that serve a demonstrated public benefit. This section ensures such actions are consistent with traffic operations as described in RMC Title 10, law enforcement allowable uses, and the City's adopted long-range planning objectives.

12.09.020 Allowable uses.

The City may permit an applicant to install items or improvements that provide a public benefit, including but not limited to:

A. Traffic Regulation Measures

Devices, signage, markings, or installations that regulate or manage traffic operations, consistent with the provisions of the Redmond Municipal Code Title 10 ("Traffic Regulations"). Traffic regulation measures may only be installed at the direction of the City.

B. Law Enforcement Tools and Devices Regulation Measures

Equipment or devices intended for use by public safety or police personnel approved by City Council, including but not limited to surveillance cameras, automated enforcement

systems, public safety signage, or other tools that support crime prevention, public order, or emergency response. Law enforcement tools and devices may only be installed at the direction of the City.

C. Items Consistent with City Planning Goals

Any installation, structure, or use that aligns with and furthers the policies, goals, or implementation strategies outlined in the City's adopted Comprehensive Plan, Specific Plans, Transportation Plans, Climate Action Plans, or other formally adopted long-range planning documents, at the direction of the City.

D. Private Property Benefit Items

A device or installation is deemed to serve a private benefit if its primary purpose is to enhance access, appearance, security, or operations for a specific property, including but not limited to:

- **Private technology devices affixed to public infrastructure;**
- **Features maintained for the aesthetic benefit to adjacent property;**
- **Private signage or access control devices;**
- **Infrastructure intended to increase the safety or security of an adjacent property;**

- **Decorative lighting not intended for public use.**

Any private property benefit item must be placed directly adjacent to the benefitting property.

Items that are installed in the public right-of-way or on public property which primarily benefit a specific private property or property owner are subject to the following requirements:

1. **Liability and Maintenance Property owners must:**
   - **Assume liability for any injury or damage arising from the installation;**
   - **Enter into a maintenance and indemnification agreement with the City;**
   - **Remove or modify the item at their expense upon notice by the City.**
2. **Revocability**

   The City reserves the right to revoke permission for any private benefit installation if it interferes with public use, infrastructure maintenance, or future capital improvements.

12.09.030 Permit requirement and approval authority.

All private installations shall require a right-of-way use permit issued by the City, consistent with the requirements of this Chapter and RMC 12.08.

An application for a right-of-way use permit shall be filed with the City. The application shall be in writing and shall indicate the primary use of any objects in right-of-way. In addition to the requirements of RMC 12.08, the application shall include:

A. Design drawings.

- **Design drawings shall be site-specific plans that describe or convey installation or construction methods that are consistent with City standard specifications and details and, industry-specific standards if applicable, such as ASTM.**
- **Designs should adhere to the City's clear zone and lateral clearance requirements for local streets, per Redmond Zoning Code (RZC) Appendix 2, Section A.21.c.**
- **Designs should show vertical and horizontal clearance from new or existing utilities. When applicable, the application shall include utility relocation plans.**

B. Modal safety and access evaluation.

- **Designs shall have no negative impact to existing active transportation mobility, access, and safety within the public right-of-way.**

- **The design should show that sidewalk, bike lane, trail and other non-motorized facilities will meet or maintain street standards as determined in the RZC.**

C. Consistency with City plans.

- **Document consistency with the Redmond Comprehensive Plan and appendices, the current version of the Redmond Transportation Master Plan, and other applicable subarea plans to ensure compatibility with Redmond's long-term planning priorities.**

D. Applicant Requirement for Private Benefit installations

- **Permit applicant shall be the owner of the specific property or have documented approval from property owner.**

12.09.050 Severability.

If any portion of this section is found to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

Section 6. Amendment of Section. RMC 12.10.040, Notice to Property Owners, is hereby amended to read as follows:

12.10.040 Notice to property owners.

Prior to the execution of any contract with the City establishing an assessment reimbursement area, the Public Works Director [~~OR HIS DESIGNEE~~] shall mail, via registered mail, a notice to all record property owners within the assessment reimbursement area as determined by the City on the basis of information and materials supplied by the applicant, stating the preliminary boundaries of such area and assessments along with substantially the following statement:

As a property owner within the Assessment Reimbursement Area whose preliminary boundaries are enclosed with this notice, you or your heirs and assigns will be obligated to pay under certain circumstances, a pro rata share of construction and contract administration costs of a certain street project that has been preliminarily determined to benefit your property.

The proposed amount of such pro rata share or assessment is also enclosed with this notice. You, or your heirs and assigns, will have to pay such share, if any development permits are issued for development on your property within _____ (___) years of the date that the contract establishing such area is recorded with the King County Department of Records and Elections, provided such

development would have required similar street improvements for approval. You have a right to request a hearing before the Redmond Hearing Examiner by filing such a request within twenty (20) days of the date of this notice. All such requests must be made in writing and filed with the City Clerk. If a hearing is requested, the Hearing Examiner will take testimony and forward a recommendation to the City Council, who will make the final decision. After the street reimbursement contract is recorded it shall be binding on all owners of record within the Assessment Reimbursement Area who are not parties to the contract.

Section 7. Amendment of Chapter. RMC 12.12, Required Improvements for Buildings and Developments, is hereby amended to read as follows:

Sections:
12.12.010 Purpose of provisions.
12.12.015 Statute adopted by reference.
12.12.020 Prerequisite for building permit or development permit – Exception.
12.12.030 Design and construction.
12.12.040 Inspection.
~~12.12.060 CEMENT REQUIRED.~~ **Repealed.**
~~12.12.070 EXCEPTION TO RMC 12.12.060.~~ **Repealed.**
12.12.080 Permit required.
12.12.090 **[~~NUISANCES~~] Penalty for Violation.**

12.12.010.

***

12.12.015.

***

12.12.020 Prerequisite for building permit or development permit – Exception.

No building permit or development permit shall 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~~] **concrete** 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~~] **City**; 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.

12.12.030 Design and construction.

All public improvements required under this chapter 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 **Director**.

12.12.040 Inspection.

All such public improvements shall be constructed under the supervision of [~~THE CITY ENGINEER~~] **a City Inspector** in accordance with the requirements of Section 12.12.030. No final installation shall be done until the City [~~ENGINEER~~] **Inspector** has inspected and approved the installation and

forms and has certified they are according to proper profile and location.

[~~12.12.060 CEMENT REQUIRED.~~

~~ALL SIDEWALKS, ON EITHER SIDE OF THE STREETS AND AVENUES, IN FRONT OF OR ALONG ANY LOT, LOTS OR LANDS ABUTTING ON SAME, WHICH SHALL HEREAFTER BE CONSTRUCTED, RECONSTRUCTED OR REPLACED, SHALL BE OF CEMENT. NO PERSON SHALL CONSTRUCT, RECONSTRUCT OR REPLACE ANY SUCH SIDEWALK OF ANY OTHER MATERIAL WITHIN THE CITY LIMITS.~~

~~12.12.070 EXCEPTION TO RMC 12.12.060.~~

~~WHENEVER ANY PERSON, FIRM OR CORPORATION DESIRES TO REPAIR ANY NOW EXISTING SIDEWALK CONSTRUCTED WITH ANY OTHER MATERIAL THAN PRESCRIBED IN RMC 12.12.060, HE OR THEY SHALL FIRST SECURE A PERMIT FROM THE CITY COUNCIL BEFORE SUCH WORK IS UNDERTAKEN. IN NO CASE SHALL A PERMIT BE GRANTED WHERE THE AMOUNT OF REPAIRS IN THE AGGREGATE EXCEEDS ONE-THIRD OF THE RUNNING FEET OF WALK.~~]

12.12.080 Permit required.

Whenever any person, firm or corporation desires to construct, reconstruct, or replace any sidewalk [~~HE, OR~~] they shall first secure a permit from the City [~~COUNCIL~~] before work is undertaken [~~AND AT THE SAME TIME SHALL SECURE FROM THE CITY ENGINEER AND COUNCIL GRADE LINES AND SPECIFICATIONS~~

~~FOR SUCH WALKS~~]. **Sidewalks shall meet the current City Specifications and Standards.**

12.12.090 [~~NUISANCES~~] Penalty for Violation.

[~~ANY SIDEWALK CONSTRUCTED, RECONSTRUCTED, REPAIRED OR REPLACED IN ANY OTHER MANNER THAN PROVIDED IN THIS CHAPTER SHALL BE DEEMED A NUISANCE AND SHALL BE ABATED AT THE ORDER OF THE CITY COUNCIL. ANY PERSON, FIRM OR CORPORATION BUILDING OR PROCURING OR CAUSING SUCH SIDEWALK TO BE BUILT SHALL BE DEEMED GUILTY OF A MISDEMEANOR AND SHALL~~] **Any person convicted of violating any of the provisions in this chapter shall** be punished as provided in Section 1.01.110.

Section 8. Adoption of Chapter. RMC 12.13, Emergency Right-of-Way Use, is hereby adopted to read as follows:

Sections
12.13.010 Purpose.
12.13.020 Definition of emergency.
12.13.030 Immediate action authorization.
12.13.040 Notification requirements.
12.13.050 Permit application post-emergency.
12.13.060 Compliance and enforcement.
12.13.070 Authority to remove emergency installations.

12.13.010 Purpose.

This section establishes procedures for entities (e.g. utility providers, contractors) to conduct emergency activities within the public right-of-way, ensuring immediate

response to urgent situations while maintaining public safety and infrastructure integrity.

12.13.020 Definition of emergency.

An "emergency" refers to unforeseen circumstances requiring immediate action to prevent or mitigate threats to public health, safety, welfare, or to prevent significant property damage to public assets. Examples include, but are not limited to:

A. Natural disasters (e.g., earthquakes, floods, severe storms).

B. Utility failures (e.g., water main breaks, gas leaks, power outages).

C. Structural hazards posing immediate danger.

12.13.030 Immediate action authorization.

In the event of an emergency, entities may initiate necessary work within the ROW without prior permit issuance, provided that:

A. The work is essential to address the emergency.

B. All reasonable measures are taken to ensure public safety during operations.

C. The City is notified of the emergency and the actions being taken as soon as practicable.

12.13.040 Notification requirements.

Entities undertaking emergency work must notify the City's Public Works Department within 24 hours of commencing such activities.

Notification should include:

A. Description of the emergency and location.

B. Actions taken or to be taken.

C. Estimated duration of the emergency work.

D. Contact information for the responsible party.

12.13.050 Permit application post-emergency.

Once the emergency is abated, the responsible entity must:

A. Apply for a Right-of-Way Use Permit within five (5) business days.

B. Pay all associated fees as determined by the City's fee schedule

C. Provide documentation detailing the emergency work performed.

D. Restore the right-of-way as required by the permit.

12.13.060 Compliance and enforcement.

Failure to comply with the provisions of this section will result in one or more of the following enforcement actions:

A. Fines and penalties as outlined in the RMC 1.01.110.

B. Revocation of permits or authorization for future work within the ROW.

C. Liability for costs incurred by the City for remediation or repairs.

12.13.070 Authority to remove emergency installations.

Once the Public Works Director determines that the emergency has been abated, the Director shall have the authority to require the responsible party to remove temporary emergency installations, obstructions, or equipment from the public right-of-way. If the responsible party fails to remove such installations within a timeframe prescribed by the Director, the City may undertake removal and charge the responsible party for all associated costs.

Section 9. Amendment of Section. RMC 12.14.020, Definitions, is hereby amended to read as follows:

12.14.020 Definitions.

For the purpose of this Chapter, and the interpretation and enforcement thereof, the following words and phrases shall have the following meanings, unless the context of the

sentence in which they are used shall indicate otherwise. When not inconsistent with the context, words used in the present tense include the future, words in the plural include the singular, and words in the singular include the plural. Words not defined shall be given their common and ordinary meaning:

"Applicant" means any Person or entity that applies for any Master Permit, Facilities Lease, Small Cell Permit or Right-of-Way Use Permit pursuant to this Chapter;

"Cable Act" means the Cable Communications Policy Act of 1984, the Cable Television Consumer Protection and Competition Act of 1992, and the Telecommunications Act of 1996, as now existing or hereafter amended;

"Cable service" for the purpose of this Chapter shall have the same meaning provided by the Cable Act; a separate cable ordinance is currently found in the Redmond Municipal Code;

"City" means the City of Redmond, Washington;

"City property" means and includes all real property owned in fee by the City or dedicated for a specific purpose, other than public ways and utility easements as those terms are defined herein. City property shall also include all City-owned poles, buildings, antenna support structures,

miscellaneous structures (for example: benches, bus stops, and trash cans) and infrastructure inside and outside of the public ways. City property shall not include property dedicated for a specific purpose that has an existing easement for utilities, and which is not intended to extend to other utility easements;

"Director" means the [~~DIRECTOR OF THE~~] Public Works [~~DEPARTMENT~~] Director and/or their representatives pursuant to RMC 2.64.030 [~~OR HIS/HER DESIGNEE~~];

"Emergency" means a condition of imminent danger to the health, safety, and welfare of property or Persons located within the City including, without limitation, damage to Persons or property from natural consequences, such as storms, earthquakes, riots or wars;

"FCC" or "Federal Communications Commission" means the Federal administrative agency, or lawful successor, authorized to regulate and oversee Telecommunications providers and services on a national level;

"Grantee" means any person, firm, or corporation to whom a Right-of-Way Use Permit, Small Cell Permit, Master Permit or a Facilities Lease is granted by the City under this Chapter and the lawful successor, transferee, or assignee of

said Person, firm, or corporation subject to such conditions as may be defined in this Chapter;

"Macro Cell Facility" means a large wireless communication facility that provides radio frequency coverage served by a high power cellular tower. Generally, macro cell antennas are mounted on ground-based towers, rooftops and other existing structures, at a height that provides a clear view over the surrounding buildings and terrain. Macro cell facilities typically contain antennas that are greater than three cubic feet and typically cover large geographic areas with relatively high capacity and are capable of hosting multiple wireless service providers.

"Master Permit" means the agreement in whatever form whereby the City grants general permission to a service provider to enter, use and occupy the public ways or other ways for the purpose of locating Telecommunications facilities. This definition is not intended to limit, alter or change the status of a service provider asserting an existing state-wide grant based on a predecessor telephone or telegraph company's existence at the time of the adoption of the Washington State Constitution to occupy the right-of-way. For the purposes of this chapter, a Master Permit does not include cable television franchises or Facilities Leases;

"Other ways" means the highways, streets, alleys, utility easements or other rights-of-way within the City as encompassed by RCW 47.24.020 and 47.52.090;

"Overhead facilities" means utility poles, utility facilities and Telecommunications facilities located above the surface of the ground, including the underground supports and foundations for such facilities;

"Person" means and includes corporations, companies, associations, joint stock companies or associations, firms, partnerships, limited liability companies and individuals and includes their lessors, trustees and receivers; "person" shall not include the City unless it offers or furnishes Telecommunications service for hire, sale or resale to the general public;

"Personal wireless services" means commercial mobile services, unlicensed wireless services and common carrier wireless exchange access services as defined by federal laws and regulations;

"Public ways" means and includes any highway, street, alley, utility easement (unless their use is otherwise restricted for other users), or other public right-of-way for motor vehicle or other use under the jurisdiction and control of the City which has been acquired, established, dedicated

or devoted to highway or other purposes now or hereafter held by the City, but only to the extent of the City's right, title, interest or authority to grant a Right-of-way Use Permit, Small Cell Permit or Master Permit to occupy and use the same for telecommunications facilities;

"Right-of-Way Use Permit" or "Permit" means the authorization in whatever form whereby the City may grant permission for construction to a Telecommunications provider to enter and use the specified public ways or other ways for the purpose of installing, maintaining, repairing or removing identified Telecommunications facilities, except for those Telecommunications facilities permitted pursuant to a Small Cell Permit;

"Small Cell Facility" means a "small wireless facility" as defined by 47 CFR 1.6002.

"Small Cell Network" means a collection of interrelated small cell facilities designed to deliver personal wireless services.

"Small Cell Permit" means the authorization in whatever form whereby the City may grant permission for construction to a Telecommunications provider to enter and use the specified public ways or other ways for the purpose of installing or modifying small cell facilities;

"State" means the State of Washington;

"Telecommunications facilities" or "Facilities" means all of the plant, equipment, fixtures, appurtenances, antennas, electronics, radios and other facilities necessary to furnish and deliver Telecommunications services, including, but not limited to, poles, wires, lines, conduits, cables, communication and signal lines and equipment, braces, guys, anchors, vaults and all attachments, appurtenances and appliances necessary or incidental to the transmission, reception, distribution, provision, offering and use of Telecommunications services;

"Telecommunications provider" or "provider" means and includes every corporation, company, association, joint stock association, firm, partnership, Person, city or town owning, operating or managing any facilities used to provide and providing telecommunications for hire, sale or resale to the general public. This definition includes entities providing infrastructure, including but not limited to fiber, conduit, poles, or other structures to another service provider, but does not include electrical utility entities. This further includes the legal successor to any such corporation, company, association, joint stock association, firm, partnership, Person, city or town;

"Telecommunications service" means the transmission of information by wire, radio, microwave, optical cable, electromagnetic or other similar means for hire, sale or resale to the general public or the transmission from private users to themselves or to other private Persons. For the purposes of this Chapter, "information" means knowledge or intelligence represented by any form of writing, signs, signals, pictures, sounds or any other symbols. For the purpose of this Chapter, Telecommunications service excludes the over the air transmission of broadcast television or broadcast radio signals and cable service;

"Underground facilities" means utility and Telecommunications facilities located under the surface of the ground, excluding the underground foundations or supports for Overhead facilities; and

"Utility easement" means any easement owned by the City and acquired, established, dedicated or devoted for public utility purposes not inconsistent with Telecommunications facilities. City utility easements shall not include easements dedicated for a specific purpose or easements acquired by prescription by a Telecommunications provider.

Section 10. Amendment of Section. RMC 12.14.075, Single Master Permit, is hereby amended to read as follows:

12.14.075 Single Master Permit.

A Telecommunications provider applying for a Master Permit under this Chapter for multiple Telecommunications services may apply for one Master Permit to cover all such Telecommunications services. If a Telecommunications provider desires to locate Telecommunications facilities upon City property, it must obtain a Facilities Lease[~~, AND A MASTER PERMIT IF THE TELECOMMUNICATIONS FACILITIES ARE LOCATED IN THE PUBLIC WAYS OR OTHER WAYS~~].

Section 11. Amendment of Section. RMC 12.14.090, Entire City, is hereby amended to read as follows:

12.14.090 Entire city.

Master Permits shall be issued for all of the public ways within the City. [~~INITIAL APPROVAL~~] **Approval** shall be based upon the Public Works Director's evaluation of the proposal based upon the application materials submitted pursuant to RMC 12.14.100 and the criteria set forth in RMC 12.14.110.

Section 12. Amendment of Section. RMC 12.14.100, Master Permit Application, is hereby amended to read as follows:

12.14.100 Master Permit application

Any Person that desires a Master Permit pursuant to this Chapter shall file an application with the City which shall include the following information:

A. The identity of the Applicant;

B. A description of the transmission medium that will be used by the Applicant to offer or provide such Telecommunications services;

C. To the extent locations for installations are known, preliminary engineering plans, specifications and a map showing where the Telecommunications facilities are to be located within the City, all in sufficient detail to identify:

1. The location and route requested for the Applicant's proposed Telecommunications facilities;

2. The location of Applicant's overhead and underground public utility, telecommunication, cable, water, sewer drainage and other lines and equipment in the public ways along the proposed route;

3. The specific trees, structures, improvements, facilities, lines and equipment and obstructions, if any, that Applicant proposes to temporarily or permanently remove or relocate;

D. If the Applicant is proposing an underground installation within new ducts or conduits to be constructed

within the public ways and to the extent specific locations are known:

1. The location proposed for the new ducts or conduits;

2. Evidence that there is sufficient capacity within the public ways for the proposed Telecommunications facilities;

E. A preliminary construction schedule and completion date;

F. Evidence that the Applicant is registered to participate in the one-number locator service, as described in RCW Chapter 19.122, if applicable;

G. Repealed by Ord. 2925.

H. Repealed by Ord. 2925.

I. Repealed by Ord. 2925.

J. If the Applicant is proposing personal wireless facilities, an accurate map showing the existing locations, if any, of any personal wireless facilities in the public ways, owned or operated by the Applicant;

K. An application fee which shall be set by the City Council by resolution to recover City costs in accordance with applicable federal and state law; and

L. Such other information as the **Public Works** Director, in [~~HIS/HER~~] **their** discretion, shall deem appropriate.

Section 13. Amendment of Section. RMC 12.14.110, Approval/Denial of Master Permit, is hereby amended to read as follows:

12.14.110 Approval/denial of Master Permit.

After receiving a complete application under RMC 12.14.100, and in accordance with the timelines established by state or federal law the Public Works Director [~~OR HIS OR HER DESIGNEE~~] shall issue a written determination granting, granting with conditions that are reasonably necessary to ensure compliance with this Chapter or with other applicable regulations relating to use and management of the public ways, or denying the Master Permit in whole or in part. The time period for review may be extended with the agreement of the Applicant. If the Master Permit is denied, the written determination shall include the reason(s) for denial. The decision to grant, grant with conditions consistent with this Chapter that are reasonably necessary to assure compliance with this Chapter or other applicable regulations relating to use and management of the public ways, or deny an application for a Master Permit shall be based upon the following standards:

A. The capacity of the public ways to accommodate the Applicant's proposed Telecommunications facilities;

B. The capacity of the public ways to accommodate known additional public utility, cable, and Telecommunications facilities if the Master Permit is granted;

C. The damage or disruption, if any, of public or private facilities, improvements, service, travel or landscaping if the Master Permit is granted;

D. The need to minimize the impact and disruption of construction within the public ways;

E. The effect, if any, on public health, safety and welfare if the Master Permit is granted;

F. Repealed by Ord. 2925.

G. The scope of the City's authority to condition or deny the proposal under applicable federal and state laws;

H. Whether the proposed use of the public ways and other ways is in compliance or would be compliant with this Chapter and any other applicable regulations relating to the use and management of the public ways and other ways.

I. The apparent consistency of the proposal with applicable regulations set forth in the Redmond Zoning Code, and policies set forth in the Redmond Comprehensive Plan.

Section 14. Amendment of Section. RMC 12.14.170, Standards for Renewal of Master Permit, is hereby amended to read as follows:

12.14.170 Standards for renewal of Master Permit.

After receiving a complete application for renewal, and in accordance with the timelines established by state or federal law, the Public Works Director [~~OR HIS OR HER DESIGNEE~~] shall issue a written determination granting, granting with conditions that are reasonably necessary to ensure compliance with this Chapter or with other applicable regulations relating to use and management of the public ways or denying the renewal application in whole or in part. The time period for review may be extended with the agreement of the Applicant. If the renewal application is denied, the written determination shall include the reason(s) for denial. The decision to grant, grant with conditions or deny an application for the renewal of a Master Permit shall, in addition to the standards set forth in RMC 12.14.110, be based upon the following standards:

A. The Applicant's compliance with the requirements of this Chapter;

B. The existing Master Permit;

C. Any other applicable federal, state and local regulations with respect to the use and management of the public ways, other ways, and City property; and

D. The Applicant's compliance with the requirements of the Redmond Zoning Code, as applicable.

Section 15. Amendment of Section. RMC 12.14.640, Security Fund, is hereby amended to read as follows:

12.14.640 Security fund.

A. Prior to issuance of a Master Permit pursuant to this Chapter, each Grantee shall establish a permanent security fund with the City by depositing the amount of $50,000, or such higher amount as deemed necessary by the Public Works Director, with the City in cash, bond or an unconditional letter of credit, based upon both operating history in public ways, other ways and City property and the cost of removal of the Grantee's facilities; which fund shall be maintained at the sole expense of the Grantee so long as any of the Grantee's Telecommunications facilities are located within the public ways, other ways or upon City property.

B. The fund shall serve as security for the full and complete performance of this Chapter and the Master Permit including any costs, expenses, damages, or loss the City pays or incurs, including civil penalties, because of any failure

attributable to the Grantee to comply with the codes, ordinances, rules, regulations, or permits of the City applicable to the construction, maintenance, repair or removal of Telecommunications facilities in the public ways, other ways or upon City property.

The City and the Grantee shall agree upon and specify in the Master Permit certain amounts which represent both parties' best estimate of the damages for failure to comply with the Master Permit or the Small Cell Permit or Right-of-Way Use Permit issued thereunder. The liquidated damages provided in the Master Permit shall be the exclusive monetary remedy for the named breaches. Neither the right to liquidated damages nor the payment of liquidated damages shall bar or otherwise limit the right of the City in a proper case to:

1. Obtain judicial enforcement of a Grantee's obligations by means of specific performance, injunctive relief, mandamus or other remedies at law or in equity;

2. Consider any substantial violation or breach as grounds for forfeiture and termination of a Master Permit or Right-of-Way Use Permit or Small Cell Permit issued thereunder; and

3. Consider any violation or breach as grounds for nonrenewal or nonextension of a Master Permit or issuance of a new Master Permit.

C. Before any sums are withdrawn from the security fund, the City shall give written notice to the Grantee:

1. Describing the act, default or failure to be remedied, or the damages, costs or expenses which the City has incurred by reason of Grantee's act or default regarding the installation, maintenance, repair or removal of Telecommunications facilities in the public ways, other ways or upon City property or in connection with restoration of the foregoing;

2. Providing a reasonable opportunity for Grantee to first remedy the existing or ongoing default or failure regarding the installation, maintenance, repair or removal of Telecommunications facilities in the public ways, other ways, or upon City property or in connection with the restoration of the foregoing, if applicable;

3. Providing a reasonable opportunity for Grantee to pay any monies due the City before the City withdraws the amount thereof from the security fund, if applicable; and

4. That the Grantee will be given an opportunity to review the act, default or failure described in the notice with the City [~~OR HIS OR HER DESIGNEE~~].

D. Grantees shall replenish the security fund within 14 days after written notice from the City that there is a deficiency in the amount of the fund.

E. Upon termination or expiration of the Master Permit all funds remaining in the Security Fund shall be returned to the Grantee within 30 days after removal of Grantee's Telecommunications facilities within the public ways, unless such Telecommunications facilities are permitted to remain pursuant to Section 12.14.590.

Section 16. Amendment of Section. RMC 12.14.880, Compliance with Right-of-Way Use Permit or Small Cell Permit, is hereby amended to read as follows:

12.14.880 Compliance with Right-of-Way Use Permit or Small Cell Permit.

All construction practices and activities shall be in accordance with the Right-of-Way Use Permit or Small Cell Permit and approved final plans and specifications for the Telecommunications facilities. The Public Works Director [~~AND HIS OR HER REPRESENTATIVES~~] shall be provided access to the work and such further information regarding

construction activities in the public ways, other ways and City property as he or she may require to ensure compliance with such requirements.

Section 17. Amendment of Section. RMC 12.14.1010, Small Cell Permit Application Completeness Review, is hereby amended to read as follows:

12.14.1010 Small Cell Permit application completeness review.

The Director [~~OR HIS/HER DESIGNEE~~] shall review an application for completeness and notify the Applicant consistent with requirements of federal and state law. An Applicant may resubmit an incomplete application within sixty (60) days of notice by the Director. Failure to resubmit an application within the sixty (60) day period shall be deemed a withdrawal of that application. No application shall be deemed complete without the appropriate fees or deposit set by the Director.

Section 18. Adoption of Chapter. RMC 12.18, Electricity and Gas, is hereby adopted to read as follows:

Sections:
12.18.010 Purpose.
12.18.020 Definitions.
12.18.030 Franchise agreement required.
12.18.040 Nonexclusive franchises.
12.18.050 Duration.
12.18.060 Application.
12.18.070 Consideration of application

12.18.080 Grant of franchise subject to referendum.

12.18.010 Purpose.

The purpose and intent of this Chapter is, consistent with applicable laws, to:

A. Establish a local policy concerning the use of public ways of the City for the purpose of constructing, operating, and maintaining electric and gas facilities;

B. Permit and manage reasonable access to the public ways of the City for electric and gas facilities on a competitively neutral basis; and

C. Establish basic guidelines for individual franchise agreements between the City and franchisees.

12.18.020 Definitions.

"Applicant" means the person or entity that applies for a franchise under this Chapter.

"City" means the City of Redmond, a municipal corporation of the State of Washington.

"Electric and/or gas facilities" means a system constructed and operated within the City's public ways, and shall include all structures, poles, towers, cables, wires, pipes, valves, conduits, ducts, pedestals, and any associated converter, equipment or any other infrastructure within the City's public ways, designed and constructed for the

transmission and distribution of electrical energy, or of gas or liquid fuels.

"Franchise" means the right granted by the City to a person or entity to construct, operate, maintain or reconstruct electric and/or gas facilities as described by an associated franchise agreement in City public ways.

"Franchise agreement" means an agreement adopted by ordinance that grants a person or entity the right to a franchise. Upon the written acceptance by a franchisee, the franchise agreement constitutes a contract between the City and the franchisee which may contain terms and requirements not contained herein. To the extent that this Chapter conflicts with the specific terms of a franchise agreement, the terms of the franchise agreement shall govern.

"Public ways" means and includes any highway, street, alley, utility easement (unless their use is otherwise restricted for other users), or other public right-of-way for motor vehicle or other use under the jurisdiction and control of the City which has been acquired, established, dedicated or devoted to highway or other purposes now or hereafter held by the City.

12.18.030 Franchise agreement required.

A. It is unlawful to engage in or commence construction, operation, or maintenance of electric and/or gas facilities, machinery or equipment in City public ways without a franchise issued under this Chapter. The City Council may, by ordinance, issue a nonexclusive franchise to construct, operate and maintain electric and/or gas facilities and related infrastructure within all or any portion of the City public ways to any person or entity, whether operating under an existing franchise or not, who applies for authority to do so in compliance with the terms and conditions of this Chapter; and provided, that such person or entity also agrees to enter into a franchise agreement with the City and comply with all of its terms.

B. The City Council may restrict the number of franchisees, should it determine such a restriction would be in the public interest or for any other valid reason, if such restriction is otherwise allowed by applicable laws.

C. The franchise required under this chapter is separate from and in addition to the general City business license, which may also be required when applicable.

12.18.040 Nonexclusive franchises.

A. Any franchise granted pursuant to this Chapter shall be nonexclusive and not preclude the City from granting other or future franchises or permits.

B. All franchisees shall at all times comply with all applicable state, federal and local laws, regulations and rules regarding the systems identified and described within the franchise agreement.

12.18.050 Duration.

A. The term of any franchise, and all rights, privileges, obligations and restrictions pertaining thereto, shall be specified in the franchise agreement but shall generally not exceed a maximum of ten (10) years for the initial franchise and up to two (2) additional five-year extensions thereafter. The effective date of any franchise shall be as specified in the franchise agreement.

B. If the parties fail to formally renew or terminate the franchise prior to the expiration of its term or any extension, the franchise shall be automatically extended for up to one year until the franchise is renewed, terminated, or extended.

C. Should the franchisee not initiate negotiations for franchise renewal within one year of expiration of the franchise agreement, or if the City Council should determine

that the franchisee is not pursuing negotiations in good faith within one year of expiration, the City Council shall have grounds to revoke the franchise agreement.

12.18.060 Application.

A. An Applicant for a franchise pursuant to this Chapter shall file an application with the City which shall include the designated application fee. As permitted by RCW 35.21.860, an application fee in the amount specified in the Unified Fee Code shall accompany the application to cover costs associated with processing the application, including, without limitation, costs of administrative review, financial, legal and technical evaluation of the applicant, the costs of consultants, notice and publication requirements, and document preparation expenses.

B. The Applicant's application shall include the following:

1. The identity of the Applicant;

2. A statement as to the proposed franchise and information relating to the characteristics and location of the proposed facilities;

3. A resume of prior history of the Applicant, including the expertise of the Applicant in the field for which the franchise is proposed;

4. A preliminary construction schedule and completion date;

5. Information demonstrating the Applicant's legal, technical and financial ability to construct and operate the proposed infrastructure associated with the franchise;

6. An application fee which shall be set by the City Council by resolution to recover City costs in accordance with applicable federal and state law; and

7. Any other reasonable information that the City may request.

12.18.070 Consideration of application

A. Upon receipt of a complete application for a franchise pursuant to this Chapter and after obtaining any additional information the City deems appropriate, the Public Works Director shall process the application. The Public Works Director shall consider:

1. The nature of the proposed facilities.

2. Whether the public will benefit from granting a franchise to the Applicant; and

3. Whether the Applicant appears to have adequate legal, financial and technical qualifications and

capabilities to build, operate and maintain a franchise and its related infrastructure in the City.

B. The Public Works Director shall recommend to the City Council that it approve or deny the application. If the City Council approves the application, it shall, by ordinance, approve a franchise setting for the particular terms and conditions for use of the City's public ways which are necessary to protect the public health, welfare, and safety in accordance with applicable law. If the application is denied, a written determination by the City Council shall be included, setting forth the reason(s) for the denial.

12.18.080 Grant of franchise subject to referendum.

Any franchise granted pursuant to this Chapter for the conduct or distribution of electric energy, electric power, or electric light within the City shall be subject to popular referendum under the general laws of this state heretofore or hereafter enacted and as is provided by the City: PROVIDED, That no petition for referendum may be filed after six months from the date of the ordinance granting such franchise.

Section 19. Severability. 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 20. Effective date. This ordinance shall become effective five days after its publication, or publication of a summary thereof, in the city's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this _____ day of _____, 20XX.

CITY OF REDMOND

_____
ANGELA BIRNEY, MAYOR

ATTEST:

_____
CHERYL XANTHOS, MMC, CITY CLERK (SEAL)

APPROVED AS TO FORM:

_____
REBECCA MUELLER, CITY ATTORNEY

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:

SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.

CITY OF REDMOND
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING RMC 13, WATER AND SEWERS, TO CLARIFY PURPOSE AND MODERNIZE THE CODE'S APPLICABILITY

WHEREAS, Redmond Municipal Code Title 13 establishes the authorities and rules that the City may apply to the regulation of water and sewers; and

WHEREAS, the City proposes changing the name of Title 13 to Water, Wastewater, and Stormwater; and

WHEREAS, the City proposes updates to Title 13 related to Public Works functions relating to water, wastewater, and stormwater; and

WHEREAS, this update is intended to clarify roles and responsibilities within the Public Works Department and to improve operational performance and consistency; and

WHEREAS, this code revision is being coordinated to align with the Department's effort to achieve APWA Accreditation.

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

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City Code.

Section 2. Amendment of Title. Title 13, Water**, Wastewater, and Stormwater** [~~AND SEWERS~~], is hereby amended to read as follows:

Chapters:
13.02 Water and Sewer Service Funds.
13.03 Definitions.
13.04 [~~SEWAGE~~] **Wastewater System Requirements**.
13.05 Side Sewer Contractor Roster.
13.06 [~~STORM WATER~~] **Stormwater** Management [~~CODE~~].
13.07 Wellhead Protection
13.08 Installing and Connecting Water Service
13.10 Cross-Connection and Backflow Prevention
13.11 Water and Sewer Connection Charges
13.12 Reimbursement Agreements for Utility Improvements
13.15 [~~LATECOMER CONNECTION CHARGE - 180TH AVENUE N.E. SANITARY SEWER IMPROVEMENTS~~]**Repealed**
13.16 Water and Sewer Service Rates
13.17 Utility Accounts
13.18 [~~STORM WATER~~] **Stormwater** Management Utility
13.20 [~~STORM WATER~~] **Stormwater** Drainage Capital Facilities Charges
13.21 [~~STORM WATER~~] **Stormwater** Engineering, Plan Review and Processing Fees
13.22 Repealed
13.24 [~~WATER CONSERVATION~~] **Repealed**
13.25 Temporary Construction Dewatering
13.28 Repealed
13.29 Water Use Restrictions
13.32 Fluoridation of Water Supply
13.34 [~~STREETLIGHTING CHARGES~~]**Repealed**
13.36 Utility Extensions Outside City Limits
13.38 Administrative and Processing Services - Cost Recoupment

Section 3. Amendment of Chapter. RMC 13.02, Water and Sewer Service Funds, is hereby amended to read as follows:

13.02.010 Fund created.

There is created and established in the office of the City [~~TREASURER A SPECIAL FUND~~] **Finance Director two special funds** to be known and designated as the "City of Redmond Water and Sewer Revenue Fund**" and the "City of Redmond Stormwater Revenue Fund**."

13.02.020 Separate accounts for funds.

The City [~~TREASURER~~] **Finance Director** shall maintain separate accounts [~~FOR THE "CITY OF REDMOND WATER AND SEWER REVENUE BOND FUND, 1957," AND "WATER REVENUE BOND FUND, 1951," AND THE "CITY OF REDMOND WATER AND SEWER REVENUE FUND" AND SHALL~~] **as needed to** account separately for all monies received from consumers according to the rate schedules herein provided.

Section 4. Amendment of Section. RMC 13.03.020, Redmond Service Area, is hereby amended to read as follows:

13.03.020 Redmond service area.

The Redmond service area is that area west of 196th Avenue N.E., south of Novelty Hill Road and west of 212th Avenue N.E, north of Novelty Hill Road. **This area extends west to the Kirkland and Bellevue city limits.**

Section 5. Amendment of Chapter. RMC 13.04, [~~SEWAGE~~] **Wastewater System Requirements**, is hereby amended to read as follows:

Sections:
13.04.010 Purpose.
13.04.020 Definitions.
13.04.030 Owner to connect to sewer system.
13.04.040 Notice to connect – Connection by City.
13.04.041 Connection required – When – How made – Warrant to fund.
13.04.050 Repealed.
13.04.060 Repealed.
13.04.070 Repealed.
13.04.080 Repealed.
13.04.090 Repealed.
13.04.100 Repealed.
13.04.110 Permit required to install sewers.
13.04.120 Application **for permit**.
13.04.130 Unauthorized connections reported.
13.04.140 When permit required – Open excavations.
13.04.150 Limits of permit.
13.04.160 Temporary connections.
13.04.170 Term of permit.
13.04.180 Fees.
13.04.190 [~~CARD CARRIED~~] **Permit available for review**.
13.04.200 Inspection procedure.
13.04.210 Filling trenches.
13.04.220 Open excavations – Time limit.
13.04.230 Noncompliance with standards – Notice.
13.04.240 City repairs – Costs.
13.04.250 Costs of installation borne by owner.
13.04.260 Use of existing sewers.
13.04.270 Backup remedies.
13.04.280 Position of **side** sewers [~~– SIZE OF PIPE~~].
13.04.290 Laying sewer on another's property.
13.04.300 Construction standards.
13.04.310 Damaging public property prohibited.
13.04.320 Protecting excavations.
13.04.330 Restoring property required.
13.04.340 Discharge into sanitary sewers restricted.
13.04.350 Repealed.
13.04.360 Substances prohibited in sewers.
13.04.370 Interceptors required – When.

13.04.380 Food processing establishments.
13.04.390 Special treatment.
13.04.400 Manholes.
13.04.410 Test standards.
13.04.420 Special agreements.
13.04.430 Repealed.
13.04.440 Planting near sewers.
13.04.450 Testing waste.
13.04.460 Engineer's rules.
13.04.470 Violator liable for expenses.
13.04.480 Penalty for violations.

13.04.010.

***

13.04.020 Definitions.

Words and phrases used in this chapter, unless the same shall be contrary to or inconsistent with the context, shall mean as follows:

"B.O.D." (denoting biochemical oxygen demand) means the quantity of oxygen [~~UTILIZED~~] **used** in the biochemical oxidation of organic matter under standard laboratory procedure in five days at twenty degrees Centigrade, expressed in parts per million by weight.

"City Engineer" [~~INCLUDES AN AUTHORIZED REPRESENTATIVE~~] **means the City Engineer or their representatives pursuant to RMC 2.64.030**.

"Cover" means the depth of material lying between the top of the sewer [~~OR DRAIN~~] and the finished grade immediately above it.

[~~"DOWNSPOUT" MEANS THE LEADER OR PIPE ABOVEGROUND WHICH IS INSTALLED TO CONDUCT WATER FROM THE ROOF GUTTER. "DRAIN" MEANS ANY CONDUCTOR OF LIQUIDS.~~]

"Garbage" means solid waste from the preparation, cooking and dispensing of food, and from the handling, storage and sale of produce.

"Garbage, properly shredded" means garbage that has been shredded to such a degree that all particles will be carried freely under the flow conditions normally prevailing in public sewers, with no particle greater than three-eighths inch in any dimension.

"Hazardous materials" **Any hazardous waste, hazardous substance, dangerous waste, or extremely hazardous waste that is a physical or health hazard as defined and classified in RCW Chapter 70.105 and WAC Chapter 173-303, whether the materials are in usable or waste condition. Hazardous materials shall also include petroleum or petroleum products that are in a liquid phase at ambient temperatures, including any waste oils or sludges.** [~~SHALL INCLUDE SUCH MATERIALS AS FLAMMABLE SOLIDS, CORROSIVE LIQUIDS, RADIOACTIVE MATERIALS, HIGHLY TOXIC MATERIALS, POISONOUS CASES, REACTIVE MATERIALS, UNSTABLE MATERIALS, HYPERBOLIC MATERIALS AND PYROPHORIC~~

~~MATERIALS AND ANY SUBSTANCE OR MIXTURE OF SUBSTANCES WHICH IS AN IRRITANT, A STRONG SENSITIZER OR WHICH GENERATES PRESSURE THROUGH EXPOSURE TO HEAT, DECOMPOSITION OR OTHER MEANS.~~

~~"HEALTH OFFICER" MEANS THE OFFICER RESPONSIBLE FOR PUBLIC HEALTH OR HIS AUTHORIZED REPRESENTATIVE.~~

~~"HOUSE DRAIN" MEANS THE CAST IRON PIPE USED FOR CONVEYING SEWAGE FROM THE BUILDING TO A POINT TWO AND ONE-HALF FEET OUTSIDE THE FOUNDATION WALL, AND IF THERE IS NO FOUNDATION WALL, TO A POINT TWO AND ONE-HALF FEET BEYOND THE OUTER LINE OF ANY FOOTINGS, PILINGS, BUILDING SUPPORTS OR PORCH UNDER WHICH IT MAY RUN, WHETHER SUCH DRAIN CONSISTS OF ONE LINE EXTENDING FROM THE BUILDING OR OF TWO OR MORE SUCH LINES.~~]

"Industrial wastes" [~~MEANS THE WASTES FROM INDUSTRIAL PROCESS AS DISTINGUISHED FROM SANITARY SEWAGE~~] **means waste materials produced from manufacturing or industrial processes, distinct from household wastewater**.

[~~"SIDE-SEWER CONTRACTOR" MEANS A CONTRACTOR APPROVED BY THE CITY TO CONSTRUCT OR REPAIR SIDE SEWERS AND WHO IS ON THE ACTIVE SIDE SEWER CONTRACTOR ROSTER.~~]

"Natural outlet" means any outlet into a watercourse, pool, ditch, lake, sound, or other body of fresh, surface or ground water.

"Parking strip, inside" means that portion of the street area lying between a public sidewalk location and the property line.

"Parking strip, outside" means that portion of a street area lying between a public sidewalk location and the curb location.

"[~~PERMIT CARD~~] **Sewer As-Built Card**" means [~~A~~] **an electronic and/or paper** card issued in conjunction with any permit. The card shall be [~~POSTED~~] on the premises and shall be readily [~~AND SAFELY ACCESSIBLE~~] **available** to the City Engineer **for inspection**.

"Person" means any individual, firm, company, association, society, corporation or group.

"pH" means the logarithm of the reciprocal of the weight of hydrogen ions in grams per liter of solution.

"Public area" or "public place" means any space dedicated to or acquired by the City for the use of the general public.

[~~"SEWAGE" MEANS A COMBINATION OF THE WATER-CARRIED WASTES FROM RESIDENCES, BUSINESS BUILDINGS, INSTITUTIONS~~

~~AND INDUSTRIAL ESTABLISHMENTS, TOGETHER WITH SUCH GROUND, SURFACE AND STORM WATERS AS MAY BE PRESENT.~~

~~"SEWAGE TREATMENT PLANT" MEANS ANY ARRANGEMENT OF DEVICES AND STRUCTURES USED FOR TREATING SEWAGE.~~

~~"SEWAGE WORKS" MEANS ALL THE FACILITIES FOR COLLECTING, PUMPING, TREATING AND DISPOSING OF SEWAGE.~~]

"Sewer" **and "Sanitary Sewer"** means a pipe or conduit for carrying [~~SEWAGE~~] **wastewater, and to which storm, surface and ground waters are not intentionally admitted**.

"Sewer [~~PLAT~~] **plan**" means a [~~PLAT~~] **plan** issued by the City Engineer in conjunction with any permit. The [~~PLAT~~] **plan** shall serve as [~~HIS~~] **the** record of all matters pertaining to the permit.

"Sewer, public" means a sewer [~~IN WHICH ALL OWNERS OF ABUTTING PROPERTIES HAVE EQUAL RIGHTS, AND~~] which is controlled by public authority.

[~~"SEWER, SANITARY" MEANS A SEWER WHICH CARRIES SEWAGE, AND TO WHICH STORM, SURFACE AND GROUND WATERS ARE NOT INTENTIONALLY ADMITTED.~~

~~"SEWER, STORM" MEANS A SEWER WHICH CARRIES STORM AND SURFACE WATERS AND DRAINAGE, BUT EXCLUDES SEWAGE AND POLLUTED INDUSTRIAL WASTES.~~]

"Side Sewer" means the sewer pipe [~~FROM THE BUILDING OR RESIDENCE TO THE SEWER MAIN, INCLUDING THE CONNECTION TO THE SEWER MAIN~~] **conveying wastewater from the building or residence to the wastewater sewer main, including the connection to the sewer main.**

"Side-sewer contractor" means a contractor approved by the City to construct or repair side sewers and who is on the active side sewer contractor roster.

"Sidewalk" means the walkway in the public area lying parallel or generally parallel to the roadway. If the walk is not yet paved, all measurements shall be based on location and elevation established by the City Engineer.

"Suspended solids" means solids that either float on the surface of or are in suspension in water, [~~SEWAGE~~] **wastewater** or other liquids and which are removable by filtering.

"Wastewater" means a combination of the water-carried wastes from residences, business buildings, institutions and industrial establishments

"Wastewater treatment plant" means any arrangement of devices and structures used for treating wastewater.

"Wastewater system" means all the facilities for collecting, conveying, pumping, treating and disposing of wastewater.

[~~"WATERCOURSE" MEANS A CHANNEL IN WHICH A NATURAL FLOW OF WATER OCCURS OR HAS OCCURRED, EITHER CONTINUOUSLY OR INTERMITTENTLY.~~]

13.04.030 Owner to connect to [~~SEWER~~] wastewater system.

The owner of any lands or premises shall connect all buildings located thereon [~~AND USED AS A RECEPTACLE OR DRAINAGE WITH~~] **to** the nearest accessible public sewer whenever there is a public sewer within two hundred (200) feet [~~THEREOF~~] **of any property boundary**. The City Engineer shall prescribe the [~~MANNER IN WHICH~~] **way** such connections shall be made.

No [~~DRAIN OR~~] sewer **or wastewater outfall** shall be constructed [~~SO AS~~] to discharge upon the surface of any public area.

13.04.040 Notice to connect – Connection by City.

Whenever any land, buildings or premises is required to be connected with a public [~~SEWER~~] **wastewater system** or otherwise drained, as provided in RMC 13.04.030, the [~~HEALTH OFFICER~~] **City Engineer** shall serve upon the owner of the lands, buildings or premises a notice in

writing, specifying the time within which such connection must be made, which time shall not be more than sixty (60) days from the date of delivery of the notice.

If the owner fails, [~~AND~~] neglects or refuses to connect [~~HIS~~] **their** lands, buildings or premises with the public [~~SEWER~~] **wastewater system** within the time specified, the [~~HEALTH OFFICER SHALL NOTIFY THE CITY ENGINEER, WHEREUPON THE~~] City Engineer may make such connection. The cost thereof shall be charged to the owner, and a bill showing the amount thereof mailed or delivered to [~~HIS~~] **them**, or posted upon the premises, whereupon the amount shall immediately be paid to the City [~~TREASURER~~] **Finance Director**.

13.04.041 Connection required – When – How made – Warrant to fund.

The [~~DIRECTOR OF~~] Public Works **Director** is empowered to compel the owners of any lot or parcel of real property, [~~THE PROPERTY LINE~~] of which **any property boundary** is located within two hundred (200) feet of a public [~~SANITARY SEWER~~] **wastewater system**, to cause to be connected to such public [~~SANITARY SEWER~~] **wastewater system** a sufficient **side** sewer [~~OR DRAIN PIPE~~] from all

buildings and structures located thereon used for human occupancy or for use for any other purposes. It is intended to discontinue the use of septic tanks throughout the City in the interests of the public health and safety, and to carry out such purpose, all buildings on property [~~SITUATED~~] **having any property boundary** within two hundred (200) feet of a public sanitary sewer shall be required to connect to the same [~~WITHIN ONE YEAR FROM JANUARY 1, 1973~~] **when directed by the Public Works Director**.

Stormwater and drainage water shall not be connected to the wastewater system through side sewers, sump pumps, or other pipes used to convey stormwater, surface water or groundwater. [~~NO STORM OR DRAINAGE WATER SHALL BE CONNECTED TO THE SANITARY SEWER; PROVIDED, FURTHER, THAT THE DIRECTOR OF PUBLIC WORKS IS EMPOWERED TO COMPEL THE OWNERS OF ANY LOT OR PARCEL OF REAL PROPERTY, UPON WHICH POOLS, DITCHES, WATERCOURSES OR WASTE WATER PIPES ARE LOCATED, WHICH ARE USED AS A RECEPTACLE OR FOR DRAINAGE PURPOSES, THE PROPERTY LINE OF WHICH IS LOCATED WITHIN TWO HUNDRED (200) FEET OF A SEPARATE STORM SEWER, TO CAUSE TO BE CONNECTED A SUFFICIENT SEWER OR DRAIN PIPE~~

~~FROM SAID POOLS, DITCHES, WATERCOURSES OR WASTE WATER PIPES TO THE STORM SEWER.~~]

It is unlawful for any person or persons or corporation to make or attempt to make more than one connection to any "Y" or to make more than two such connections at any one standpipe, and no "Y" or standpipe which already has one or two such connections, as the case may be, shall be considered as an accessible point in such sewer as the term is herein used. It is unlawful for any person to connect any basement with a city sewer without installing a back water [~~SEWAGE~~] **wastewater** valve at the outlet.

Any person who fails to comply with the requirements of this section shall be guilty of a violation of this chapter and be subject to a civil infraction in an amount not to exceed [~~$500.00~~] **$1200** per violation.

If any connection [~~SHALL NOT BE~~] **is not** made within 30 days after written notice to the owner of such lot or parcel of property, building or structure by the City, the [~~DIRECTOR OF~~] Public Works **Director** is authorized to cause the connection to be made and to file a statement of the cost thereof with the City Clerk. Thereupon a warrant in the amount of such cost, payable to the [~~WATER~~

~~AND SEWER DEPARTMENT~~] **City**, shall be issued by the City [~~TREASURER~~] **Finance Director** under the direction of the City Council and against the "City of Redmond Water and Sewer Revenue Fund." The amount of such warrant, plus interest at the rate of [~~EIGHT~~] **twelve** percent per year upon the total amount of such cost and penalty, shall be assessed against the property upon which the building or structure is situated, and shall become a lien thereon as herein provided. The total amount when collected shall be paid into the "City of Redmond Water and Sewer Revenue Fund."

13.04.050.

***

13.04.060.

***

13.04.070.

***

13.04.080.

***

13.04.090.

***

13.04.100.

***

13.04.110 Permit required to install sewers.

It is unlawful to make any connection with any public or private **sanitary** sewer, [~~DRAIN OR NATURAL OUTLET~~] without complying with all of the provisions of this chapter in relation thereto and having a permit to do so from the City [~~ENGINEER~~].

13.04.120 Application for permit.

A. Application for the permit required by Section 13.04.110 of this chapter shall be filed with the City [~~ENGINEER~~] stating the name of the owner, **the project name, the project address, the tax parcel number, the reason for the termination or modification, and information on the contractor installing the side sewer. Depending on the complexity of the installation, the City may require engineering plans that show the** [~~THE CORRECT ADDRESS AND LEGAL DESCRIPTION OF THE PROPERTY TO BE SERVED,~~] dimensions and location of any building on the property and the whole course of the [~~DRAIN~~] **side sewer** from the public sewer or other outlet to its connection with the building or property to be served. **For simpler installations, the City will require a sketch of the installation on the City-provided sewer as-built card.** The application shall be submitted to the

City Engineer for approval, who may change or modify the same and designate the manner and place in which the sewers shall be connected with the public sewer, may also specify the material, size and grade of such sewer, and shall endorse [~~HIS~~] approval upon the application if the same is acceptable to **the City** [~~HIM. THE CITY ENGINEER WILL REQUIRE THE PERMITTEE TO FURNISH HIM PLANS PERTAINING TO THE APPLICATION AND ISSUANCE OF THE PERMIT~~].

B. Upon approval of the application, the City Engineer shall issue [~~FOR HIS RECORDS~~] a sewer [~~PLAT~~] **as-built card and permit** showing the size and location of the public sewer, the point of connection, the location of any buildings on the lot, **any improvements to the public utility required,** and such other information as may be available and required.

C. Upon approval of the application and issuance of the permit, it is unlawful to alter or to do any other work than is provided for in the permit.

D. The City Engineer shall prepare and keep [~~ON FILE IN HIS OFFICE ALL CARDS AND~~] **electronic** records of **sanitary** sewer connections showing the information obtained [~~IN~~

~~THE COURSE OF~~] **during** inspection of completed work done under the permit.

13.04.130 Unauthorized connections reported.

[~~IT SHALL BE THE DUTY OF ANY POLICE OFFICER AND THE HEALTH OFFICER FINDING ANY PERSON BREAKING GROUND FOR THE PURPOSE OF MAKING CONNECTION WITH A PUBLIC OR PRIVATE SEWER OR DRAIN, TO ASCERTAIN IF SUCH PERSON HAS A PERMIT THEREFOR AND, IF NOT, TO IMMEDIATELY REPORT THE FACT TO THE CITY ENGINEER.~~] **It is unlawful to break ground for the purpose of making a connection with a public or private sewer without a permit. Any non-permitted connection to a public or private sewer shall be reported immediately to the City Engineer.**

13.04.140 When permit required – Open excavations.

It is unlawful to construct, extend, relay, repair or to make connection to any sewer [~~OR DRAIN~~] inside the property line without obtaining a permit from the City Engineer as provided in RMC 13.04.110. The City Engineer may issue the permit to the owner of any property to construct, extend, relay, repair or make connection to any private sewer [~~OR DRAIN~~] inside the property lines; provided, the owner shall comply with the applicable provisions of this chapter, except that [~~HE~~] **they** need

not employ a licensed side sewer contractor to do the work. Should the owner employ a licensed side sewer contractor to do the work, the contractor shall take the permit in [~~HIS~~] **their** own name and the owner, occupant or any other person shall lay no pipe on the contractor's permit.

It is unlawful to leave unguarded any excavation made in connection with the construction or repair of any side sewer [~~OR PRIVATE DRAIN~~] within four (4) feet of any public place or to fail to maintain the lateral support of any public place in connection with the construction, alteration or repair of any side sewer [~~OR DRAIN~~].

13.04.150 Limits of permit.

When a permit has been issued for a side sewer or drain as herein provided, no work other than that covered by the permit shall be done without the approval of the City Engineer. [~~HE MAY, IF HE DEEMS~~] **The City Engineer may, if they deem** the additional work of sufficient consequence, require a new permit to cover the same.

13.04.160 Temporary connections.

The City Engineer may, upon application containing such information as is required by [~~HIM~~] **the City**, issue a permit for a temporary connection to a public sewer **or**

side sewer [~~, SIDE SEWER, DRAIN OR NATURAL OUTLET~~]. The permit may be revoked by the City Engineer at any time upon **thirty** [~~30~~] days' notice posted upon the premises and directed to the owner of the premises. In **the** event the side sewer [~~OR DRAINS~~] are not disconnected at the expiration of the **thirty** [~~30~~] days, the City Engineer may disconnect the same and charge the cost thereof to the owner. Such costs shall be immediately payable to the City [~~TREASURER~~] **Finance Director** following a written notice of the amount thereof given to such owner or posted on the premises. A temporary permit shall be issued only upon the applicant recording with the [~~COUNTY AUDITOR~~] **King County Recorder's Office** an acceptable instrument agreeing to save the City harmless from all damage resulting to the City by reason of such temporary connection or disconnection, and exhibiting to the City Engineer the recording number thereof.

13.04.170 Term of permit.

No permit issued under this chapter shall be valid for a longer period than ninety days unless extended or renewed by the [~~CITY ENGINEER~~] **Development Services division of the Planning Department upon** application therefor prior to the expiration. Failure to renew the

permit prior to expiration thereof shall require the payment of a new permit fee.

13.04.180.

***

13.04.190 [~~CARD CARRIED~~] Permit available for review.

[~~THE PERMIT CARD REQUIRED BY THIS CHAPTER MUST AT ALL TIMES DURING THE PERFORMANCE OF THE WORK, AND UNTIL THE COMPLETION THEREOF AND APPROVAL BY THE CITY ENGINEER, BE POSTED IN SOME CONSPICUOUS PLACE AT OR NEAR THE WORK AND MUST BE READILY AND SAFELY ACCESSIBLE TO THE CITY ENGINEER.~~] **The permit required by this chapter must, always during the performance of the work, and until the completion thereof and approval by the City Engineer, be available at or near the work and must be readily accessible to the City Engineer or other City designated inspector.**

13.04.200 Inspection procedure.

Any person performing work under a permit issued pursuant to the provisions of this chapter shall notify the City [~~ENGINEER~~] **via the electronic permitting system** when the work will be ready for inspection, and shall specify in such notification the location of the premises by address and the file number of the permit.

In the case of an emergency repair, the contractor shall make the repair and then file for a permit immediately afterwards. The excavation and the repair area must be left open or re-opened for inspection.

On any call for inspection, [~~FORTY-EIGHT~~] **twenty-four** hours notice plus Saturday, Sunday and holidays may be required by the City [~~ENGINEER~~].

If the City Engineer finds the work or material used is not in accordance with this [~~CHAPTER~~] **City Code**, [~~HE SHALL NOTIFY~~] the person doing the work, and also the owner of the premises[~~, BY POSTING A WRITTEN NOTICE ON THE PERMIT CARD~~] **shall be notified by adding a notice on the permit**. The [~~POSTED~~] notice shall be all [~~THE NOTICE~~] that is required to be given of the defects in the work or material found in such inspection.

In the case of a licensed side sewer contractor, either the contractor or a competent representative shall be on the premises, whenever so directed to meet the inspector.

13.04.210 Filling trenches.

No trench shall be filled nor any sewer covered until the work shall have been inspected and approved by the City Engineer**, or City designated inspector**.

13.04.220 Open excavations – Time limit.

All work within the limits of any public area shall be prosecuted to completion with due diligence. If any excavation is left open beyond a time reasonably necessary to fill the same, the City Engineer may cause the same to be backfilled and the public area restored forthwith. Any cost incurred in such work shall be charged to the side sewer contractor in charge of the work and shall be immediately payable to the [~~TREASURER~~] **Finance Director** by the contractor upon written notification of the amount thereof given to the contractor or posted at the location.

13.04.230 Noncompliance with standards – Notice.

If any work done under a permit granted is not done in accordance with the provisions of this chapter and the **City Standard Plans and Specifications** [~~PLANS AND SPECIFICATIONS~~] as approved by the City Engineer, and if the contractor or person doing the work shall refuse to properly construct and complete such work, notice of such failure or refusal shall be given to the owner of the property for whom the work is being done. The City Engineer may cause the work to be completed and the sewer connected in the proper manner. The cost of such work

and any materials necessary therefor shall be charged to the owner or contractor and be payable by the owner or contractor immediately upon the City Engineer giving written notice of the amount thereof or posting a notice thereof on the premises.

13.04.240 City repairs – Costs.

When any side sewer is constructed, laid, connected or repaired, and does not comply with the provisions of this chapter, or where it is determined by the [~~HEALTH OFFICER OR THE~~] City Engineer that a side sewer[~~, DRAIN, DITCH, OR NATURAL WATERCOURSE~~] is obstructed, broken, or inadequate and is a [~~MENACE~~] **potential danger** to health, or is liable to cause damage to public or private property, the [~~HEALTH OFFICER~~] **City Engineer** shall give notice to the owner of the property in which such condition exists. If [~~HE SHALL REFUSE~~] **the owner refuses** to reconstruct, relay, reconnect, repair, or remove the obstruction of the side sewer[~~, DRAIN, DITCH, OR NATURAL WATERCOURSE~~] within the time specified in such notice, [~~THE HEALTH OFFICER SHALL SO NOTIFY THE CITY ENGINEER AND THE~~] City Engineer may perform such work as may be necessary to comply with this chapter. The cost of such work so done shall be charged to the property owner and

shall become immediately payable to the [~~TREASURER~~] **Finance Director** upon written notice of the amount being given to the property owner or posted upon the premises. **If the side sewer is shared by two or more properties, then the cost will be split proportionally with all properties sharing the side sewer.**

13.04.250 Costs of installation borne by owner.

The [~~PUBLIC WORKS DIRECTOR OR DESIGNEE~~] **City Engineer** shall require the owner of a broken side sewer to repair the side sewer. The owner of the side sewer shall perform repairs within the amount of time dictated by the City. All costs and expense incidental to the installation, connection and maintenance of a side sewer shall be borne by the owner of the premises served by the side sewer.

13.04.260 Use of existing sewers.

The use of an existing side sewer may be permitted **for a single family infill lot or detached unit on a single family infill lot only** when approved by the City Engineer as conforming to all requirements of this chapter **and the Design Requirements for Water and Wastewater Extensions,** where a new or converted building or new installation replaces an old one. **A permit application**

as described in 13.04.120 is required for the re-use of an existing side sewer.

13.04.270 Backup remedies.

[~~IN ANY BUILDING, STRUCTURE OR PREMISES IN WHICH THE HOUSE DRAIN OR OTHER DRAINAGE IS TOO LOW TO PERMIT GRAVITY FLOW TO THE PUBLIC SEWER, THE SAME SHALL BE LIFTED BY ARTIFICIAL MEANS AND DISCHARGED INTO THE PUBLIC SEWER.~~

~~WHENEVER A SITUATION EXISTS INVOLVING AN UNUSUAL DANGER OF BACKUPS, THE CITY ENGINEER MAY PRESCRIBE A MINIMUM ELEVATION AT WHICH THE HOUSE DRAIN MAY BE DISCHARGED TO THE PUBLIC SEWER. DRAINS OR SEWERS BELOW THE MINIMUM ELEVATION SHALL BE LIFTED BY ARTIFICIAL MEANS; OR, IF APPROVED BY THE CITY ENGINEER, A BACKWATER SEWAGE VALVE MAY BE INSTALLED. THE EFFECTIVE OPERATION OF THE BACKWATER SEWAGE VALVE SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE SEWER OR DRAIN. APPROVAL OF A BACKWATER SEWAGE VALVE SHALL BE MADE ONLY UPON THE APPLICANT RECORDING WITH THE COUNTY AUDITOR AN ACCEPTABLE INSTRUMENT AGREEING TO SAVE THE CITY HARMLESS FROM ALL DAMAGE RESULTING THEREFROM, AND EXHIBITING TO THE CITY ENGINEER THE RECORDING NUMBER THEREOF.~~]

Any building, structure, or premises which the side sewer is too low to permit gravity flow to the public sewer, the same shall be pumped by artificial means (grinder pump) and discharged into the public sewer. Grinder pump applications are restricted to single-family residences and single commercial buildings that are physically unable to connect to the sanitary sewer system by gravity.

Whenever a situation exists involving an unusual danger of backups, the City Engineer may prescribe a minimum elevation at which the house side sewer may be discharged to the public sewer. Side sewers below the minimum elevation shall be pumped by artificial means; or, if approved by the City Engineer, a backwater wastewater valve may be installed in accordance with the Redmond Plumbing Code. The effective operation of the backwater wastewater valve shall be the responsibility of the owner of the side sewer.

In the event a side sewer backup has caused or will cause impact to the environment, or has or will cause a public health issue, the Public Works Director has the authority to shut off water to the residence or building until the side sewer is repaired. **If the side sewer is**

shared by two or more properties, then the Public Works Director can shut off water to all residences or buildings sharing the side sewer.

13.04.280 Position of side sewers [~~– SIDE OF PIPE~~].

A. All side sewers shall be laid [~~on~~] **at** not less than two percent grade.

B. There shall be at least 30 inches of **horizontal** clearance from any foundation wall of any building, and, if there is no foundation wall, at least 30 inches of clearance from the outer lines of any footings, pilings or building supports.

C. There shall be a minimum of 60 inches of cover at the curb line, and, in a public alley, a minimum of 30 inches of cover at the property line, and a minimum of 18 inches of cover on the private property.

D. Any side sewer which is laid generally parallel to the curb or curb line shall have a minimum of 48 inches of cover between the curb or curb line and the back of sidewalk and not less than 30 inches of cover between the back of sidewalk and the property line.

E. All cover measurements shall be based on the established grade, or on existing improvements, or shall be approved by the City Engineer.

F. No side sewer shall be less than six inches in diameter in public area except as otherwise specified in the City's "standard plans and specifications."

G. Wherever a storm sewer is available, downspouts shall be connected therewith in a manner approved by the City Engineer; but such requirement shall not apply to the connection of any downspout with a sanitary sewer which is hereby prohibited and is unlawful.

H. One side sewer is required for each building, with the exceptions of single-family homes and middle housing units. Standards for these are included in the most recent version of the City of Redmond Water and Wastewater Design Requirements and are adopted by reference.

I. All vaults or privies shall be disinfected and filled with fresh earth. All septic tanks, cesspools and similar installations shall be disinfected and filled with fresh earth at the time of the discontinuance of the use thereof. **Abandonment of septic systems shall be in full compliance with the requirements contained in WAC 246-272A-0300.**

13.04.290 Laying sewer on another's property.

[~~BEFORE ANY SIDE SEWER MAY BE LOCATED ON ANY BUILDING SITE OTHER THAN THAT OWNED BY THE OWNER OF THE SIDE SEWER, THE OWNER OF THE SIDE SEWER SHALL SECURE FROM THE OWNER OF THE BUILDING SITE A WRITTEN EASEMENT, DULY ACKNOWLEDGED COVERING AND GRANTING THE RIGHT TO OCCUPY SUCH PROPERTY FOR SUCH PURPOSE. THE WRITTEN EASEMENT SHALL, BY THE OWNER OF THE SEWER, BE RECORDED IN THE OFFICE OF THE COUNTY AUDITOR.~~

~~BEFORE THE CITY ENGINEER SHALL ISSUE A PERMIT AUTHORIZING THE LAYING OF A SIDE SEWER ON ANY BUILDING SITE OTHER THAN THE ONE SERVED BY IT, THE OWNER OF THE SEWER SHALL SECURE FROM THE BUILDING SITE OWNER AND RECORD WITH THE AUDITOR THE SEWER EASEMENT HEREIN REFERRED TO AND SHALL EXHIBIT TO THE CITY ENGINEER THE RECORDING NUMBER THEREOF.~~] **Before any sewer pipe or side sewer may be located on any building site other than that owned by the owner of the sewer pipe or side sewer, the owner of the sewer pipe or side sewer shall secure from the owner of the building site a written easement 10′ minimum in width, duly acknowledged covering and granting the right to occupy such property for such purpose. The written easement shall, by the owner of the**

sewer pipe or side sewer, be recorded in the King County Recorder's Office.

Before the City Engineer shall issue a permit authorizing the laying of a sewer pipe or side sewer on any building site other than the one served by it, the owner of the sewer pipe or side sewer shall secure from the building site owner and record with the King County Recorder's Office the sewer easement herein referred to and shall exhibit to the City the recording number thereof.

Where a side sewer is to be connected in a public area to a side sewer which is owned by another and does not involve an easement, written permission for the connection shall be obtained from the owner of such side sewer and shall be filed with the City Engineer before any permit authorizing such connection is issued.

For all shared side sewers, a side sewer joint use agreement for access, operation, and maintenance purposes, signed by the owners of all properties connected to the sewer shall be recorded with the King County Recorder's Office and a copy provided to the City When the joint side sewer is shared by two or more residential units on the same parcel under common

ownership, the owner shall sign an acknowledgement of the construction and maintenance of this joint side sewer. The joint sewer agreement shall include language that all parties to the side sewer are jointly and severally responsible for the operation and maintenance of the entire sewer line, up and until their respective connection point, and that all parties have access to each parties property for the sole purpose of accessing the sewer line for maintenance and repair.

[~~WHERE PHYSICAL CONDITIONS RENDER COMPLIANCE WITH THE FOREGOING PROVISIONS IMPRACTICABLE, THE CITY ENGINEER MAY ISSUE A SPECIAL PERMIT FOR INSTALLATION OF A SIDE SEWER REQUIRING COMPLIANCE WITH SAID PROVISIONS INSOFAR AS IS REASONABLY POSSIBLE. SUCH PERMIT SHALL BE ISSUED ONLY UPON THE CONDITION THAT THE PERMITTEE SHALL RECORD WITH THE COUNTY AUDITOR AN INSTRUMENT ACCEPTABLE TO THE CITY ENGINEER AGREEING TO SAVE HARMLESS AND INDEMNIFY THE CITY FROM ANY DAMAGE OR INJURY RESULTING FROM SUCH INSTALLATION.~~]

13.04.300 Construction standards.

All material and [~~WORKMANSHIP~~] **work** in connection with the installation of any side sewer and connection with a public sewer shall be as required by the City's

"standard plans and specifications" except as to modifications or changes approved by the City Engineer. Whenever it becomes necessary to disturb pavement in connection with any work authorized under this chapter, the opening shall be not less than two feet by seven feet nor more than two and one-half feet by eight feet; provided, that the City Engineer may specify a different size of said opening and additional cuts to be made when needed to insure a proper backfill.

No excavation shall be made in any public area except at the times and in the manner prescribed by the City Engineer.

All backfill of excavation and tunnels under concrete or asphalt surfacing and the restoration of these surfaces in public areas shall be done by the contractor under supervision of the City Engineer.

13.04.310 Damaging public property prohibited.

It is unlawful to break, damage, destroy, deface, alter, or tamper with any structure, appurtenance, or equipment which is part of the City [~~SEWER~~] **wastewater** system, or, without authority from the City Engineer to break, damage, destroy or deface any public walk, curb, or pavement, or to make openings or excavations in a public

area for the purpose of connecting to any public or private sewer.

13.04.320 Protecting excavations.

Any excavation made by any licensed sewer contractor in any public place or immediately adjacent thereto shall be protected and guarded by fencing or covering and by proper lights. The protection of the public from the danger of such excavation shall be the responsibility of the side sewer contractor. The contractor shall be [~~LIABLE ON HIS BOND~~] **bonded** for any damage caused by his failure to properly protect and guard such excavation as herein required. If the contractor fails to properly protect and guard such excavation as herein required, the City Engineer may properly protect and guard such excavation and charge the cost thereof to the side sewer contractor, who shall, upon receiving written notice of the amount of such charge or by the posting of a notice of the amount of such charge at the location of the excavation, immediately pay the same to the City [~~TREASURER~~] **Finance Director**.

13.04.330 Restoring property required.

All streets, sidewalks, parking strips and other public areas except as mentioned in Section 13.04.300,

disturbed or altered in the course of any side sewer [~~OR DRAINAGE WORK~~], shall be restored by the licensed sewer contractor to the original surface [~~CONDITION~~] **type** as approved by the City Engineer. In the event of the failure of the contractor to so restore the area, the City Engineer may make such restoration and charge the cost thereof to the side sewer contractor who shall, upon receiving written notice of the amount thereof, upon posting of such notice on the area make immediate payment thereof to the City [~~TREASURER~~] **Finance Director**.

13.04.340 Discharge into sanitary sewers restricted.

No one shall discharge or cause to be discharged any [~~STORM WATER~~] **stormwater**, surface water, ground water, roof run-off, subsurface drainage, cooling water or unpolluted industrial process water to any sewer which is built solely for **wastewater** [~~SANITARY SEWAGE~~] **without written authorization from King County Metro Division of Industrial Waste and approval from the City Engineer.**

13.04.350.

***

13.04.360 Substances prohibited in sewers.

It is unlawful to discharge or cause to be discharged any of the following described waters or wastes in any public sewer[~~, DRAIN, DITCH OR NATURAL OUTLETS~~]:

A. Any liquid or vapor having temperature higher than 150 degrees Fahrenheit;

B. Any water or waste [~~WHICH~~] **that** contains visible accumulation of fats, oils, and grease in amounts that may cause obstruction or maintenance problems in the collection and conveyance system, or interference in public sewer facilities;

C. Any gasoline, benzene, naphtha, oil, or other flammable or explosive liquid, solid or gas;

D. Any garbage that has not been properly shredded;

E. Any ashes, cinders, sand, mud, straw, hair, shavings, metal, glass, rags, feathers, tar, plastics, wood, paunch manure, or any other solid or viscous substances capable of causing an obstruction to the flow of sewers or other interference with the proper operation of the [~~SEWAGE~~] **wastewater** works;

F. Any waters or wastes having a pH lower than five and five-tenths, or higher than eight and five-tenths, or having any other corrosive property capable of causing

damage or hazard to structures, equipment or personnel of the [~~SEWAGE~~] **wastewater** works;

G. Any waters or wastes containing a toxic or poisonous substance in sufficient quantity to injure or interfere with any [~~SEWAGE~~] **wastewater** treatment process, constitute a hazard to humans, animals, fish or fowl, or create any hazard in the receiving waters of the [~~SEWAGE~~] **wastewater** treatment plant;

H. Any waters or wastes containing suspended solids of such character and quantity that unusual attention or expense is required to handle such materials at the [~~SEWAGE~~] **wastewater** treatment plant;

I. Any obnoxious or malodorous gas or substance capable of creating a public nuisance;

J. Any hazardous material, unless prior approval is obtained from the City Engineer.

13.04.370 Interceptors required – When.

No grease, oil, sand, liquid, waste containing grease or flammable material or other harmful ingredients in excessive amounts shall be discharged into any public sewer without the installation of interceptors, which shall be of a type and capacity approved by the City

Engineer and shall be so located as to be readily accessible for cleaning and inspection.

When any interceptors are installed for private use, they shall be maintained by the owner at [~~HIS~~] **the owner's** expense and in continuously efficient operation at all times **and subject to inspection by the City**.

13.04.380.

***

13.04.390 Special treatment.

Whenever preliminary treatment is necessary to reduce the [~~B.O.D.~~] **Biochemical Oxygen Demand (B.O.D.)** to three hundred parts per million by weight or to reduce the objectionable characteristics of constituents to within the maximum limits prescribed in Section 13.04.360, such preliminary treatment shall be at the sole expense of the owner of the premises and shall be installed when the City Engineer determines that the same is necessary to comply with the standards prescribed.

All plans, specifications and any other pertinent information relating to proposed preliminary treatment facilities shall be submitted for approval of the City Engineer; and no construction of such facilities shall be commenced until such approval is noted on the plan.

Where such facilities are installed and used they shall be maintained continuously in satisfactory and efficient operation by the owner [~~AT HIS OWN~~] **at the owner's sole** expense.

13.04.400 Private sampling manholes.

In any property served by a side sewer carrying industrial wastes when required by the City Engineer, the owner shall install a control manhole in the side sewer to facilitate observation, sampling and measurement of the wastes. The manhole shall be accessibly and safely located and shall be constructed and installed in accordance with plans approved by the City Engineer. The manhole shall be installed and maintained by the owner at [~~HIS~~] **the owner's** sole expense.

13.04.410 Test standards.

All measurements, tests and analyses of the characteristics of waters and waste to which reference is made in these tests shall be determined in accordance with the standards prescribed in "standard methods for the examination of water and [~~SEWAGE~~] **wastewater**", published jointly by the American Health Association and the American Water Works Association.

[~~13.04.420 SPECIAL AGREEMENTS.~~

~~THE CITY ENGINEER SHALL MAKE RECOMMENDATIONS TO THE CITY COUNCIL IN REGARD TO ENTERING INTO ANY AGREEMENT WHEREBY ANY WASTE OF UNUSUAL CHARACTER MAY BE ACCEPTED BY THE CITY FOR TREATMENT BEFORE ENTRY INTO THE PUBLIC SEWER. THE PAYMENT FOR SUCH TREATMENT SHALL BE SUCH AS IS FIXED BY THE CITY COUNCIL.~~]

13.04.430.

***

13.04.440 Planting near sewers.

It is unlawful to plant within 30 feet of any public or private sewer any willow, poplar, cottonwood, soft maple, gum tree, or any other tree or shrub whose roots are likely to enter and obstruct the flow of said sewers. **No trees (any species) shall be planted within any sewer or utility easement. All other trees shall be a minimum of 8 feet horizontal distance from water or sewer outside of easements or within city right of way.**

The [~~CITY ENGINEER~~] **Public Works Director** is authorized to remove any trees or shrubs from any [~~PUBLIC STREET~~] **right-of-way or easements** or the roots of any trees or shrubs [~~WHICH~~] **that** extend into any [~~PUBLIC STREET~~] **right-of-way or easements** when such trees, shrubs or the

roots thereof are obstructing or are liable to obstruct any public or private sewer [~~OR DRAIN~~]. Before making any such removal, the City Engineer shall give ten (10) days' notice in writing to the owner of the abutting property or the property on which such trees or shrubs are growing, requiring the owner to remove the same. If the written notice cannot be given to the owner, the notice may be posted on the premises or in the street at the location of the trees or shrubs requiring such removal. If the owner fails or refuses to remove such trees or shrubs and roots within the time specified, the City Engineer is authorized to do so, and the cost thereof shall be charged to the owner. Upon giving such written notice of the amount thereof to the owner or by posting such notice at the location of the trees or shrubs, the cost thereof shall be immediately payable to the City [~~TREASURER~~] **Finance Director** by such owner.

13.04.450 Testing waste.

The City Engineer or other city officials or employees, bearing proper credentials and identification, shall be permitted to enter upon any and all premises at all reasonable times for the purpose of inspection, observation, measurement, sampling and testing of sewers

and [~~SEWAGE~~] **wastewater** waste in accordance with the provisions of this chapter. It is unlawful for any person to prevent or attempt to prevent any such entrance or obstruct or interfere with any such officer or employee while so engaged.

13.04.460 Engineer's rules.

The City Engineer may make rules and regulations and amend the same from time to time, not inconsistent with the provisions of this ordinance, as [~~HE SHALL DEEM~~] **deemed** necessary and convenient to carry out the provisions of this chapter.

13.04.470.

***

13.04.480 Penalty for violations.

Persons Subject to Penalty. Any person who violates or fails to comply with the requirements of this chapter or who fails to conform with the terms of an approval or order issued by [~~THE MAYOR,~~] the Public Works Director[~~, OR HIS OR HER DESIGNEE~~], shall be subject to a civil penalty as provided in RMC Chapter 1.14. Each day of continued violation shall constitute a separate violation for purposes of this penalty.

Procedure for Imposing Penalty. The procedure for notice of violation and imposition of penalties under this chapter shall be the same as other code violations as described in RMC Chapter 1.14; provided, that such procedures may be initiated by [~~EITHER~~] the Public Works Director [~~OR HIS OR HER DESIGNEE~~].

Section 6. Amendment of Chapter. RMC 13.05, Side Sewer Contract Roster, is hereby amended to read as follows:

13.05.010 Purpose.

The purpose of this chapter is to regulate those [~~PERSONS~~] **individuals** authorized to perform work on side sewers within the public right-of-way and on private property in order to protect the sewer system from defective [~~WORKMANSHIP~~] **work** and materials, and to [~~INSURE~~] **ensure** that the construction standards and the regulations of the City are followed.

13.05.020 Side sewer contractor roster.

A side sewer contractor roster is hereby established which shall be maintained by the [~~UTILITY~~] **Development Engineering** Division of the [~~PUBLIC WORKS~~] **Planning** Department which shall contain the names of those contractors which are approved to perform work on side sewers.

13.05.030 Violation.

It is a violation of the Redmond Municipal Code for any [~~PERSON~~] **individual** to make any connection to any public sewer, or to construct, alter, or repair any private sewer unless the [~~PERSON~~] **individual** is an active contractor on the side sewer contractor roster; provided, that a homeowner, who is not a contractor by trade, may make repairs to [~~HIS/HER~~] **their** side sewer if the repair is totally within the property of the homeowner.

13.05.040 Application.

All persons desiring to be included on the side sewer contractor roster are required to make application, pay an application fee, and pay the first year's annual roster fee to the [~~UTILITY~~] **Development Engineering** Division of the [~~PUBLIC WORKS~~] **Planning** Department. The application shall be reviewed by the [~~UTILITY~~] **Development Engineering** Division **of the Planning Department** to determine if the contractor has sufficient knowledge and experience to carry on the business of a side sewer [~~CONTRACTOR, AND~~] **contractor and** is skilled in the laying and construction of side sewers. The

information required in Section 13.05.050 of this chapter shall also be submitted with the application.

13.05.050 Side sewer contractor roster eligibility requirements.

The following requirements must be met [~~IN ORDER~~] to remain an active contractor on the side sewer contractor roster:

A. A City of Redmond business license;

B. A State of Washington contractor's registration;

C. Proof of liability insurance;

D. A side sewer contractor's bond;

E. Annual roster fee.

Should any of the above requirements not be met, the contractor shall be designated an inactive contractor on the side sewer contractor roster. Should any contractor remain so designated for more than twelve (12) months, the contractor shall be removed from the [~~ROSTER~~] **roster,** and a new application and fee will be required to re-instate the contractor.

13.05.060 Side sewer contractor bond.

[~~EVERY~~] **Each** side sewer contractor shall file with the [~~UTILITY~~] **Development Engineering** Division **of the**

Planning Department a bond in a form approved by the City in the amount of [~~$5,000~~] **$10,000**.

13.05.070.

***

13.05.080.

***

13.05.090.

***

Section 7. Amendment of Chapter. RMC 13.06, [~~STORM WATER~~] **Stormwater** Management [~~CODE~~], is hereby amended to read as follows:

Sections:
13.06.010 [~~FINDINGS.~~] **Repealed.**
13.06.020 [~~STATEMENT OF NEED.~~] **Repealed.**
13.06.030 Purpose.
13.06.040 Definitions.
13.06.041 Owner to connect to stormwater system.
13.06.045 Connection required.
13.06.046 Permit required to install stormwater connection.
13.06.047 Construction inspection procedure.
13.06.048 Noncompliance with standards – notice.
13.06.049 Stormwater system – construction standards.
13.06.050 Repealed.
13.06.054 Prohibited discharges.
13.06.058 Conditional discharges.
13.06.060 Repealed.
13.06.062 Allowable discharges.
13.06.064 Prohibition of illicit connections.
13.06.066 Requirement of source control best management practices.
13.06.068 Maintenance requirements.
13.06.070 Disposal of waste from maintenance activities.
13.06.080 Compliance required.
13.06.090 Inspection requirements.
13.06.100 Inspection **and abatement** authority.

13.06.110 Inspection procedures **– private stormwater facilities**.
13.06.115 Stormwater system access procedures – public stormwater facilities.
13.06.120 Adjustment of utility fees.
13.06.130 Inspection and maintenance schedule.
13.06.140 Inspection and maintenance records.
13.06.150 Enforcement authority.
13.06.160 Enforcement policy.
13.06.170 Orders.
13.06.171 Engineer's rules.
13.06.172 Violator liable for expenses.
13.06.180 Penalty for violations.
13.06.190 Penalties due.
13.06.200 Repealed.
13.06.210 Abrogation and restrictions.
13.06.220 Interpretation.
13.06.230 Conflicts.
13.06.240 State statutes and regulations adopted by reference.

[~~13.06.010 FINDINGS.~~

~~THE REDMOND CITY COUNCIL HEREBY FINDS THAT:~~

~~A. STORM WATER DRAINAGE SYSTEMS ARE A COMMON FEATURE OF URBAN DEVELOPMENT.~~

~~B. STORM WATER DRAINAGE SYSTEMS MUST BE REGULARLY INSPECTED, MAINTAINED, AND REPAIRED AS NECESSARY IN ORDER TO FUNCTION AND PERFORM AS DESIGNED AND TO REDUCE OR REMOVE POLLUTION AND/OR TO REDUCE FLOODING.~~

~~C. IF NOT ADEQUATELY MAINTAINED, STORM WATER DRAINAGE SYSTEMS CAN BECOME LESS EFFECTIVE IN PREVENTING POLLUTANTS FROM ENTERING SURFACE WATERS AND GROUNDWATER.~~

~~D. IF NOT ADEQUATELY MANAGED, STORM WATER DRAINAGE SYSTEMS CAN CAUSE CONSIDERABLE DAMAGE TO PUBLIC AND~~

~~PRIVATE PROPERTY AND NATURAL HABITAT, AS WELL AS CREATING A HEALTH AND SAFETY RISK FOR THE PUBLIC AND WILDLIFE.~~

~~E. STORM WATER CAN POTENTIALLY TRANSPORT A SIGNIFICANT AMOUNT OF POLLUTION TO SURFACE WATER BODIES. STORM WATER NEEDS TO BE ADEQUATELY MANAGED TO PROTECT REDMOND'S NATURAL HABITATS AND WILDLIFE AND REDUCE THE IMPACTS OF URBANIZATION ON NATURAL SYSTEMS.~~

~~13.06.020 STATEMENT OF NEED.~~

~~THE REDMOND CITY COUNCIL FINDS THAT THIS CHAPTER IS NECESSARY IN ORDER TO:~~

~~A. ENSURE PROPER MAINTENANCE OF ALL STORM WATER FACILITIES WITHIN REDMOND BY SETTING MINIMUM OPERATING STANDARDS FOR INSPECTION, MAINTENANCE, AND REPAIR OF STORM WATER FACILITIES.~~

~~B. COMPLY WITH WASHINGTON DEPARTMENT OF ECOLOGY (ECOLOGY) REGULATIONS AND REQUIREMENTS FOR LOCAL GOVERNMENTS, INCLUDING REQUIREMENTS OF THE WESTERN WASHINGTON NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II MUNICIPAL STORM WATER PERMIT (NPDES PHASE II PERMIT).~~

~~C. PREVENT CONTAMINATION AND/OR DEGRADATION OF SURFACE WATERS, GROUNDWATER, AND/OR WILDLIFE HABITATS WITHIN THE CONTIGUOUS CITY LIMITS.~~]

13.06.030 Purpose.

The provisions of this chapter are intended to:

A. Provide standards and procedures for inspection, maintenance and repair of [~~STORM WATER~~] **stormwater** facilities in Redmond to help contribute to an effective, functional [~~STORM WATER DRAINAGE~~] **stormwater** system.

B. Authorize the Redmond [~~STORM WATER UTILITY~~] **Public Works Department** to require that [~~STORM WATER DRAINAGE~~] **stormwater** systems be managed, inspected, maintained, and repaired in conformance with this chapter.

C. Establish the minimum level of compliance which must be met.

D. Guide and advise all who conduct inspection, maintenance, and repair of [~~STORM WATER~~] **stormwater** facilities.

E. Prevent pollutants from leaking, spilling, draining or being dumped into any public or private [~~STORM WATER DRAINAGE~~] **stormwater** system, into groundwater, or directly into surface water bodies.

F. Comply with Washington Department of Ecology regulations and requirements for local governments, including requirements under the National Pollutant Discharge Elimination System (NPDES) permits.

13.06.040 Definitions.

For the purpose of this chapter, the following definitions shall apply:

"AKART" means all known, available and reasonable methods of prevention, control, and treatment. Terminology from Washington State Pollution Control Act, RCW 90.48.010 and 90.48.520.

"City Engineer" means the City Engineer or their representatives pursuant to RMC 2.64.030.

"Director" means the [~~DIRECTOR OF~~] Public Works **Director or their representatives pursuant to RMC 2.64.030** [~~AND/OR HIS OR HER DESIGNEES~~].

"Downspout" means the leader or pipe aboveground which is installed to conduct water from the roof gutter.

"Drain" means any pipe or conduit carrying surface or stormwater flow.

"Groundwater" means water in a saturated zone or stratum beneath the surface of the land or below a surface water body.

[~~"HAZARDOUS MATERIALS" MEANS ANY MATERIAL, INCLUDING ANY SUBSTANCE, WASTE, OR COMBINATION THEREOF, WHICH BECAUSE OF ITS QUANTITY, CONCENTRATION, OR PHYSICAL, CHEMICAL, OR INFECTIOUS CHARACTERISTICS MAY CAUSE, OR SIGNIFICANTLY CONTRIBUTE TO, A SUBSTANTIAL PRESENT OR POTENTIAL HAZARD TO HUMAN HEALTH, SAFETY, PROPERTY OR THE ENVIRONMENT WHEN IMPROPERLY TREATED, STORED, TRANSPORTED, DISPOSED OF, OR OTHERWISE MANAGE~~D.]

"Hazardous materials" Any hazardous waste, hazardous substance, dangerous waste, or extremely hazardous waste that is a physical or health hazard as defined and classified in RCW Chapter 70.105 and WAC Chapter 173-303, whether the materials are in usable or waste condition. Hazardous materials shall also include petroleum or petroleum products that are in a liquid phase at ambient temperatures, including any waste oils or sludges.

"House drain" means the pipe(s) used to convey stormwater and footing drain effluent from the building to a point five feet outside the foundation wall, and if there is no foundation wall, to a point five feet beyond the outer line of any footings, pilings, building supports or porch under which the

pipe may run, regardless of the number of pipes extending from the building.

"Hyperchlorinated" means water that contains more than 10 mg/liter chlorine.

"Illicit connection" means any man-made conveyance that is connected to a [~~STORM WATER DRAINAGE~~] **stormwater** system that discharges [~~NON-STORM WATER~~] **non-stormwater**. Examples include sanitary sewer connections, floor drains, channels, pipelines, conduits, inlets, hoses, above ground piping, or outlets that are connected directly to a [~~STORM WATER DRAINAGE~~] **stormwater** system.

"Illicit discharge" means any direct or indirect non-[~~STORM WATER~~] **stormwater** discharge to any portion of any [~~STORM WATER DRAINAGE~~] **stormwater** system, groundwater, or surface water except as expressly allowed by this chapter.

"Minimum Maintenance Standards" means the maintenance, inspection and repair standards that are described in the **project's Operation and Maintenance Manual as described in the** City of Redmond [~~STORM WATER~~] **Stormwater** Technical Notebook **and as described in the most recent Ecology Stormwater Management Manual of Western Washington.**

"National Pollutant Discharge Elimination System (NPDES) [~~STORM WATER~~] **Stormwater** Discharge Permit" means a permit issued by the Environmental Protection Agency (EPA) (or by the Washington Department of Ecology under authority delegated pursuant to 33 USC Section 1342(b)) that authorizes the discharge of pollutants to waters of the United States, whether the permit is applicable on an individual, group, or general areawide basis.

"Natural outlet" means any outlet into a watercourse, pool, ditch, lake, sound, or other body of fresh, surface or ground water.

"[~~NON-STORM WATER~~] **Non-stormwater** discharge" means any discharge to the [~~STORM WATER DRAINAGE~~] **stormwater** system that is not composed entirely of [~~STORM WATER~~] **stormwater**.

"Person" means any individual, partnership, corporation, association, organization, cooperative, public or municipal corporation, agency of the State, local government unit, or other entity recognized by law and acting as either the owner of a premises or as the owner's agent.

"Pollutant" means anything which causes or contributes to pollution. Pollutants may include, but are not

limited to: paints, varnishes, and solvents; oil and other automotive fluids; nonhazardous liquid and solid wastes and yard wastes; refuse, rubbish, garbage, litter, or other discarded or abandoned objects and accumulations, so that same may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; hazardous substances and wastes; [~~SEWAGE~~] **wastewater**, fecal coliform and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure; soaps and detergents labeled as non-toxic or environmentally friendly; and noxious or offensive matter of any kind.

"Premises" means any building, lot, parcel of land, or portion of land, whether improved or unimproved, including adjacent sidewalks and parking strips.

"Source control best management practice" or "BMP" means activities, prohibitions or practices, general good housekeeping practices, pollution prevention and educational practices, maintenance procedures, and structural or managerial practices to prevent or reduce the discharge of pollutants directly or indirectly to [~~STORM WATER~~] **stormwater**, surface water, or groundwater,

or [~~STORM WATER DRAINAGE~~] **stormwater** systems. BMPs also include treatment practices, operating procedures, and practices to control site runoff, spillage or leaks, sludge or water disposal, or drainage from raw materials storage.

"[~~STORM WATER~~] **Stormwater**" means that portion of precipitation that does not naturally infiltrate, evaporate, or become transpired by vegetation, that becomes surface runoff, interflow, infiltrated by a constructed infiltration facility, or collected by the [~~STORM WATER DRAINAGE~~] **stormwater** system.

"Stormwater pipe" means a pipe that carries stormwater and surface waters and drainage, but excludes polluted industrial wastes.

"[~~STORM WATER DRAINAGE~~] **Stormwater** system" means the system that collects, conveys, and stores surface water and [~~STORM WATER~~] **stormwater** runoff, both publicly or privately owned systems, including but not limited to any roads with drainage systems, gutters, curbs, inlets, [~~STORM DRAINS,~~] **stormwater** pipes, **catch basins,** ditches, pumping facilities, infiltration facilities, retention and detention facilities, water quality treatment facilities, **watercourses,** streams, swamps, closed

depressions, wetlands, Lake Sammamish, and other drainage structures and appurtenances, both natural and artificial.

[~~"STORM WATER POLLUTION PREVENTION PLAN" MEANS A DOCUMENT WHICH DESCRIBES THE BEST MANAGEMENT PRACTICES AND ACTIVITIES TO BE IMPLEMENTED BY A PERSON TO IDENTIFY SOURCES OF POLLUTION OR CONTAMINATION AT A PREMISES AND THE ACTIONS TO ELIMINATE OR REDUCE POLLUTANT DISCHARGES TO STORM WATER, STORM WATER CONVEYANCE SYSTEMS, AND/OR RECEIVING WATERS TO THE MAXIMUM EXTENT PRACTICABLE.~~]

"Stormwater Pollution Prevention Plan, SWPPP)" means a written document (text and drawings) to implement best management practices to identify, prevent, and control the contamination of stormwater, stormwater conveyance system, and or receiving waters from construction sites to the maximum extent practicable.

"Stream" means those areas where surface waters produce a defined channel or bed. A defined channel or bed is an area which demonstrates clear evidence of the passage of water and includes, but is not limited to, bedrock channels, gravel beds, sand and silt beds, and defined-channel swales. The channel or bed need not contain water year-round. This includes watercourses where there is

some component of natural flow (groundwater, spring, etc.) or when an artificial stormwater system is incorporated within a natural stream. A watercourse also includes all surface water connected wetlands that provide or maintain habitat that supports fish. This definition is not meant to include artificially created irrigation ditches, canals, storm, or surface water runoff devices or other entirely artificial watercourses unless they are used by salmonid or created for the purposes of stream mitigation.

13.06.041 Owner to connect to stormwater system.

The owner of any lands or premises shall connect all buildings and/or stormwater system located thereon to the nearest accessible public stormwater system where a property boundary is within 200 feet of a public stormwater system. The City Engineer shall prescribe the manner in which such connections shall be made.

No drain or stormwater pipe shall be constructed to discharge upon the surface of any public area.

13.06.045 Connection required.

The Public Works Director is empowered to compel the owners of any lot or parcel of real property, upon which pools, ditches, watercourses, or pipes or drains used to

convey stormwater, surface water or groundwater which are used as a receptacle or for drainage purposes, the property boundary of which is located within two hundred (200) feet of a separate stormwater system, to cause to be connected a sufficient stormwater pipe to convey stormwater, surface water or groundwater to the stormwater system. Any person who fails to comply with the requirements of this section shall be guilty of a violation of this chapter and be subject to a civil infraction in an amount not to exceed $1200.00 per violation.

If any connection is not made within 30 days after written notice to the owner of such lot or parcel of property, building or structure by the City, the Public Works Director is authorized to cause the connection to be made and to file a statement of the cost thereof with the City Clerk. Thereupon a warrant in the amount of such cost, payable to the City, shall be issued by the City Finance Director under the direction of the City Council and against the "City of Redmond Stormwater Revenue Fund." The amount of such warrant, plus interest at the rate of twelve percent per year upon the total amount of such cost and penalty, shall be assessed

against the property upon which the building or structure is situated, and shall become a lien thereon as herein provided. The total amount when collected shall be paid into the "City of Redmond Stormwater Revenue Fund." to cause to be connected to such stormwater system.

13.06.046 Permit required to install stormwater connection.

A. It is unlawful to make any connection with any public or private stormwater system, drain, or natural outlet without complying with all the provisions of this chapter in relation thereto and having a permit to do so from the City. (Ord.208 | 6,1957).

B. Application for the permit required by Section 13.06.041 of this chapter shall be filed with the City stating the name of the owner, the correct address and legal description of the property to be served, dimensions and location of any building on the property and the whole course of the stormwater pipe or drain from the public stormwater system or other outlet to its connection with the building or property to be served. The application shall be submitted to the City for approval, who may change or modify the same and designate

the manner and place in which the stormwater pipes or drains shall be connected with the public stormwater system, may also specify the material, size and grade of such stormwater pipe or drain, and shall approve the application if the same is acceptable to the City Engineer. The City Engineer will require the permittee to furnish plans pertaining to the application and issuance of the permit.

C. Upon approval of the application and issuance of the permit, it is unlawful to alter or to do any other work than is provided for in the permit.

D. The City Engineer shall prepare and keep electronic record drawings of stormwater connections showing the information obtained during inspection and survey of completed work done under the permit.

E. It is unlawful to break ground for the purpose of making a connection with a public or private stormwater system without a permit. Any non-permitted connection to a public or private stormwater system shall be reported immediately to the City Engineer.

F. It is unlawful to construct, extend, relay, repair or to make connection to any stormwater system inside the property line without obtaining a permit from the

City Engineer as provided in Section 13.06.041. The City Engineer may issue the permit to the owner of any property to construct, extend, relay, repair or make connection to any private stormwater system inside the property lines; provided, the owner shall comply with the applicable provisions of this chapter.

G. It is unlawful to leave unguarded any excavation made in connection with the construction or repair of any private stormwater pipe or drain within four feet of any public place or to fail to maintain the lateral support of any public place in connection with the construction, alteration, or repair of any stormwater pipe or drain.

H. When a permit has been issued for a drain or stormwater system, no work other than that covered by the permit shall be done without the approval of the City Engineer. Work done without approval may require a new permit, as determined by the City Engineer.

I. No permit issued under this chapter shall be valid for a longer period than ninety days unless extended or renewed by the City Engineer upon application prior to the expiration. Failure to renew the permit prior to

expiration thereof shall require the payment of a new permit fee.

J. The City Engineer may, upon application containing such information as is required by the City, issue a permit for a temporary connection to a public stormwater system or natural outlet. The permit may be revoked by the City Engineer at any time upon thirty days' notice posted upon the premises and directed to the owner of the premises. In event the stormwater pipe or drains are not disconnected at the expiration of the thirty days, the City Engineer may disconnect the same and charge the cost thereof to the owner. Such costs shall be immediately payable to the Finance Director following a written notice of the amount thereof given to such owner or posted on the premises. A temporary permit shall be issued only upon the applicant recording with the King County Recorder's Office an acceptable instrument agreeing to save the City harmless from all damage resulting to the City by reason of such temporary connection or disconnection, and exhibiting to the City Engineer the recording number thereof.

13.06.047 Construction inspection procedure.

A. Any person performing work under a permit issued pursuant to the provisions of this chapter shall notify the City Engineer when the work will be ready for inspection and shall specify in such notification the location of the premises by address and the file number of the permit.

B. On any call for inspection twenty-four hours' notice plus Saturday, Sunday, and holidays may be required by the City Engineer.

C. If the City Engineer finds the work or material used is not in accordance with City code, the person doing the work and the owner of the premises shall be notified by a written correction notice posted electronically on the permit and a copy emailed to the owner. The posted notice shall be all the notice that is required to be given of the defects in the work or material found in such inspection.

D. No trench shall be filled nor any stormwater pipe or drain covered until the work shall have been inspected and approved by the City Engineer.

13.06.048 Noncompliance with standards – Notice.

A. If any work done under a permit granted is not done in accordance with the provisions of this chapter and

the City Standard Plans and Specifications as approved by the City Engineer, and if the contractor or person doing the work shall refuse to properly construct and complete such work, notice of such failure or refusal shall be given to the owner of the property for whom the work is being done. The City Engineer may cause the work to be completed and the stormwater system connected in the proper manner. The cost of such work and any materials necessary shall be charged to the owner or contractor and be payable by the owner or contractor immediately upon the City Engineer giving written notice of the amount thereof or posting a notice thereof on the premises.

B. When any stormwater pipe or drain is constructed, laid, connected or repaired, and does not comply with the provisions of this chapter, or where it is determined by the City Engineer that a stormwater pipe or drain is obstructed, broken, inadequate, is a danger to health, or is liable to cause damage to public or private property, the Public Works Director shall give notice to the owner of the property in which such condition exists. If the owner refuses to reconstruct, relay, reconnect, repair, or remove the obstruction of the stormwater pipe

or drain within the time specified in such notice, the Public Works Director may perform such work as may be necessary to comply with this chapter. The cost of such work so done shall be charged to the property owner and shall become immediately payable to the Finance Director upon written notice of the amount being given to the property owner or posted upon the premises.

C. The City Engineer shall require the owner of a broken stormwater pipe or drain to repair the stormwater pipe or drain. The owner of the stormwater pipe or drain shall perform repairs within the amount of time dictated by the City. All costs and expense incidental to the installation, connection and maintenance of a stormwater pipe or drain shall be borne by the owner of the premises served by the stormwater pipe or drain.

13.06.049 Stormwater system – Construction standards.

A. Downspouts and footing drains shall be connected to the stormwater system in a manner approved by the City Engineer; but connection of any downspout or footing drain to a sanitary sewer is hereby prohibited and is unlawful. Standards for connections are included in the currently adopted Stormwater Technical Notebook and are adopted by reference.

B. Before any stormwater pipe may be located on any building site other than that owned by the owner of the stormwater pipe, the owner of the stormwater pipe shall secure from the owner of the building site a written easement 10′ minimum in width, duly acknowledged covering and granting the right to occupy such property for such purpose. The written easement shall, by the owner of the stormwater pipe, be recorded in the office of the King County Recorder's Office.

C. Before the City Engineer shall issue a permit authorizing the laying of a stormwater pipe on any building site other than the one served by it, the owner of the stormwater pipe shall secure from the building site owner and record with the King County Recorder's Office the stormwater easement herein referred to and shall exhibit to the City the recording number thereof.

D. It is unlawful to plant within thirty feet of any public or private stormwater pipe any willow, poplar, cottonwood, soft maple, gum tree, or any other tree or shrub whose roots are likely to enter and obstruct the flow of said stormwater pipe. No trees (any species) shall be planted within any stormwater easement. All other trees shall be a minimum of 8 feet horizontal

distance from water or sewer stormwater pipe outside of easements or within city right of way.

E. The City Engineer is authorized to remove any trees or shrubs from any right-of-way or easement or the roots of any trees or shrubs which extend into any right-of-way or easement when such trees, shrubs or the roots thereof are obstructing or are liable to obstruct any public or private stormwater pipe or drain. Before making any such removal, the City Engineer shall give ten days' notice in writing to the owner of the abutting property or the property on which such trees or shrubs are growing, requiring the owner to remove the same. If the written notice cannot be given to the owner, the notice may be posted on the premises or in the street at the location of the trees or shrubs requiring such removal. If the owner fails or refuses to remove such trees or shrubs and roots within the time specified, the Public Works Director is authorized to do so, and the cost thereof shall be charged to the owner. This work is done under the purview of maintenance to maintain operational functionality and does not require a City permit. Upon giving such written notice of the amount thereof to the owner or by posting such notice at the

location of the trees or shrubs, the cost thereof shall be immediately payable to the City Finance Director by such owner.

F. Any excavation made by any licensed contractor in any public place or immediately adjacent thereto shall be protected and guarded by fencing or covering and by proper lights. The protection of the public from the danger of such excavation shall be the responsibility of the contractor. The contractor shall be bonded for any damage caused by their failure to properly protect and guard such excavation as herein required. If the contractor fails to properly protect and guard such excavation as herein required, the City Engineer may properly protect and guard such excavation and charge the cost thereof to the contractor, who shall, upon receiving written notice of the amount of such charge or by the posting of a notice of the amount of such charge at the location of the excavation, immediately pay the same to the City.

G. All streets, sidewalks, parking strips and other public areas disturbed or altered in the course of any stormwater system work, shall be restored by the licensed stormwater contractor to the original surface

type as approved by the City Engineer. In the event of the failure of the contractor to so restore the area, the City Engineer may make such restoration and charge the cost thereof to the stormwater contractor who shall, upon receiving written notice of the amount thereof, upon posting of such notice on the area make immediate payment thereof to the City.

13.06.050.

***

13.06.051 Damaging public property prohibited.

It is unlawful to break, damage, destroy, deface, alter, or tamper with any structure, appurtenance, or equipment which is part of the City stormwater system, or, without authority from the City Engineer to break, damage, destroy or deface any public walk, retaining wall, curb, or pavement, or to make openings or excavations in a public area for the purpose of connecting to any public or private stormwater system.

13.06.054 Prohibited discharges.

A. [~~NONSTORM WATER~~] **Non-stormwater** runoff discharges to the [~~STORM WATER DRAINAGE~~] **stormwater** system, surface water bodies, or groundwater are prohibited, unless such discharges are authorized in accordance with

Chapter 173-216 WAC (State Waste Discharge Permit Program) or Chapter 173-220 WAC (National Pollutant Discharge Elimination System Permit Program).

B. No person shall throw, drain, or otherwise discharge, cause or allow others under its control to throw, drain, or otherwise discharge pollutants into a [~~STORM WATER DRAINAGE~~] **stormwater** system, surface water bodies or groundwater. If a pollutant discharge is identified it shall cease immediately and be reported to the [~~STORM WATER~~] **stormwater** utility immediately. Failure to report any discharge within 24 hours is a violation of this chapter.

Examples of prohibited pollutants include, but are not limited to:

1. Trash or debris, including leachate from dumpsters and trash compactors.

2. Construction materials, including soil.

3. Petroleum products including but not limited to oil, gasoline, grease, fuel oil, heating oil, electrical transformer fluid.

4. Antifreeze and other automotive products.

5. Metals in particulate or dissolved form.

6. Flammable or explosive materials.

7. Radioactive materials.

8. Batteries.

9. Acids, alkalis, or bases.

10. Paints, stains, resins, lacquers, or varnishes.

11. Degreasers and/or solvents.

12. Drain cleaners.

13. Pesticides, herbicides, or fertilizers.

14. Steam cleaning wastes.

15. Soaps, detergents, ammonia.

16. Swimming pool or spa filter **water not properly dechlorinated or** backwash.

17. Chlorine, bromine, and other disinfectants.

18. Heated water.

19. Domestic animal waste.

20. [~~SEWAGE~~] **Wastewater**.

21. Recreational vehicle waste.

22. Animal carcasses.

23. Food waste, including used cooking oil.

24. Bark, lawn clippings, leaves, and branches.

25. Silt, turbid runoff, concrete, concrete wash water, cement, or gravel.

26. Dyes, excluding municipal operations dye testing.

27. Chemicals **and substances** not normally found in uncontaminated water.

28. Saltwater pool and saltwater spa water.

[~~28.~~] **29.** Any other process-associated discharge except as otherwise allowed in this chapter, including car washing effluent.

C. Hazardous materials, as defined in this chapter, shall not be allowed to enter any [~~STORM WATER DRAINAGE~~] **stormwater** system, infiltrate into the ground, or enter any surface water body within the [~~CONTIGUOUS~~] city limits **or city-owned property**. All such substances shall be stored, handled and disposed in a manner that will prevent them from entering the [~~STORM WATER DRAINAGE~~] **stormwater** system, groundwater, or surface water bodies. Storage, handling and disposal shall be conducted in accordance with Chapters 173-304 and 173-303 WAC. Appropriate quantities of spill equipment shall be kept on site, and spill response training documented, for any site within the City that uses, stores, or otherwise handles hazardous materials on a commercial basis.

13.06.058 Conditional discharges.

A. The following types of discharges shall not be considered illicit discharges for the purpose of this

chapter if they meet the stated conditions, or unless the **Public Works** Director [~~AND/OR HIS OR HER DESIGNEE~~] determines that the type of discharge, whether singly or in combination with others, is causing or is likely to cause pollution of surface water or groundwater:

1. Potable water, including water from water line flushing, hyperchlorinated water line flushing, fire hydrant system flushing, and pipeline hydrostatic test water. Planned discharges shall be de-chlorinated to a concentration of 0.1 mg/L (ppm) or less, pH adjusted, if necessary and in volumes and velocities controlled to prevent re-suspension of sediments in the [~~STORM WATER~~] **stormwater** system. Lawn watering and other irrigation runoff are permitted but shall be minimized.

2. *De-chlorinated Swimming Pool, Spa and Hot Tub Discharges.* These discharges are allowed only if no other option, such as discharging to a sanitary sewer, is available. These discharges shall be de-chlorinated **and debrominated** to a total residual [~~CHLORINE~~] concentration of 0.1 mg/L (ppm) or less, **free from sodium chloride,** pH adjusted, and [~~REOXYGENIZED~~] **reoxygenated** if necessary and in volumes and velocities controlled to prevent re-suspension of sediments in the [~~STORM WATER~~]

stormwater system. Discharges shall be thermally controlled to prevent an increase in temperature of the receiving water. [~~SWIMMING POOL CLEANING WASTEWATER AND FILTER BACKWASH SHALL NOT BE DISCHARGED TO THE STORM WATER SYSTEM.~~]

3. Street and sidewalk wash [~~WATER,~~] **water and** water used to control dust[~~, AND ROUTINE EXTERNAL BUILDING WASH DOWN THAT DOES NOT USE DETERGENTS OR CHEMICALS OF ANY KIND~~]. Wash water is required to be kept at a minimum. **Wash water containing any materials identified 13.06.0540 Prohibited Discharges shall not be allowed to enter the stormwater system.** [~~PRESSURE WASHING THAT RESULTS IN PAINT OR OTHER BUILDING MATERIALS IN WASH WATER IS PROHIBITED FROM ENTERING THE STORM WATER DRAINAGE SYSTEM. STREET FLUSHING AT CONSTRUCTION SITES IS PROHIBITED IN REDMOND.~~]

4. Routine external building washdown for structures built or renovated before 1950 and after 1980. Wash water is required to be kept to a minimum. Commercial, industrial, and multi-story residential structures constructed or renovated between 1950 and 1980 shall be assessed for PCB-containing building materials using Department of Ecology Publication No. 22-04-024 (or as

updated) prior to building washdown and discharge to the storm system or surface waters or groundwater. Structures confirmed or suspected to have PCB-containing materials shall not discharge wash water to the stormwater system or surface waters or groundwater.

[~~4.~~] **5.** *Fire Sprinkler System Flushing.* These discharges are allowed only if no other option, such as discharging to a sanitary sewer, is available. Sprinkler system flushing water with any chemicals added is prohibited in the [~~STORM WATER DRAINAGE~~] **stormwater** drainage system. Sprinkler system flushing water discharges shall be de-chlorinated to a concentration of 0.1 mg/L (ppm) or less, pH adjusted, if necessary and discharged **at a rate not to exceed 500 gallons per minute (gpm), or less, as needed** [~~IN VOLUMES AND VELOCITIES CONTROLLED~~] to prevent re-suspension of sediments in the [~~STORM WATER~~] **stormwater** system.

[~~5.~~] **6.** [~~NON-STORM WATER~~] **Non-stormwater** discharges [~~COVERED~~] **authorized** by an individual or general NPDES permit **or State Waste Discharge permit**; provided, that the discharge is in full compliance with all

requirements of the permit, waiver, or order and other applicable laws and regulations.

[~~6.~~] **7.** *Other* [~~NON-STORM WATER~~] **Non-stormwater** *Discharges.* The discharges shall be in compliance with requirements of a [~~STORM WATER~~] **stormwater** pollution prevention plan (SWPPP) reviewed and approved by the City of Redmond, which addresses control of such discharges by applying all known and reasonable technologies (AKART) to prevent contaminants from entering surface water and groundwater.

13.06.060.

***

13.06.062 Allowable discharges.

A. The following types of discharges shall not be considered illicit discharges for the purposes of this chapter unless the **Public Works Director** [~~DIRECTOR AND/OR HIS OR HER DESIGNEE~~] determines that the type of discharge, whether singly or in combination with others, is causing or is likely to cause pollution of surface water or groundwater:

1. Diverted stream flows.

2. Rising groundwater.

3. Uncontaminated groundwater infiltration as defined in 40 CFR 35.2005(20).

4. Uncontaminated pumped groundwater.

5. Foundation drains.

6. Air conditioning condensation.

7. Irrigation water from agricultural sources that is commingled with urban [~~STORM WATER~~] **stormwater**.

8. Springs.

9. [~~WATER~~] **Clear uncontaminated water** from crawl space pumps.

10. Footing drains.

11. Flows from riparian habitats and wetlands.

12. [~~DISCHARGES~~] **Non-stormwater discharges** from emergency firefighting activities.

13.06.064 Prohibition of illicit connections.

A. The construction, use, maintenance, or continued existence of illicit connections to the [~~STORM WATER DRAINAGE~~] **stormwater** drainage system is prohibited. This prohibition expressly includes, without limitation, illicit connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection. Illicit connections shall be corrected

immediately upon discovery. Once an illicit connection is identified, the person responsible for the connection shall immediately cease to discharge waste through the connection.

B. A person is considered to be in violation of this chapter if the person connects a line, inclusive of temporary connections, conveying [~~WASTE WATER~~] **wastewater** to the [~~STORM WATER DRAINAGE~~] **stormwater** system, or allows such connection to continue with knowledge of such connection.

13.06.066 Requirement of source control best management practices.

A. Any person causing or allowing discharge to a [~~STORM WATER DRAINAGE~~] **stormwater** system, surface waters or groundwater shall limit pollutants in the discharge by implementing source control best management practices (BMPs). "Applicable" source control BMPs in Volume IV of the current [~~STORM WATER~~] **Stormwater** Management Manual for Western Washington shall be used to reduce or eliminate the release of pollution citywide.

B. "Recommended" source control BMPs in Volume IV of the current [~~STORM WATER~~] **Stormwater** Management Manual for Western Washington shall be used to reduce or eliminate

the release of pollution citywide if "applicable" source control BMPs do not prevent pollution. "Recommended" source control BMPs are identified by land use and specific business types. The City may require additional "recommended" source control BMPs and/or treatment BMPs or facilities if such BMPs or facilities are deemed necessary by the **Public Works** Director [~~AND/OR HIS OR HER DESIGNEE~~] to eliminate an ongoing release of pollution.

13.06.068 Maintenance requirements.

A. All [~~STORM WATER DRAINAGE~~] **stormwater** systems in the City of Redmond shall be maintained according to this chapter and the **stormwater system's Operation and Maintenance Manual, as defined by** [~~MINIMUM MAINTENANCE STANDARDS DETAILED IN~~] the City of Redmond [~~STORM WATER~~] S**tormwater** Technical Notebook or another maintenance standard approved by the City.

B. *Repealed by Ord. 2859.*

C. All [~~STORM WATER DRAINAGE~~] **private stormwater** systems **installed after 2020 that provide either water quality or flow control and all public stormwater systems** shall be inspected by the City on a periodic basis, as described in RMC 13.06.130 (Inspection **and Maintenance**

Schedule). If, during an inspection, a facility is found not to be in compliance with the minimum maintenance standards, inspection may be scheduled more frequently in order to assure the [~~STORM WATER DRAINAGE~~] **stormwater** system functions as designed.

D. Where abatement and/or repair is found necessary to correct health or safety problems, to control pollutants from entering the [~~STORM WATER DRAINAGE~~] **stormwater** system, **to correct and/or repair any private stormwater systems** to prevent surface water or groundwater quality degradation, or to remove pollutants that have entered the [~~STORM WATER DRAINAGE~~] **stormwater** system, such work shall be completed immediately by the owner or operator of the [~~STORM WATER DRAINAGE~~] **stormwater** system.

E. Where maintenance and/or repair is found necessary during inspection, and the maintenance is not of emergency nature as detailed in subsection D of this section, maintenance shall be performed in accordance with the maintenance schedule established by the NPDES Western Washington Phase II Municipal [~~STORM WATER~~] **Stormwater** Permit.

13.06.070 Disposal of waste from maintenance activities.

A. Disposal of waste from maintenance activities shall be conducted in accordance with the current National Pollution Discharge Elimination System (NPDES) Western Washington Phase II Municipal [~~STORM WATER~~] **Stormwater** Permit.

B. *Repealed by Ord. 2859.*

C. [~~DISPOSAL OF SOLIDS~~] **Solids** collected or generated from maintenance activities required by the City of Redmond shall be **disposed in compliance with WAC 173-303, at a qualified solid waste disposal facility. Receipt of disposal documentation shall be** [~~DOCUMENTED AND~~] provided to the [~~STORM WATER~~] **Stormwater** Utility after maintenance occurs.

D. [~~WATER~~] **Maintenance process water** collected and used in catch basin, runoff treatment facility and pipe maintenance activities shall be **disposed at a qualified decant facility. Receipt of disposal documentation shall be provided to the Stormwater Utility after disposal occurs.** [~~DISPOSED OF PROPERLY. IN ORDER OF PREFERENCE, THE FOLLOWING DISPOSAL METHODS SHALL BE USED:~~

~~1. DISCHARGE LIQUID TO A WASTEWATER SEWER IN A LOCATION PERMITTED BY THE CITY OF REDMOND OR PERMITTED BY ANOTHER~~

~~LOCAL GOVERNMENT WITH WASTEWATER SEWER JURISDICTION OUTSIDE THE CITY.~~

~~2. DISCHARGE OF CATCH BASIN AND PIPE MAINTENANCE LIQUIDS MAY BE ALLOWED INTO A BASIC OR ENHANCED RUNOFF TREATMENT FACILITY WITH APPROVAL FROM THE CITY OF REDMOND.~~]

D. [~~3. CLEAR LIQUID~~] **Uncontaminated stormwater** removed from [~~STORM WATER~~] **stormwater** ponds, vaults or [~~OVERSIZED~~] catch basins **prior to sediment removal or repair** can be returned to the [~~STORM WATER~~] **stormwater** system with approval [~~FROM~~] **of** the City. [~~LIQUID~~] **Uncontaminated stormwater** allowed to be [~~DISPOSED~~] **discharge** back into the [~~STORM WATER~~] **stormwater** system shall not exceed a turbidity of [~~50~~] **25** NTU.

13.06.080 Compliance required.

Property owners are responsible for the maintenance, operation and repair of [~~STORM WATER DRAINAGE~~] **stormwater** systems and source control BMPs within their property. Property owners shall maintain, operate and repair [~~STORM WATER DRAINAGE~~] **stormwater** systems and source controls in compliance with the requirements of this chapter and the City of Redmond [~~STORM WATER~~] **Stormwater** Technical Notebook.

13.06.090 Inspection requirements.

The **Public Works** Director [~~AND/OR HIS OR HER DESIGNEE~~] is authorized to develop inspection procedures and maintenance requirements for all [~~STORM WATER DRAINAGE~~] **stormwater** systems in the City of Redmond [~~WHICH~~] **that** do not have [~~A~~] **an operation and** maintenance manual developed by the [~~STORM WATER DRAINAGE~~] **stormwater** system design engineer.

13.06.100 Inspection and abatement authority.

Whenever implementing the provisions of this chapter or whenever there is cause to believe that a violation of this chapter has been or is being committed, the **Public Works** director [~~AND/OR HIS OR HER DESIGNEE~~] is authorized to **enter,** inspect**, and abate** during regular working hours and at other reasonable times all [~~STORM WATER DRAINAGE~~] **stormwater** systems within Redmond to determine **and assure** compliance with the provisions of this chapter.

13.06.110 Inspection procedures – Private stormwater facilities.

A. Prior to making any inspections on private property, the **Public Works** Director [~~AND/OR HIS OR HER DESIGNEE~~] shall present identification credentials, state the reason for the inspection and request entry.

B. If the property or any building or structure on the property is unoccupied, the **Public Works** Director [~~AND/OR HIS OR HER DESIGNEE~~] shall first make a reasonable effort to locate the owner or other person(s) having charge or control of the property or portions of the property and request entry.

C. If after reasonable effort the **Public Works** Director [~~AND/OR HIS OR HER DESIGNEE~~] is unable to locate the owner or other person(s) having charge or control of the property, and has reason to believe the condition of the [~~STORM WATER DRAINAGE~~] **stormwater** system creates an imminent hazard to persons**, environment,** or property, the **Public Works** Director [~~AND/OR HIS OR HER DESIGNEE~~] may enter.

D. Unless entry is consented to by the owner or person(s) in control of the property or portion of the property or unless **emergency** conditions are reasonably believed to exist which create imminent hazard, the **Public Works** Director [~~AND/OR HIS OR HER DESIGNEE~~] shall obtain [~~A SEARCH~~] **an administrative** warrant, prior to entry, as authorized by the laws of the State of Washington **and RMC 1.14.190, directing the Public Works Director as defined in this code, or a person authorized by the**

Public Works Director, to execute it. An emergency condition shall be considered those that include impacts to public health, welfare, and safety which would become worse if not addressed immediately.

E. The **Public Works** Director [~~AND/OR HIS OR HER DESIGNEE~~] may inspect the [~~STORM WATER~~] **stormwater** system without obtaining [~~A SEARCH~~] **an administrative** warrant provided for in subsection D of this section, provided the inspection can be conducted while remaining on public property or other property on which permission to enter is obtained.

F. The City of Redmond shall investigate illicit discharges in an effort to identify the source. If such discharges are tracked to a specific connection to the public [~~STORM WATER DRAINAGE~~] **stormwater** system, or directly to surface water or groundwater, inspection and investigation of that site will be initiated in compliance with the inspection procedures defined in this section. If the discharge is an imminent threat to public safety or the environment, emergency action shall be taken in accordance with this section.

G. The Washington State Department of Ecology and "its duly appointed agent" shall have the right to enter at

all reasonable times in or upon any property, public or private, for the purpose of inspecting and investigating conditions relating to the pollution of or the possible pollution of any of the waters of this state pursuant to RCW 90.48.090.

13.06.115 Stormwater system access procedures – Public stormwater facilities.

The Public Works Director, City Engineer or other city officials or employees, bearing proper credentials and identification, shall be permitted to enter upon any and all premises at all reasonable times for the purpose of inspection, observation, maintenance, measurement, sampling and testing of public stormwater systems in accordance with the provisions of this chapter. It is unlawful for any person to prevent or attempt to prevent any such entrance or obstruct or interfere with any such officer or employee while so engaged.

13.06.120 Adjustment of utility fees.

In the event any person, whose property has previously been provided utility fee credits for on-site water quantity/quality control, refuses to allow the **Public Works** Director [~~AND/OR HIS OR HER DESIGNEES~~] to inspect said facility or commits a violation of this code, the

Public Works Director [~~AND/OR HIS OR HER DESIGNEE~~] shall cancel the water quality/quantity credits for the said property and adjust the billing rate for the said property accordingly. Whenever the **Public Works** Director [~~AND/OR HIS OR HER DESIGNEE~~] shall make such an adjustment, a notice of adjustment shall be mailed to the owner of said property by certified mail or in person. The notice shall be deemed received when signed for by the owner or, if the owner fails or refuses to sign for the notice within the time provided by the postal service, within three days of mailing or delivery in person. The owner may request the **Public Works** Director [~~AND/OR HIS OR HER DESIGNEE~~] to reconsider the notice and order by filing a request for such reconsideration within 10 days of receipt of the notice. The **Public Works** Director's [~~AND/OR HIS OR HER DESIGNEE'S~~] decision on any such reconsideration shall be final.

13.06.130 Inspection and maintenance schedule.

The **Public Works** Director [~~AND/OR HIS OR HER DESIGNEE~~] shall establish inspection and maintenance scheduling and standards for all publicly and privately owned [~~STORM WATER~~] **stormwater** facilities. At a minimum, the

base frequency for inspection and maintenance shall be in accordance with the National Pollution Discharge Elimination System (NPDES) Western Washington Phase II Municipal [~~STORM WATER~~] **Stormwater** Permit currently in effect. Adjustment to the maintenance and inspection frequency may be authorized when found appropriate by the **Public Works** Director [~~AND/OR HIS OR HER DESIGNEE~~].

13.06.140 Inspection and maintenance records.

Private [~~STORM WATER DRAINAGE~~] **stormwater** system owners shall keep a maintenance log and **operation and** maintenance manual on-site or within reasonable access to the site. [~~MAINTENANCE MANUALS~~] **Operation and maintenance manuals**, as defined by the City of Redmond [~~STORM WATER~~] **Stormwater** Technical Notebook, shall be transferred with ownership of the property, clearly indicating the party responsible for maintenance, and include a log of maintenance activities. Maintenance logs, and any record drawing or drainage system plan, shall be provided to the [~~DIRECTOR~~] **Public Works Director** [~~AND/OR HIS OR HER DESIGNEE~~] upon request.

13.06.150 Enforcement authority.

The **Public Works** Director [~~AND/OR HIS OR HER DESIGNEE~~] shall administer and enforce this chapter and shall have

the authority to adopt and implement administrative procedures for such enforcement.

13.06.160.

***

13.06.170 Orders.

The **Public Works** Director [~~AND/OR HIS OR HER DESIGNEE~~] shall have the authority to issue to an owner or person(s) representing an owner an order to maintain or repair a component of a [~~STORM WATER DRAINAGE~~] **stormwater** system, operational source control BMP, or structural source control BMP, to bring the [~~STORM WATER DRAINAGE~~] **stormwater** system in compliance with this chapter. The order shall include all requirements detailed in RMC 1.14.100.

13.06.171 Engineer's rules.

The City Engineer may make rules and regulations and amend the same from time to time, not inconsistent with the provisions of this ordinance, as deemed necessary and convenient to carry out the provisions of this chapter.

13.06.172 Violator liable for expenses.

Whoever violates any of the provisions of this chapter shall, in addition to any penalties provided for such

violation, be liable for any expense, loss or damage occasioned thereby to the City.

13.06.180 Penalty for violations.

A. *Persons Subject to Penalty.* Any person who violates or fails to comply with the requirements of this chapter or who fails to conform with the terms of an approval or order issued by [~~THE MAYOR,~~] the **Public Works** Director[~~, AND/OR HIS OR HER DESIGNEE,~~] shall be subject to a civil penalty as provided in RMC Chapter 1.14. Each day of continued violation shall constitute a separate violation for purposes of this penalty.

B. *Aiding or Abetting.* Any person who, through an act of commission or omission, aids or abets in the violation shall be considered to have committed a violation for the purposes of civil penalty.

C. *Procedure for Imposing Penalty.* **The Public Works Director may, at their discretion, impose a penalty.** The procedure for notice of violation and imposition of penalties under this chapter shall be the same as for other code violations as described in RMC Chapter 1.14[~~; PROVIDED, THAT SUCH PROCEDURES MAY BE INITIATED BY EITHER THE DIRECTOR AND/OR HIS OR HER DESIGNEE~~].

[~~D. *COMMUNITY SERVICE ALTERNATIVE.* THE DIRECTOR AND/OR HIS OR HER DESIGNEE MAY, AT HIS/HER DISCRETION, PROVIDE THE OPTION FOR PAYMENT OF ALL OR PART OF ANY PENALTIES INCURRED BY ANY PERSON(S) TO BE MADE IN THE FORM OF COMMUNITY SERVICE THAT WILL BE OF BENEFIT TO THE ENVIRONMENT AND THE CITY. IF A PERSON DECIDES TO AVAIL THEMSELVES OF THIS OPTION WHEN OFFERED BY THE DIRECTOR AND/OR HIS OR HER DESIGNEE, THE DIRECTOR AND/OR HIS OR HER DESIGNEE AND THE PERSON SHALL ENTER INTO A FORMAL, WRITTEN AGREEMENT PROVIDING FOR THE COMMUNITY SERVICE. THIS AGREEMENT SHALL INCLUDE IN DETAIL THE DESCRIPTION OF THE SERVICE(S) TO BE RENDERED BY THE PERSON(S) IN PENALTY FOR NONCOMPLIANCE OF THIS CHAPTER. THE DESCRIPTION SHALL INCLUDE THE HOURS OF SERVICE NEEDED TO OFFSET THE ABOVE-MENTIONED PENALTIES BASED ON A MUTUALLY AGREED UPON HOURLY RATE FOR SERVICE.~~]

D. [~~E.~~] *Re-Inspection Fees.* In addition to the penalties to be imposed by the Code Compliance Hearing Examiner, the **Public Works** Director [~~AND/OR HIS OR HER DESIGNEE~~] may impose a re-inspection fee for any account or storm drainage facility found not to be within compliance of this chapter. This inspection fee shall be independent of any current or future penalties that may be incurred

by the property owner for noncompliance of this chapter. Re-inspection fees shall be applied if re-inspection occurs beyond the normal routine of inspection and verification of maintenance or correction of [~~NON-STORM WATER~~] **non-stormwater** discharges to the [~~STORM WATER DRAINAGE~~] **stormwater** system, surface water bodies, or groundwater.

E. [~~F.~~] *Business License Revocation.* In addition to any other penalty imposed, the **Public Works** Director [~~AND/OR HIS OR HER DESIGNEE~~] may seek revocation of any business license held by the person violating this chapter. The **Public Works** Director [~~AND/OR HIS OR HER DESIGNEE~~] may request that the City Clerk revoke a person's business license for any of the following reasons: (1) noncompliance with this chapter; (2) not allowing for inspection of their [~~STORM WATER~~] **stormwater** facility; and (3) nonpayment of any fines or inspection fees incurred by the owner of the utility account. The procedures for revocation shall be those described in RMC Chapter 5.04.

F. [~~G.~~] *Require Source Control Best Management Practices (BMPs) or Treatment BMPs.* The [~~CITY OF REDMOND~~] **city** may require implementation of additional source control or

treatment BMPs/facilities to reduce or eliminate pollutants and [~~NON-STORM WATER~~] **non-stormwater** discharges.

G. [~~H.~~] *Reimbursement for Abatement.* If the [~~CITY OF REDMOND UTILIZES STORM WATER~~] **city uses Stormwater** Utility funds, equipment, or staff to correct a [~~NON-STORM WATER~~] **non-stormwater** discharge, abate pollution from the [~~STORM WATER DRAINAGE~~] **stormwater** system, or remove/disconnect an illicit connection, **or correct/repair any private stormwater system** the [~~STORM WATER~~] **Stormwater** Utility will charge the responsible person for those expenses, and overhead costs, incurred. **These costs shall be charged to the property owner and shall become immediately payable to the Finance Director upon written notice of the total amount due to the property owner or posted upon the premises.**

13.06.190.

***

13.06.200.

***

13.06.210.

***

13.06.220 Interpretation.

The **Public Works** Director [~~AND/OR HIS OR HER DESIGNEE~~] shall be responsible for interpreting the provisions of this chapter. The provisions of this chapter shall be held to be minimum requirements in their interpretation and application.

13.06.230 Conflicts.

When any provision of any other chapter of the Redmond Municipal Code or the Redmond Zoning Code conflicts with this chapter, that which provides greater public health and environmental protection, as determined by the **Public Works** Director [~~AND/OR HIS OR HER DESIGNEE~~], shall apply unless specifically provided otherwise in this chapter.

13.06.240 State statutes and regulations adopted by reference.

Requirements, approvals and permits pursuant to, and granted under, this subtitle are not waivers of the requirements of any other laws, nor do they indicate compliance with any other laws. Compliance is still required with all applicable federal, state and local laws and regulations, including rules promulgated under authority of this subtitle. The following state statutes and administrative regulations are hereby adopted by

this reference**, including any future amendments, additions thereto and repeals thereof, are adopted by reference and incorporated herein by this reference** as if set forth in full, to the extent necessary to interpret and implement this chapter:

A.	**RCWs**	**Title**
	43.20	[~~DRINKING WATER~~] **State Board of Health**
	70.95	[~~DANGEROUS AND SOLID WASTE~~] **Solid Waste Management – Reduction and Recycling**
	70.105	[DANGEROUS WASTE, MTCA, SEDIMENT STANDARDS] **Hazardous Waste Management**
	77.55	**Construction Projects in State Waters**
	90.48	[~~GROUND WATER, SURFACE WATER, SEDIMENT~~] **Water Pollution Control**
	90.54	[~~GROUND WATER~~] **Water Resources Act of 1971**

	90.70	[~~SEDIMENT~~] **Puget Sound Water Quality Authority**
B.	**WACs**	**Title**
	173-200	Water Quality Standards for Ground Waters of the State of Washington
	[~~173-201~~] **173-201A**	Water Quality Standards for Surface Waters of the State of Washington
	173-216	State Waste Discharge Permit Program
	173-220	National Pollutant Discharge Elimination System Permit Program
	173-204	Sediment Management Standards
	173-303	Dangerous Waste Regulations
	173-304	Minimum Functional Standards for Solid Waste Handling

173-340	The Model Toxics Control Act Cleanup Regulation
220-660	**Hydraulic Code Rules**
246-290	**Group A** Public Water Supplies

Section 8. Amendment of Chapter. RMC 13.07, Wellhead Protection, is hereby amended to read as follows:

13.07.010.

***

13.07.020 Authority.

[~~THIS CHAPTER IS ESTABLISHED UNDER AUTHORITY OF THE OPTIONAL MUNICIPAL CODE (CHAPTER 35A.70 RCW), GROWTH MANAGEMENT ACT (CHAPTER 36.70A RCW), PUBLIC WATER SYSTEMS – PENALTIES AND COMPLIANCE (CHAPTER 70.119A RCW), AND PUBLIC WATER SUPPLIES (CHAPTER 246-290 WAC).~~] **This chapter is established under authority of the Revised Code of Washington (RCW) Health and Safety (Chapter 35A.70 RCW), Growth Management—Planning by Selected Counties and Cities (Chapter 36.70A RCW), Public Water Systems – Penalties and Compliance (Chapter 70A.125 RCW), and Group A Public Water Supplies (Chapter 246-290 WAC).**

13.07.030 Definitions.

For the purpose of this chapter, the following definitions shall apply. [~~ADDITIONAL DEFINITIONS RELATED TO WELLHEAD PROTECTION ARE LOCATED IN REDMOND ZONING CODE CHAPTER 21.78, DEFINITIONS.~~]

"Business license" means that document issued by the City under authority of Chapter 5.04 of the Redmond Municipal Code licensing the transaction of the indicated business by the person whose name appears thereon for the stated year.

"Critical Aquifer Recharge Area" means areas with a critical recharging effect on aquifers used for potable water.

"Director" means the [~~DIRECTOR OF THE PUBLIC WORKS DEPARTMENT OR HIS/HER DESIGNEE~~] **Public Works Director or their representatives pursuant to RMC 2.64.030.**

"Deleterious Substance" means a substance that in contact with groundwater would degrade, alter or form part of a process of degradation or alteration of the groundwater quality so that it becomes or is likely to become harmful for human consumption.

"Hazardous Materials" means any material, including any substance, waste, or combination thereof, which because

of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

"Hazardous Materials Inventory Statement" means a form provided by the City of Redmond and completed by a facility owner or operator that discloses the types, quantities, and locations of hazardous materials and other deleterious substances that are or will be stored, handled, treated, used, produced, recycled, or disposed of at the facility. The Hazardous Materials Inventory Statement shall be prepared pursuant to requirements of the Redmond Fire Code, Chapter 15.06 RMC.

"Hazardous Materials Management Plan" means a form provided by the City of Redmond and completed by a facility owner or operator that includes the facility description; the Hazardous Materials Inventory Statement; descriptions of separation, secondary containment, and monitoring for aboveground and underground storage areas and waste disposal; record keeping; an emergency response plan; and an emergency

response training plan. The Hazardous Materials Management Plan shall be prepared pursuant to requirements of the Redmond Fire Code, Chapter 15.06 RMC.

"Hazardous Materials Questionnaire" is a portion of the business license application completed by a facility owner or operator that discloses the types and estimated amounts of hazardous materials used by the facility, and the operational activities of the facility.

"Monitoring well" means a well designed to obtain a representative groundwater sample or designed to measure the water level elevations in either clean or contaminated water or soil.

"Operator" means any person or persons in control of, or having responsibility for, the operation of a facility.

"Owner" means, for purposes of this chapter, a person or persons with a vested ownership interest in a facility, including a leasehold interest, but does not include persons holding only contingent interests or security interests in all or a portion of the facility.

"Person" means an individual, firm, association, joint venture, partnership, municipality, government agency, political subdivision, industry, public or private

corporation, owner, lessee, tenant, or any other entity whatsoever.

"RZC" means the Redmond Zoning Code.

"Redmond Fire Code" means the fire code adopted by the City of Redmond.

"Retail facility" means a building, structure, or portion thereof, used for the display and sale of merchandise, and involving stocks of goods, wares, or merchandise incidental to such purposes and accessible to the public. Retail facilities include, but are not limited to, the following: department stores, drug stores, markets, paint stores without bulk handling, shopping centers, and wholesale and retail stores.

"Significant Groundwater Hazard" means a condition in which there is a reasonable probability of release of a hazardous material or deleterious substance, that, if reached, groundwater would degrade, alter or form part of a process of degradation or alteration of the groundwater quality so that it becomes or is likely to become harmful for consumption.

13.07.040 Scope and applicability.

A. The provisions of this chapter shall apply to all facilities, activities, and residences in the City of

Redmond that store, handle, treat, use, produce, recycle, or dispose of hazardous materials or deleterious substances.

B. Boundaries for Critical Aquifer Recharge Areas are delineated in the map "City of Redmond Critical Aquifer Recharge Areas" adopted as part of Redmond Zoning Code Section [~~21.64.010(E)(1)(F)~~] **21.64.010**. Critical Aquifer Recharge Areas are classified into two areas: Critical Aquifer Recharge Areas I and II [~~AS~~] **are** defined [~~IN RZC 21.64.050 AND~~] as follows.

1. Critical Aquifer Recharge Area I is the land area overlying the aquifer in which it will take a maximum of five years for the groundwater to reach any public water source well owned by the City.

2. Critical Aquifer Recharge Area II is the land area overlying the aquifer [~~WITH A CRITICAL RECHARGING EFFECT ON THE AQUIFER~~] in which it will take more than five years **but less than ten years** for groundwater to reach any public water source well owned by the City **or lands that have a critical recharging effect on the aquifer**.

3. *Repealed by Ord. 2957.*

4. *Repealed by Ord. 2957.*

The applicability of various requirements in this chapter shall depend upon the critical aquifer recharge area in which the facility or activity is located.

13.07.050 Operational requirements.

A. Any facility, activity, or residence in the City in which hazardous materials or other deleterious substances are present [~~SHALL~~] **must** be operated in a manner that ensures safe storage, handling, treatment, use, production, and recycling or disposal of such materials and substances and prevents their unauthorized release to the environment.

B. In no case shall hazardous materials or other deleterious substances be stored, handled, treated, used, produced, recycled, or disposed of in a way that would pose a groundwater hazard within the City of Redmond.

13.07.055 Hazardous Materials Questionnaire required.

A. As part of applying for a business license in the City of Redmond, businesses [~~SHALL~~] **must** fill out a hazardous materials questionnaire. The hazardous materials questionnaire is incorporated into the business license application.

13.07.060.

***

13.07.065.

***

13.07.070.

***

13.07.075 Hazardous Materials Management Plan required.

A. The International Fire Code as adopted by Section 15.06.011 establishes when Hazardous Materials Management Plans are required citywide. In addition to the Fire Code Official, the Public Works Director has the authority to require a Hazardous Materials Management Plan from the owner or operator of a facility or activity that poses a threat to groundwater quality within the Critical Aquifer Recharge Areas.

B. *Availability of the Hazardous Materials Management Plan.* The facility owner or operator shall make certain that a copy of the Hazardous Materials Management Plan is available **and current** at the facility and is conspicuously located such that a copy or copies of the plan are immediately available to all employees involved with transferring, storing, handling, treating, using, producing, and recycling or disposing of hazardous materials or other deleterious substances.

C. *Training Requirements.* The facility owner or operator [~~SHALL~~] **must** ensure that all employees involved with transferring, storing, handling, treating, using, producing, and recycling or disposing of hazardous materials or other deleterious substances are familiar with the Hazardous Materials Management Plan through regular training.

13.07.080.

***

13.07.085.

***

13.07.090.

***

13.07.100 Performance standards.

A. *General Standards.* Any facility or activity within the Critical Aquifer Recharge Areas in which hazardous materials or other deleterious substances are present shall comply with the following general standards:

1. *Secondary Containment.*

a. The owner or operator of any facility or activity shall provide secondary containment for hazardous materials or other deleterious substances in aggregate quantities equal to or greater than 20 gallons liquid or

200 pounds solid or in quantities specified in RMC Chapter 15.06, whichever is smaller.

b. All seams and cracks on Portland cement concrete pad containment or fueling/maintenance areas must be sealed with chemical resistant sealers. Inspect and repair the Portland cement concrete pad annually to ensure the functional integrity of the pad is maintained to prevent fuel and/or chemicals from reaching the ground.

c. Facilities or activities located in Critical Aquifer Recharge Area II are exempt from secondary containment requirements in subsection A.1.a of this section for indoor storage of hazardous materials and deleterious substances. Requirements in RMC Chapter 15.06 still apply.

2. Property owners [~~SHALL~~] **must** properly decommission all wells that are **no longer in use. Decommissioning will be done in accordance with the** [~~ABANDONED. THIS MAY INCLUDE PLUGGING THE ABANDONED WELL WITH AN APPROVED INERT AND IMPERVIOUS SUBSTANCE SO THAT GROUNDWATER CONTAMINATION IS NOT POSSIBLE IN THE FUTURE.~~] State Department of Ecology regulations **that** describe the requirements for decommissioning in WAC 173-160-381[~~, WHICH IS ALREADY REQUIRED BY LAW~~].

3. *Loading and Unloading Areas.* Secondary containment or equivalent best management practices, as approved by the City, shall be required at loading and unloading areas that store, handle, treat, use, produce, recycle, or dispose of hazardous materials or other deleterious substances in aggregate quantities equal to or greater than 20 gallons liquid or 200 pounds solid.

4. All businesses that use, store, transport or dispose of hazardous materials shall be required to have a spill kit on site with spill control materials in quantities needed to counter measure a spill.

B. *Specific Performance Standards.* In addition to the general standards the following specific performance standards apply to the following listed facilities within Critical Aquifer Recharge Areas I and II:

1. *Sewer Pipelines.* Should the **Public Works** Director have reason to believe a sewer pipeline is degrading groundwater quality, the **Public Works** Director may require that leak testing be conducted. Should leakage be detected, the **Public Works** Director shall require correction.

2. [~~*STORM WATER*~~] ***Stormwater*** *Infiltration Systems.* Owners or operators of [~~STORM WATER~~] **stormwater** infiltration

systems must address specific risks posed by hazardous material storage or processing. These risks may be mitigated by physical means and/or equivalent best management practices in accordance with an approved, site-specific Hazardous Materials Management Plan, [~~STORM WATER~~] **Stormwater** Pollution Prevention Plan, or equivalent plan accepted by the Director.

a. All [~~STORM WATER~~] **stormwater** infiltration systems [~~SHALL~~] **must** be registered with the **Public Works** Director using the registration form developed by the Director. Certain [~~STORM WATER~~] **stormwater** infiltration systems are regulated by the state as Underground Injection Control (UIC) wells under Chapter 173-218 WAC. The owner or operator of a [~~STORM WATER~~] **stormwater** infiltration system can meet the City's registration requirement by registering their system with Washington Department of Ecology and providing a copy of the Ecology registration to the **Public Works** Director.

b. *Repealed by Ord. 2422.*

c. *Repealed by Ord. 2422.*

d. An assessment of the potential risks to groundwater from any registered [~~STORM WATER~~] **stormwater** infiltration system [~~SHALL~~] **must** be completed by the

owner or operator and submitted to the Director by February 3, 2011. Assessment criteria have been developed by the Director in consultation with affected facility owners or operators. The assessment [~~SHALL~~] **must** be completed for each [~~STORM WATER~~] **stormwater** infiltration system.

e. If through the assessment process, a [~~STORM WATER~~] **stormwater** infiltration system is determined to pose a potential significant groundwater hazard based on the assessment score, the **Public Works** Director shall issue an Authorized Work Letter detailing the work required to mitigate risks at the facility. Authorized work may include, but not be limited to, best management practices, system modifications, or infiltration system replacement to protect groundwater quality, pursuant to the guidance and schedule in the assessment criteria. If replacement of an infiltration system is required and there are no alternative [~~STORM WATER~~] **stormwater** discharge options available, then in addition to the authorized work, groundwater monitoring will be required, in accordance with the groundwater monitoring requirements in the assessment criteria, until an alternative discharge becomes available. If monitoring

results for such a facility indicate contamination of the groundwater at any time, all activities contributing to the contamination shall be required to cease immediately.

f. Provisions to prevent releases of hazardous materials into [~~STORM WATER~~] **stormwater** systems shall be updated in the Hazardous Materials Management Plan, [~~STORM WATER~~] **Stormwater** Pollution Prevention Plan, or equivalent plan accepted by the **Public Works** Director and supported by upgraded or new [~~STORM WATER~~] **stormwater** system designs, as necessary, to reflect significant changes in types, quantities, and handling of hazardous materials.

g. The owner or operator of a [~~STORM WATER~~] **stormwater** infiltration system [~~SHALL~~] **must** notify the **Public Works** Director of the intent to modify or replace a [~~STORM WATER~~] **stormwater** infiltration system and [~~SHALL~~] **must** obtain all appropriate approvals and permits prior to any modification or replacement.

3. *Hydraulic Elevator Cylinders and Associated Piping.* The owner or operator of any facility with a hydraulic elevator [~~SHALL~~] **must** inspect the hydraulic system based on the schedule required by Washington

State Department of Labor and Industries for evidence of hydraulic fluid leakage. An inspection and maintenance log is required and available upon request by the Public Works Director. If leakage is detected, the facility owner or operator shall complete repairs within 30 days of discovery of leakage, and document such repairs in the inspection and maintenance log.

4. Vehicle fuel dispensing facilities shall have the following to control the release of hazardous materials to the soil/groundwater during operation:

a. All underground storage tanks (USTs) and associated piping more than 30 years old must conduct annual inspections including tank and line tightness testing.

b. Fuel dispensing equipment and above ground storage tanks shall be secondarily contained and protected by bollards. Fuel dispensing equipment hoses shall not extend outside of the containment area.

c. A containment system consisting of the following:

i. Impervious pad, poured of Portland cement, or equivalent.

ii. The containment system pad and associated conveyance structures shall be inspected and repaired annually to ensure the functional integrity is maintained to prevent

fuel and/or chemicals from reaching the ground. All seams and cracks on the pad and associated conveyance structures shall be sealed with chemical resistant sealers.

5. Vehicle Maintenance areas [~~SHALL~~] **must** have the following to control the release of hazardous materials to the soil/groundwater during operation:

a. The facility shall conduct vehicle maintenance under a covered or indoor area with drainage to the sanitary sewer, a dead-end sump, or alternative Best Management Practices as approved by the Public Works Director.

b. An impervious concrete pad with petroleum resistant sealant. The pad must be sloped/bermed to contain spills within the maintenance area and not allow [~~STORM WATER~~] **stormwater** run-on enter the vehicle maintenance area.

c. The maintenance pad and associated conveyance structures shall be inspected and repaired annually to ensure the functional integrity is maintained to prevent fuel and/or chemicals from reaching the ground. All seams and cracks on the pad and associated conveyance structures shall be sealed with chemical resistant sealers. **Records must be kept of the annual inspection**

and or repair, and be available on site for inspection and verification.

6. Legal [~~PRE-EXISTING~~] vehicle wrecking yards that **existed prior to 2003 and that** store wrecked vehicles on pervious surfaces [~~SHALL~~] **must** implement best management practices to reduce or eliminate the potential for environmental releases to protect groundwater resource.

C. *Residential Users.* Residential users of hazardous materials living in the City of Redmond shall reduce contamination risks to groundwater by:

1. Following storage, use, and disposal instructions on all household hazardous chemical containers; **pesticides, herbicides, and fertilizers; automotive fuels, lubricants, and cleaning products; and**

[~~2. FOLLOWING STORAGE, USE, APPLICATION, AND DISPOSAL INSTRUCTIONS FOR PESTICIDES, HERBICIDES, AND FERTILIZERS;~~

~~3. FOLLOWING STORAGE, USE, AND DISPOSAL INSTRUCTIONS FOR AUTOMOTIVE FUELS, LUBRICANTS, AND CLEANING PRODUCTS; AND~~]

2. [~~4.~~] Reporting unauthorized releases of hazardous materials into the environment.

13.07.110 Wellhead monitoring program.

A. The City [~~MAY~~] **shall** develop and maintain a Citywide Wellhead Monitoring Program in order to monitor water quality and detect potential contamination before it reaches the City's water supply wells.

B. If the City has probable cause to suspect groundwater contamination at a facility, the City [~~SHALL~~] **must** request permission of the owner or operator to install groundwater monitoring wells and sample at a frequency to be determined. If the request is denied, the City may apply for an administrative search warrant pursuant to RMC 1.14.190.

13.07.112 Source Control Program.

The Public Works Director shall oversee a program that limits the amount of pollution entering the environment by requiring businesses to construct or implement source control best management practices. Redmond [~~STORM WATER~~] **Stormwater** Technical Notebook defines the required and recommended best management practices citywide and additionally are important to protect the water supply within the Critical Aquifer Recharge Areas. Through business assistance visits, and review of tenant improvement and new development applications, the Public Works Director will [~~INSURE~~] **ensure** that operational and

structural best management practices are in place to reduce the release of pollution. If environmental releases are identified during business assistance visits, the City may require subsurface investigation, including soil and groundwater sampling and testing, as a condition of continued operation, and may require remediation as provided in RMC 1.14.080 to mitigate natural resource damages.

[~~13.07.115 GROUNDWATER PROTECTION INCENTIVE PROGRAM FOR EXISTING INFILTRATION SYSTEM MODIFICATIONS.~~

~~A. *GOAL OF GROUNDWATER PROTECTION INCENTIVE PROGRAM.*~~

~~1. THE GOAL OF THE GROUNDWATER PROTECTION INCENTIVE PROGRAM IS TO ENCOURAGE THE EARLY AND TIMELY MODIFICATION OF EXISTING STORM WATER INFILTRATION SYSTEMS IN ORDER TO BENEFIT THE PUBLIC THROUGH EARLY IMPLEMENTATION OF GROUNDWATER POLLUTION PREVENTION MEASURES, FACILITATION OF PROPER PERMITTING AND CONSTRUCTION, AND MINIMIZATION OF ENFORCEMENT ACTIONS. THROUGH THE PROGRAM THE CITY WILL REIMBURSE OWNERS FOR A PORTION OF THE COST OF DESIGN, ENGINEERING, PERMITTING AND CONSTRUCTION OF CITY-REQUIRED IMPROVEMENTS TO PROTECT THE GROUNDWATER AND THE CITY'S DRINKING WATER RESOURCE. THE CITY WILL REIMBURSE ALL PROPERTY OWNERS~~

~~WHO HAVE COMPLETED OR WHO HEREAFTER COMPLETE IMPROVEMENTS UNDER THE GROUNDWATER INCENTIVE PROTECTION PROGRAM CODIFIED IN THIS SECTION OR AS PROVIDED IN RESOLUTION NO. 1321 OF THE CITY TO THE FULL EXTENT AUTHORIZED BY THIS SECTION.~~

~~2. AS CITY RATEPAYER FUNDS ARE PROPOSED TO BE EXPENDED ON PRIVATE PROPERTY THE CITY HAS AN OBLIGATION TO STRIVE FOR THE MOST COST EFFECTIVE, PROTECTIVE UPGRADES THAT ADDRESS THE RISKS TO THE PUBLIC, IDENTIFIED BY THE CITY, AND ALSO BALANCE THE PROPERTY OWNER'S OPERATIONAL NEEDS AND ONGOING MAINTENANCE COSTS.~~

~~B. *GROUNDWATER PROTECTION INCENTIVE PROGRAM PROCESS.*~~

~~1. PARCELS WITH INFILTRATION SYSTEMS INSTALLED BEFORE NOVEMBER 1, 2003, WHICH HAVE NOT ALREADY REGISTERED WITH THE CITY, ARE REQUIRED TO SUBMIT A COMPLETE REGISTRATION FORM. UPON NOTIFICATION FROM THE CITY, THE OWNER WILL HAVE THREE MONTHS TO SUBMIT THE COMPLETE REGISTRATION AND TO BE ELIGIBLE FOR REIMBURSEMENT.~~

~~2. AFTER REGISTRATION FORMS ARE REVIEWED, THE CITY WILL PROVIDE NOTIFICATION THAT THE OWNER MUST COMPLETE AN ASSESSMENT OF THEIR STORM WATER INFILTRATION SYSTEM.~~

~~3. THE OWNER WILL HAVE SIX MONTHS FROM THAT NOTIFICATION DATE TO SUBMIT A COMPLETE EXISTING STORM WATER~~

~~INFILTRATION SYSTEM ASSESSMENT FORM (ASSESSMENT) TO THE CITY TO BE ELIGIBLE FOR REIMBURSEMENT.~~

~~4. THE CITY WILL EVALUATE THE ASSESSMENT AND MEET WITH THE OWNER TO DISCUSS SITE RISKS, APPROPRIATE BEST MANAGEMENT PRACTICES, AND POTENTIAL MITIGATION OR MODIFICATIONS SPECIFIC TO EACH FACILITY TO REDUCE EACH SYSTEM'S RISK LEVEL.~~

~~5. AFTER JOINT REVIEW OF THE ASSESSMENT, THE CITY WILL ISSUE A DRAFT AUTHORIZED WORK LETTER IDENTIFYING THE RISK SCORE. OWNERS WILL HAVE TEN (10) CALENDAR DAYS TO FILE A WRITTEN REQUEST FOR A MEETING WITH CITY STAFF TO RECONSIDER THE RISK SCORE. IF DISCUSSION WITH CITY STAFF DOES NOT RESULT IN A CONSENSUS, EITHER PARTY MAY REQUEST MEDIATION AND A MEETING WITH THE MAYOR AS PROVIDED IN RMC 13.07.140 BY FILING WRITTEN REQUESTS AS PROVIDED THEREIN. AFTER TEN (10) CALENDAR DAYS, IF THE OWNERS HAVE NOT FILED A WRITTEN REQUEST WITH CITY STAFF AS PROVIDED IN THIS SUBSECTION, OR IF A REQUEST DOES NOT RESULT IN CONSENSUS AND NO REQUEST FOR MEDIATION OR A MEETING WITH THE MAYOR IS FILED, THE CITY WILL ISSUE THE FINAL AUTHORIZED WORK LETTER.~~

~~6. THE AUTHORIZED WORK LETTER WILL IDENTIFY THE FINAL ASSESSMENT RISK SCORE, REQUIRED OPERATIONAL BEST~~

~~MANAGEMENT PRACTICES, AND THE SCHEDULE FOR COMPLETION, AS WELL AS PROVIDE OPTIONS FOR MEETING STRUCTURAL BEST MANAGEMENT PRACTICES AND/OR SYSTEM MODIFICATION REQUIREMENTS TO REDUCE THE RISK SCORE.~~

~~7. OWNERS AND THEIR ENGINEER(S) WILL WORK WITH THE CITY TO DEVELOP AND REVIEW DESIGN CONCEPTS FOR MODIFICATIONS, EVALUATE ALTERNATIVES APPROPRIATE FOR THE SITE, AND SELECT A COST EFFECTIVE ALTERNATIVE. THE CITY WILL ISSUE A DRAFT AUTHORIZED ALTERNATIVE LETTER IDENTIFYING THE SELECTED ALTERNATIVE AND APPROVING THE OWNER TO PREPARE A COMPLETE COST ESTIMATE DETAILING THE COST OF ALL DESIGN WORK, PERMITTING AND CONSTRUCTION. OWNERS WILL HAVE TEN (10) CALENDAR DAYS TO FILE A WRITTEN REQUEST FOR A MEETING WITH CITY STAFF TO RECONSIDER THE SELECTED ALTERNATIVE. IF DISCUSSION WITH CITY STAFF DOES NOT RESULT IN A CONSENSUS, EITHER PARTY MAY REQUEST MEDIATION AND A MEETING WITH THE MAYOR AS PROVIDED IN RMC 13.07.140 BY FILING WRITTEN REQUESTS AS PROVIDED THEREIN. AFTER TEN (10) CALENDAR DAYS, IF THE OWNERS HAVE NOT FILED A WRITTEN REQUEST WITH CITY STAFF AS PROVIDED IN THIS SUBSECTION, OR IF A REQUEST DOES NOT RESULT IN CONSENSUS AND NO REQUEST FOR MEDIATION OR A~~

~~MEETING WITH THE MAYOR IS FILED, THE CITY WILL ISSUE THE AUTHORIZED ALTERNATIVE LETTER.~~

~~8. OWNERS WILL SUBMIT DESIGN PLANS, BID SPECIFICATIONS, AND AN ESTIMATE DETAILING THE COSTS OF ALL DESIGN WORK (INCURRED AND FUTURE), PERMITTING, AND CONSTRUCTION OF THE SELECTED IMPROVEMENTS. AFTER THIS SUBMITTAL, THE CITY WILL ISSUE A DRAFT AUTHORIZED NOTICE TO PROCEED LETTER IDENTIFYING PROPOSED IMPROVEMENTS AND AUTHORIZED COSTS AND DIRECTING THE OWNER TO SUBMIT FOR ALL REQUIRED PERMITS. OWNERS WILL HAVE TEN (10) CALENDAR DAYS TO FILE A WRITTEN REQUEST FOR A MEETING WITH CITY STAFF TO RECONSIDER THE SELECTED ALTERNATIVE. IF DISCUSSION WITH CITY STAFF DOES NOT RESULT IN A CONSENSUS, EITHER PARTY MAY REQUEST MEDIATION AND A MEETING WITH THE MAYOR AS PROVIDED IN RMC 13.07.140 BY FILING WRITTEN REQUESTS AS PROVIDED THEREIN. AFTER TEN (10) CALENDAR DAYS, IF THE OWNERS HAVE NOT FILED A WRITTEN REQUEST WITH CITY STAFF, AS PROVIDED IN THIS SUBSECTION, OR IF A REQUEST DOES NOT RESULT IN CONSENSUS AND NO REQUEST FOR MEDIATION OR A MEETING WITH THE MAYOR IS FILED, THE CITY WILL ISSUE THE FINAL AUTHORIZED NOTICE TO PROCEED.~~

~~9. ALL IMPROVEMENTS MUST RECEIVE ALL APPROPRIATE CITY, COUNTY, REGIONAL, STATE, AND FEDERAL PERMITS PRIOR TO BEGINNING CONSTRUCTION.~~

~~10. DURING CONSTRUCTION CHANGES TO THE SCOPE OF WORK AUTHORIZED IN THE NOTICE TO PROCEED MUST BE DOCUMENTED IN A CHANGE ORDER REQUEST AND SUBMITTED TO THE CITY BEFORE OUT OF SCOPE WORK IS COMPLETED. THE CITY WILL ISSUE AN AUTHORIZED CHANGE ORDER FOR APPROVED OUT OF SCOPE WORK. EVERY EFFORT WILL BE MADE TO AUTHORIZE CHANGE ORDERS IN THE FIELD. IF ADDITIONAL REVIEW TIME IS NECESSARY, IT WILL NOT EXTEND MORE THAN SEVEN DAYS.~~

~~11. WHEN ALL AUTHORIZED IMPROVEMENTS ARE COMPLETE, AND ACCURATE RECORD DRAWINGS, STORM WATER POLLUTION PREVENTION PLANS AND OPERATION AND MAINTENANCE MANUALS, IF APPLICABLE, ARE RECEIVED AND ACCEPTED AS COMPLETE, THE CITY WILL ISSUE AN ACCEPTANCE LETTER WITHIN 30 DAYS.~~

~~12. THE ACCEPTANCE LETTER WILL IDENTIFY THE DATE OF COMPLETION FOR THE PURPOSES OF REIMBURSEMENT. THAT DATE OF COMPLETION SHALL BE THE DATE OF FINAL INSPECTION.~~

~~13. AFTER RECEIPT OF THE ACCEPTANCE LETTER, THE OWNER CAN SUBMIT TO THE CITY VERIFIABLE, ITEMIZED AND DETAILED RECEIPTS FOR ALL AUTHORIZED IMPROVEMENTS AND PROOF OF~~

~~PAYMENT FOR ALL INVOICES AND LIEN RELEASES IN ACCORDANCE WITH THE REIMBURSEMENT SUBMITTAL CHECKLIST.~~

~~14. UPON REVIEW OF RECEIPTS AND PROOF OF PAYMENT FOR ALL AUTHORIZED IMPROVEMENTS, A DRAFT AUTHORIZED REIMBURSEMENT OF COST LETTER WILL BE ISSUED TO THE OWNER WITHIN 30 DAYS.~~

~~15. OWNERS WILL HAVE TEN (10) CALENDAR DAYS TO FILE A WRITTEN REQUEST FOR A MEETING WITH CITY STAFF TO RECONSIDER THE REIMBURSEMENT AMOUNT. IF DISCUSSION WITH CITY STAFF DOES NOT RESULT IN A CONSENSUS, EITHER PARTY MAY REQUEST MEDIATION AND A MEETING WITH THE MAYOR, AS PROVIDED IN RMC 13.07.140 BY FILING WRITTEN REQUESTS AS PROVIDED THEREIN. AFTER TEN (10) CALENDAR DAYS, IF THE OWNERS HAVE NOT FILED A WRITTEN REQUEST WITH CITY STAFF AS PROVIDED IN THIS SUBSECTION, OR IF A REQUEST DOES NOT RESULT IN CONSENSUS AND NO REQUEST FOR MEDIATION OR A MEETING WITH THE MAYOR IS FILED, THE CITY WILL ISSUE THE FINAL AUTHORIZED REIMBURSEMENT OF COST LETTER.~~

~~16. UPON OWNERS' ACCEPTANCE OF THE AUTHORIZED REIMBURSEMENT OF COST LETTER, THE CITY WILL PROCESS THE REIMBURSEMENT.~~

~~C. *AUTHORIZED WORK LETTER AND REIMBURSEMENT SCHEDULE.*~~

~~1. THIS SCHEDULE REPLACES THE SCHEDULE IN THE ASSESSMENT CRITERIA REFERENCED IN CITY OF REDMOND RESOLUTION NO. 1321. PARCELS WILL BE DIVIDED INTO THREE GROUPS BASED ON THE ASSESSMENT SCORES:~~

~~A. GROUP ONE PARCELS WILL BE IDENTIFIED BY SCORES OF 19 OR HIGHER;~~

~~B. GROUP TWO PARCELS WILL BE IDENTIFIED BY SCORES OF EIGHT TO 18; AND~~

~~C. GROUP THREE PARCELS WITH SCORES OF SEVEN AND BELOW WILL NOT BE REQUIRED TO MODIFY THEIR SYSTEMS BUT WILL BE REQUIRED TO MEET APPROPRIATE STORM WATER BEST MANAGEMENT PRACTICES. OPERATIONAL AND STRUCTURAL BEST MANAGEMENT PRACTICES ARE DEFINED IN RMC 15.24.~~

~~D. *GROUP ONE AUTHORIZED WORK LETTERS.*~~

~~1. GROUP ONE PARCELS WILL BE DIVIDED INTO THREE SUBGROUPS: 1A, 1B, AND 1C, TO FACILITATE SCHEDULING:~~

~~A. 1A PARCELS WILL BE ISSUED AUTHORIZED WORK LETTERS EFFECTIVE ON OR AFTER OCTOBER 1, 2013;~~

~~B. 1B PARCELS WILL BE ISSUED AUTHORIZED WORK LETTERS EFFECTIVE ON OR AFTER APRIL 1, 2014;~~

~~C. 1C PARCELS WILL BE ISSUED AUTHORIZED WORK LETTERS EFFECTIVE ON OR AFTER OCTOBER 1, 2015.~~

~~E. *GROUP ONE REIMBURSEMENT.*~~

~~1. FOR AUTHORIZED IMPROVEMENTS COMPLETED BY THE OWNER AND ACCEPTED BY THE CITY WITHIN THREE AND ONE-HALF YEARS FROM THE EFFECTIVE DATE OF THE AUTHORIZED WORK LETTER, OWNERS WILL BE REIMBURSED FOR 75 PERCENT OF THE COSTS APPROVED IN THE NOTICE TO PROCEED AND AUTHORIZED CHANGE ORDER(S).~~

~~2. *REPEALED BY ORD. 2791.*~~

~~3. THERE WILL BE NO REIMBURSEMENT IF ALL AUTHORIZED IMPROVEMENTS ARE NOT COMPLETED AND ACCEPTED BY THE CITY WITHIN THREE AND ONE-HALF YEARS FROM THE EFFECTIVE DATE OF THE AUTHORIZED WORK LETTER.~~

~~4. THE OWNER WILL BE IN VIOLATION OF THIS CODE IF AUTHORIZED IMPROVEMENTS ARE NOT COMPLETED AND ACCEPTED BY THE CITY WITHIN FOUR AND ONE-HALF YEARS FROM THE EFFECTIVE DATE OF THE AUTHORIZED WORK LETTER.~~

~~F. *GROUP TWO AUTHORIZED WORK LETTERS.*~~

~~1. GROUP TWO PARCELS WILL BE ISSUED AUTHORIZED WORK LETTERS EFFECTIVE ON OR AFTER JANUARY 1, 2018. ONE CONSIDERATION FOR EXTENDING THE EFFECTIVE DATE MAY BE COMPLETION OF GROUNDWATER MODELING AND AQUIFER DELINEATION BY THE CITY.~~

~~G. *GROUP TWO REIMBURSEMENT.*~~

~~1. FOR AUTHORIZED IMPROVEMENTS COMPLETED BY THE OWNER AND ACCEPTED BY THE CITY WITHIN FOUR YEARS FROM THE EFFECTIVE DATE OF THE AUTHORIZED WORK LETTER OWNERS WILL BE REIMBURSED FOR 60 PERCENT OF THE COSTS APPROVED IN THE NOTICE TO PROCEED AND AUTHORIZED CHANGE ORDER(S).~~

~~2. THERE WILL BE NO REIMBURSEMENT IF AUTHORIZED IMPROVEMENTS ARE NOT COMPLETED AND ACCEPTED BY THE CITY WITHIN FOUR YEARS FROM THE EFFECTIVE DATE OF THE AUTHORIZED WORK LETTER.~~

~~3. THE OWNER WILL BE IN VIOLATION OF THIS CODE IF AUTHORIZED IMPROVEMENTS ARE NOT COMPLETED AND ACCEPTED BY THE CITY WITHIN FIVE YEARS FROM THE EFFECTIVE DATE OF THE AUTHORIZED WORK LETTER.~~

~~H. *GENERAL NOTES.*~~

~~1. PARCELS THAT ARE IDENTIFIED TO BE IN A DIFFERENT WELLHEAD PROTECTION ZONE AS A RESULT OF AQUIFER DELINEATION WILL BE RE-ASSESSED BASED ON THEIR NEW RISK SCORE.~~

~~2. PARCELS THAT HAVE CHANGES TO OPERATIONS OR PROCESSES THAT INCREASE OR DECREASE RISK WILL BE RE-ASSESSED (I.E., IF THE SCORE IS LOWER THAN 8, NO MODIFICATION WILL BE REQUIRED, IF THE RISK SCORE IS INCREASED TO 19 OR ABOVE THE PARCEL WILL BE REQUIRED TO MEET THE GROUP~~

~~ONE SCHEDULE AND WILL BE REIMBURSED AT THE GROUP ONE RATE, ETC.).~~

~~I. *SCHEDULE EXTENSIONS.*~~

~~1. CITY REVIEW OF SUBMITTALS EXCEEDING 30 CALENDAR DAYS WILL CAUSE THE EXTENSION OF THE AUTHORIZED WORK LETTER EFFECTIVE DATE BY ONE DAY FOR EACH DAY EXCEEDING 30 DAYS OF REVIEW TIME.~~

~~2. PERMIT REVIEW BY OTHER AGENCIES EXCEEDING 30 CALENDAR DAYS WILL CAUSE THE EXTENSION OF THE AUTHORIZED WORK LETTER EFFECTIVE DATE BY ONE DAY FOR EACH DAY EXCEEDING 30 DAYS OF REVIEW TIME. TO RECEIVE A TIME EXTENSION, THE OWNER MUST SUBMIT MATERIALS FOR REVIEW IN A TIMEFRAME THAT WOULD ALLOW FOR ISSUANCE OF PERMITS ASSUMING A TYPICAL PERMIT REVIEW CYCLE AND COMPLETION OF CONSTRUCTION WITHIN THE REQUIRED TIMEFRAME.~~

~~3. UNLESS THE APPELLANT PREVAILS, APPEALS WILL NOT EXTEND THE DEADLINE FOR COMPLETION OF IMPROVEMENTS OR ELIGIBILITY FOR REIMBURSEMENT.~~

~~4. THE TECHNICAL COMMITTEE MAY GRANT AN EXTENSION FOR EXTENUATING CIRCUMSTANCES THAT RESULT IN SIGNIFICANT UNANTICIPATED DELAYS DURING CONSTRUCTION.~~

~~5. EXCEPT AS NOTED ABOVE, REIMBURSEMENT DATES WILL NOT BE EXTENDED; HOWEVER, THE TECHNICAL COMMITTEE MAY GRANT~~

~~AN ADDITIONAL ONE-YEAR EXTENSION FOR OWNERS THAT HAVE SHOWN PROPER JUSTIFICATION TOWARDS COMPLIANCE BUT ARE UNABLE TO REACH FULL COMPLETION BY THE VIOLATION DATE. DEMONSTRATION OF PROPER JUSTIFICATION EFFORT MAY INCLUDE BUT IS NOT LIMITED TO:~~

~~A. DEMONSTRATED ECONOMIC HARDSHIP;~~

~~B. CHANGE OF OWNERSHIP;~~

~~C. UNANTICIPATED CONSTRUCTION AND/OR SITE DESIGN PROBLEMS; OR~~

~~D. OTHER CIRCUMSTANCES BEYOND THE CONTROL OF THE APPLICANT DETERMINED ACCEPTABLE BY THE TECHNICAL COMMITTEE.~~

~~J. *REIMBURSEMENT REQUIREMENTS.*~~

~~1. TO BE ELIGIBLE FOR REIMBURSEMENT OF AUTHORIZED COSTS, THE OWNER MUST:~~

~~A. COMPLETE REGISTRATION AND ASSESSMENT SUBMITTALS WITHIN THE SPECIFIED SCHEDULE.~~

~~B. COMPLY WITH THE TERMS AND SCHEDULE IN THE AUTHORIZED WORK LETTER AND AUTHORIZED NOTICE TO PROCEED.~~

~~C. COMPLETE AND MAINTAIN THE REQUIRED OPERATIONAL BEST MANAGEMENT PRACTICES (BMPS) FOR STORM WATER AND GROUNDWATER PROTECTION AS REQUIRED IN THE AUTHORIZED WORK LETTER AND AUTHORIZED NOTICE TO PROCEED.~~

~~D. COMPLETE THE REQUIREMENTS IN THE AUTHORIZED WORK LETTER, AUTHORIZED NOTICE TO PROCEED AND APPROVED PERMITS.~~

~~E. AUTHORIZED IMPROVEMENTS AND AUTHORIZED CHANGE ORDERS ELIGIBLE FOR REIMBURSEMENT MAY INCLUDE:~~

~~I. CONDUCT ENGINEERING FEASIBILITY STUDIES, DESIGNS AND DRAWINGS OF STORM WATER IMPROVEMENTS.~~

~~II. CONSTRUCT AND INSTALL STRUCTURAL STORM WATER BEST MANAGEMENT PRACTICES.~~

~~III. REPLACE STORM WATER SYSTEM COMPONENTS AND ASSOCIATED PERMITTING REQUIREMENTS.~~

~~IV. PURCHASE EQUIPMENT OR MATERIALS TO TREAT STORM WATER.~~

~~V. CONSTRUCT, REPLACE, OR DECOMMISSION STORM WATER INFILTRATION SYSTEMS.~~

~~VI. INSTALL GROUNDWATER MONITORING WELLS.~~

~~VII. WORK AGREED UPON, DOCUMENTED AND CONDUCTED BY QUALIFIED EMPLOYEES TO DESIGN AND/OR INSTALL AUTHORIZED IMPROVEMENTS AT RATES APPROPRIATE FOR THE TASKS PERFORMED.~~

~~VIII. PREPARE STORM WATER REPORTS, POLLUTION PREVENTION REPORTS, OPERATIONS MANUALS, AND RECORD DRAWINGS OF MODIFICATIONS.~~

~~IX. PERMIT FEES THAT WERE NOT WAIVED (FIRE, STATE, COUNTY, ETC.).~~

~~F. SUBMIT RECORD DRAWINGS, STORM WATER POLLUTION PREVENTION PLANS, AND OPERATION AND MAINTENANCE MANUALS.~~

~~G. SUBMIT RECEIPTS AND PROOF OF PAYMENT FOR ALL AUTHORIZED IMPROVEMENTS IN ACCORDANCE WITH THE REIMBURSEMENT SUBMITTAL CHECKLIST.~~

~~2. THE FOLLOWING ARE NOT ELIGIBLE FOR REIMBURSEMENT:~~

~~A. ROUTINE AND/OR ANNUAL MAINTENANCE OF STORM WATER BEST MANAGEMENT PRACTICES OR STORM WATER TREATMENT SYSTEMS.~~

~~B. COST OF IRRIGATION METERS OR WATER METERS, INSTALLATION COSTS AND CONNECTION FEES FOR: SANITARY SEWER, STORM WATER, ELECTRICITY, WATER, GAS, PHONE OR OTHER UTILITIES.~~

~~C. DESIGN, INSTALLATION, CONSTRUCTION, ENGINEERING, OR OTHER COSTS ASSOCIATED WITH UNAUTHORIZED WORK, UNAUTHORIZED MODIFICATIONS, WORK TO RECTIFY UNAUTHORIZED MODIFICATIONS, OR WORK NOT REQUIRED BY THE CITY.~~

~~D. COSTS ASSOCIATED WITH INVESTIGATION, CHARACTERIZATION, ANALYSIS, REMEDIATION, REMOVAL, DISPOSAL OR ANY OTHER ACTIVITIES ASSOCIATED WITH CONTAMINATED SOIL, SEDIMENTS, SURFACE WATER, OR GROUNDWATER.~~

~~E. MODIFICATIONS MADE TO ANY STORM WATER SYSTEM AFTER FEBRUARY 1, 2008, NOT AUTHORIZED BY THE CITY.~~

~~F. ANY MODIFICATIONS MADE IN VIOLATION OF CITY, COUNTY, STATE, OR FEDERAL CODES, RULES, LAWS.~~

~~G. STAFF TIME, UNLESS IDENTIFIED IN THE AUTHORIZED NOTICE TO PROCEED, LOST PRODUCTIVITY, IMPACTS TO BUSINESS, LOST RENTS, VACANCIES, ETC.~~

~~H. ANY OTHER SITE IMPROVEMENTS NOT REQUIRED AS PART OF THIS PROGRAM.~~

~~I. COSTS NOT IDENTIFIED IN THE AUTHORIZED NOTICE TO PROCEED OR AUTHORIZED CHANGE ORDERS.~~]

13.07.120 Reporting of hazardous substances releases and completion of cleanup.

A. The owner or operator of a facility [~~SHALL~~] **must** provide a written notice to the **Public Works** Director at the same time as reporting a release under either of the following programs:

1. The Department of Ecology's Model Toxics Control Act (MTCA) (Chapter 173-340 WAC) Cleanup Regulations, or

2. The U.S. Environmental Protection Agency's Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) (42 U.S.C. [~~SECTION 9503(C)~~] **Chapter 103**).

B. The owner or operator of a facility [~~SHALL~~] **must** provide written notice to the **Public Works** Director within five (5) business days of receipt of a No Further Action letter from the Department of Ecology, or a final Record of Decision from U.S. Environmental Protection Agency, regarding confirmation of cleanup of a release at the facility.

13.07.130 Inspections.

A. The City shall have the right to inspect a facility at reasonable times for the purposes of determining compliance with this chapter. Inspections may include, but are not limited to, visual inspections of hazardous materials storage and secondary containment areas; and inspections of Hazardous Materials Management Plans. If environmental releases are identified during inspections, the City may require subsurface investigation, including soil and groundwater sampling and testing, as a condition of continued operation, and may require remediation as provided in Section 1.14.080 to mitigate natural resource damages.

B. Prior to making inspections on private property for compliance with this chapter, the City's inspector

[~~SHALL~~] **must** present identification credentials, state the purpose of the inspection, and request entry.

C. If the property or any building or structure on the property is unoccupied, the inspector [~~SHALL~~] **must** first make a reasonable effort to locate the owner or other person(s) having charge or control of the property or portions of the property and request entry.

D. If after reasonable effort the inspector is unable to locate the owner or other person(s) having charge or control of the property, and has reason to believe the condition of the property creates an imminent hazard to human health or the environment, the inspector may enter.

E. In the event that access by a City inspector is denied, the City may apply to a court of competent jurisdiction for issuance of a search warrant authorizing entry for purposes of carrying out the inspections provided for under this section.

F. *Coordination with Other City Inspection Programs.* City inspectors [~~SHALL~~] **must** endeavor to coordinate inspections for wellhead protection with [~~STORM WATER~~] **stormwater**, fire, and/or other applicable inspection programs.

13.07.140 Appeals.

A. Appeals concerning the application and administration of this chapter shall be processed according to the administrative procedures provided in Redmond Zoning Code Chapter 21.76, Review Procedures[~~, UNLESS ASSOCIATED WITH ANOTHER PERMIT, IN WHICH CASE THE APPEAL PROCEDURES IN REDMOND ZONING CODE CHAPTER 21.76 FOR THE ASSOCIATED PERMIT WILL APPLY~~].

[~~B. *GROUNDWATER PROTECTION INCENTIVE PROGRAM DECISIONS.* THE FOLLOWING ADDITIONAL PROCEDURES APPLY TO DECISIONS MADE UNDER THE GROUNDWATER PROTECTION INCENTIVE PROGRAM:~~

~~1. ANY PROPERTY OWNER WHO DISAGREES WITH ANY FINAL DECISION OF THE PUBLIC WORKS DIRECTOR UNDER THE GROUNDWATER INCENTIVE PROGRAM MAY APPEAL THAT DECISION BY FOLLOWING THE APPEAL PROCEDURES FOR TYPE I DECISIONS UNDER THE REDMOND ZONING CODE. THE APPEAL SHALL PROCEED TO HEARING AND FINAL DECISION BY THE HEARING EXAMINER IN THE SAME MANNER AS OTHER TYPE I APPEALS UNDER THE CITY'S ZONING CODE.~~

~~2. DRAFT AUTHORIZED WORK, NOTICE TO PROCEED, AUTHORIZED ALTERNATIVE, AND REIMBURSEMENT OF COST LETTERS WILL BE ISSUED PRIOR TO FINAL DECISION BY THE PUBLIC WORKS~~

~~DIRECTOR. AS PROVIDED IN SECTION 13.07.115, IF A PROPERTY OWNER DISAGREES WITH THE TERMS OF A DRAFT AUTHORIZED WORK, NOTICE TO PROCEED, AUTHORIZED ALTERNATIVE, OR REIMBURSEMENT OF COST LETTER, THE PROPERTY OWNER MAY FILE A WRITTEN REQUEST THAT THE CITY STAFF RECONSIDER SUCH TERMS WITHIN TEN (10) CALENDAR DAYS OF THE ISSUANCE OF THE DRAFT LETTER. IF A TIMELY REQUEST FOR RECONSIDERATION IS FILED, THE PROPERTY OWNER AND THE CITY WILL MEET WITHIN TEN (10) CALENDAR DAYS OF THE CITY HAVING RECEIVED THE REQUEST IN A GOOD FAITH ATTEMPT TO RESOLVE THE ISSUES. IF THE MEETING IS NOT SUCCESSFUL, EITHER PARTY MAY ELECT TO SUBMIT ANY REMAINING ISSUES TO A NEUTRAL MEDIATOR BY FILING A MEDIATION REQUEST WITHIN TEN (10) CALENDAR DAYS OF THE UNSUCCESSFUL MEETING. ANY REQUIRED TIME PERIOD FOR THE PUBLIC WORKS DIRECTOR TO MAKE A FINAL DECISION IS TOLLED PENDING COMPLETION OF THE RECONSIDERATION AND MEDIATION PROCESS AND THE SUBMITTAL OF A RECONSIDERATION REQUEST BY A PROPERTY OWNER CONSTITUTES THE PROPERTY OWNER'S CONSENT TO SUCH TOLLING.~~

~~3. NOTWITHSTANDING THE PROVISIONS OF SECTION 13.07.140.B.2, EITHER PARTY MAY REQUEST THAT A NEUTRAL MEDIATOR BE AGREED UPON AT ANY TIME AFTER THE~~

~~PROPERTY OWNER SUBMITS ITS ISSUES IN WRITING, EVEN THOUGH THE OBLIGATORY MEETING TO RESOLVE DISPUTES HAS NOT YET TAKEN PLACE.~~

~~4. IF THE PARTIES CANNOT AGREE UPON A NEUTRAL MEDIATOR WITHIN FIVE (5) BUSINESS DAYS OF A REQUEST BY EITHER PARTY THAT A MEDIATOR BE NAMED, EITHER PARTY MAY, ON THE SHORTEST NOTICE AUTHORIZED BY COURT RULE, PETITION THE PRESIDING JUDGE OF THE KING COUNTY SUPERIOR COURT TO IMMEDIATELY APPOINT A NEUTRAL MEDIATOR WITH SUBSTANTIAL LAND USE, ENVIRONMENTAL, OR CIVIL ENGINEERING EXPERIENCE IN ADDITION TO SUBSTANTIAL MEDIATION EXPERIENCE.~~

~~5. EACH PARTY SHALL PAY AN EQUAL SHARE OF THE MEDIATOR'S FEES.~~

~~6. MEDIATION SHALL BE COMPLETED WITHIN 30 CALENDAR DAYS FROM THE DATE THE REQUEST FOR MEDIATION IS FILED. IF MEDIATION DOES NOT RESULT IN AN AGREEMENT, EITHER PARTY MAY, WITHIN FIVE (5) CALENDAR DAYS AFTER MEDIATION IS COMPLETED, REQUEST THAT THE OWNERS AND THE CITY STAFF MEET WITH THE MAYOR IN A GOOD FAITH ATTEMPT TO REACH A RESOLUTION. THE MEETING WILL BE SCHEDULED AS EXPEDITIOUSLY AS POSSIBLE GIVEN THE MAYOR'S SCHEDULE.~~

~~7. IF A REQUEST FOR RECONSIDERATION, MEDIATION, OR A MEETING WITH THE MAYOR RESULTS IN AGREEMENT ON THE TERMS~~

~~OF AN AUTHORIZED WORK, NOTICE TO PROCEED, AUTHORIZED ALTERNATIVE, OR REIMBURSEMENT OF COST LETTER, THE PUBLIC WORKS DIRECTOR SHALL ISSUE A FINAL AUTHORIZED WORK, AUTHORIZED ALTERNATIVE, NOTICE TO PROCEED, OR REIMBURSEMENT OF COST LETTER CONTAINING THE AGREED-UPON TERMS. IF NO AGREEMENT IS REACHED AS THE RESULT OF A REQUEST FOR RECONSIDERATION, MEDIATION, OR MEETING WITH THE MAYOR, OR IF NO TIMELY REQUEST FOR RECONSIDERATION, MEDIATION, OR MEETING WITH THE MAYOR IS MADE, THE PUBLIC WORKS DIRECTOR SHALL ISSUE A FINAL AUTHORIZED WORK, NOTICE TO PROCEED, AUTHORIZED ALTERNATIVE, OR REIMBURSEMENT OF COST LETTER SETTING FORTH THE CITY'S FINAL POSITION AND THE PERIOD FOR APPEALING THE PUBLIC WORKS DIRECTOR'S DECISION SHALL COMMENCE.~~]

13.07.150 Enforcement authority.

The **Public Works** Director shall administer and enforce this chapter and shall have the authority to adopt and implement administrative procedures for such enforcement.

13.07.160 Enforcement policy.

Enforcement action shall be taken whenever a person has violated any provisions of this chapter. The choice of enforcement action taken and the severity of any penalty

shall be based on the nature of the violation; the damage or risk to the public or to the underlying aquifer, groundwater wells, and drinking water infrastructure; and/or the degree of bad faith demonstrated by the person(s) subject to the enforcement action. In determining appropriate penalties to be assessed for violation(s) of the terms of the chapter, the City [~~SHALL~~] **must** also consider the financial savings, if any, achieved by the violator in failing to comply with the terms of this chapter.

13.07.170 Orders.

The **Public Works** Director shall have the authority to issue to an owner or operator of a facility, or any other person, an order to bring the facility into compliance with this chapter in accordance with the provisions set forth in Section 1.14.100.

13.07.180 Penalty for violations.

A. *Persons Subject to Penalty.* Any person who violates or fails to comply with the requirements of this chapter or who fails to conform with the terms of an approval or order issued by the **Public Works** Director shall be subject to civil and/or criminal penalties. Civil and criminal penalties shall be administered as provided in

Chapter 1.14 of the Redmond Municipal Code. Each day of continued violation shall constitute a separate violation.

B. *Aiding or Abetting.* Any person who, through an act of commission or omission, aids or abets a violation shall be considered to have committed a violation for the purposes of the civil penalty.

C. *Procedures for Imposing Penalty.* The procedures for notice of violation and imposition of penalties under this chapter shall be the same as for other code violations as described in Chapter 1.14 of the Redmond Municipal Code; provided, that such procedures may be initiated by either the **Public Works** Director or the Code Compliance Officer upon request of the Director.

D. *Community Service or Supplemental Environmental Project Alternative.* The Director may, at his/her discretion, provide the option for payment of all or part of any penalties incurred by any person(s) to be made in the form of community service or a Supplemental Environmental Project that will be of benefit to the environment and the City. If a person(s) decides to avail [~~HIMSELF/HERSELF~~] **themself** of this option when offered by the Director, the Director and the person(s) shall

enter into a formal written agreement providing for the community service or Supplemental Environmental Project. This agreement shall include, in detail, the description of the service(s) to be rendered or the project to be implemented by the person(s) in penalty for noncompliance with this chapter. The description shall include the hours of service(s) needed to offset the aforementioned penalties based on a mutually agreed upon hourly rate for service.

E. *Reinspection Fees.* In addition to the penalties imposed by the Code **Compliance** Hearing Examiner, the Director may impose a reinspection fee for any facility found not to be in compliance with this chapter. The reinspection fee shall be independent of any current or future penalties that may be incurred by the facility owner or operator for noncompliance with this chapter.

13.07.190.

***

13.07.200.

***

13.07.210.

***

13.07.220.

***

13.07.230.

***

13.07.240 State statutes and regulations adopted by reference.

The following state statutes and administrative regulations are hereby adopted by this reference as if set forth in full, to the extent necessary to interpret and implement this chapter:

A.	**RCWs**	**Title**
	43.20	[~~DRINKING WATER~~] **State Board of Health**
	[~~70.95~~]**70A.205**	[~~DANGEROUS AND SOLID WASTE~~] **Solid Waste Management – Reduction and Recycling**
	[~~70.105~~**]70A.300**	[~~DANGEROUS WASTE, MTCA, SEDIMENT STANDARDS~~] **Hazardous Waste Management**

	90.48	[~~GROUND WATER, SURFACE WATER, SEDIMENT~~] **Water Pollution Control**
	90.54	[~~GROUND WATER~~] **Water Resources Act of 1971**
	[~~90.70~~]	[~~SEDIMENT~~]

B.

WACs	**Title**
173-200	Water Quality Standards for Ground Waters of the State of Washington
173-201	Water Quality Standards for Surface Waters of the State of Washington
173-216	State Waste Discharge Permit Program
173-220	National Pollutant Discharge Elimination System Permit Program
173-204	Sediment Management Standards

173-303 Dangerous Waste Regulations

173-304 Minimum Functional Standards for Solid Waste Handling

173-340 [~~THE~~] Model Toxics Control Act Cleanup Regulation

246-290 **Group A** Public Water Supplies

Section 9. Amendment of Chapter. RMC 13.08, Installing and Connecting Water Service, is hereby amended to read as follows:

Sections:
13.08.010 Application for service.
13.08.015 Meters required.
13.08.020 Meters city property.
13.08.030 Installation charge.
13.08.032 [~~FULL SERVICE~~] **Full-service** installations.
13.08.035 Water service modifications.
13.08.040 Exempt meters.
13.08.050 Unauthorized connections.
13.08.060 Fire sprinkler system connections.

13.08.010 Application for service.

All persons desiring water service from the City water system are required to make application for such service with the [~~UTILITY~~] **Development Engineering** Division. All

water service installations made to the City water system [~~SHALL~~] **must** be made by or under the direction of the [~~UTILITY~~] **Development Engineering** Division.

13.08.015 Meters required.

A. Each separate structure or use [~~SHALL~~] **must** be served through at least one water meter to determine the water consumption. The following structures or uses do not need to be separately metered but may be combined with other metered structures or uses as described:

1. Accessory buildings associated with single-family dwelling units, including garages, greenhouses, cabanas, workshops and similar structures not used for sleeping, cooking or other residence-specific functions may be combined with the associated single-family structure.

2. Individual mobile homes in a mobile home park may be combined except that not more than 20 units shall be served by a single meter.

3. Restroom and accessory facilities serving a public park may be combined with other metered uses.

4. "Portable" classroom buildings at a school may be combined as a single metered use but shall be separately metered from other primary structures.

5. “Portable” commercial structures or buildings such as construction trailers, landscape or building maintenance buildings.

B. Landscape irrigation systems shall be separately metered, except those installed at a single-family residence, middle housing residential unit, or those installed at other use classifications where the use is served through a water meter less than one inch in size. **For other use classifications with a meter greater than one inch, the owner has the option to use a city-owned irrigation meter or a** [~~AT THE OPTION OF THE OWNER, THE METER MAY BE CITY-OWNED OR IT MAY BE A~~] customer-owned exempt meter as provided in RMC 13.08.040.

C. Service to the residential units of a [~~MIXED USE~~] **mixed-use** structure shall be served through a separate meter if there are more than three residential units.

D. Facilities that are owned and operated by the water utility are exempt from these requirements.

E. Middle housing comprised of attached dwelling units in a single structure shall be served by at least one water meter per structure. **With the exception noted in item F below, middle** [~~MIDDLE~~] housing comprised of

detached dwelling units shall have their own individual meters.

F. Attached and detached accessory dwelling units can share a water meter with the primary residence **as long as such accessory dwelling unit is under the same ownership as the primary residence**.

G. Any detached non-livable space can share a water service with the livable space.

13.08.020 Meters city property.

All water meters furnished by the City in such installations or connections shall be and remain the property of the City.

Water service lines beyond the customer side of the water meter setter shall be owned by and the responsibility of the property owner.

Exempt meters and backflow preventers shall be owned by and the responsibility of the property owner.

13.08.030 Installation charge.

An installation charge [~~SHALL~~] **must** be paid by all persons connecting to the water system at the time of approval of an application for service. **Installation charges will index to inflation and adjust annually** The

charge shall be based upon the size of the water meter [~~AS FOLLOWS:~~] **per the approved City fee schedule.**

~~METER SIZE~~	~~COST~~
~~5/8 X 3/4 INCH DROP-IN~~	~~$425.00~~
~~1 INCH DROP-IN~~	~~500.00~~
~~1.5 INCH DROP-IN~~	~~930.00~~
~~2 INCH DROP-IN~~	~~1,220.00~~
~~5/8 X 3/4 INCH FULL SERVICE~~	~~$7,200.00~~
~~1 INCH FULL SERVICE~~	~~7,500.00~~
~~1.5 INCH FULL SERVICE~~	~~9,000.00~~
~~2 INCH FULL SERVICE~~	~~9,500.00~~
~~COMBINATION SINGLE-FAMILY RESIDENTIAL 5/8 X 3/4 DOMESTIC AND 1, 1.5 OR 2 INCH FIRE SPRINKLER SERVICE~~	~~9,500.00~~

13.08.032 [~~FULL SERVICE~~] Full-service installations.

[~~FULL SERVICE~~] **Full-service** installations shall only be constructed by the City for single-family residential structures on existing lots. Water service installations for all other developments (e.g., multifamily residential, commercial, industrial, and new residential

plats and short plats) shall be constructed as part of the development improvements by the applicant or property owner. Water service installation for middle housing residential shall be constructed as part of the development improvements by the applicant [~~FOR FOUR OR MORE METERS~~].

13.08.035 Water service modifications.

A charge shall be paid by all persons requesting a modification to their water service including adjustments of height, relocation, abandonment or other modifications. The charge shall be set by the City Engineer [~~OR HIS/HER DESIGNEE~~] in an amount to cover the City's full cost for constructing such modification.

13.08.040 Exempt meters.

Privately owned meters [~~WHICH~~] **that** are proposed to be installed [~~DOWN STREAM~~] **downstream** of a city owned meter to measure water [~~WHICH~~] **that** is **either** not subject to sewer charges **or, in the case of approved reclaimed water and rainwater harvesting systems, not subject to water consumption charges but subject to sewer charges** shall be purchased from the City. The location of the privately owned meter shall be approved by the City and the materials used for the meter assembly shall be approved

by the City. The charge for the City to provide and install the meter device shall be the same as the installation charge for drop-in meters of the same size. **Exempt meters cannot be used to irrigate land served by a domestic meter in someone else's name (the exempt meter and domestic meter must be in the same customer's name). Exempt meters may not be used for Single-Family Residential, Townhouses, and Cottage Houses as there is no commodity charge to exempt. Maintenance of these privately owned meters is the responsibility of the customer. In the case that an exempt meter is inoperable and unable to be read, the customer will not be granted an exemption.**

13.08.050 Unauthorized connections.

Any person connecting to the City water system other than under the supervision and approval of the Public Works **Director** [~~DEPARTMENT~~], and any person reconnecting (turning on) water service after service [~~SHALL HAVE~~] **has** been discontinued pursuant to RMC 13.17.080 shall be guilty of a violation of this chapter and be subject to a civil infraction in an amount not to exceed [~~$500~~] **$1200** for each violation.

13.08.060 Fire sprinkler system connections.

A. *Single-Family Residential Systems.* Fire sprinkler systems for single-family residential structures shall be metered. If separately metered, the meter shall be installed pursuant to an approved application for service. The fire sprinkler system may be separately metered or may be combined with the domestic water service to the dwelling.

B. *Other Systems.* Fire sprinkler systems for structures other than single-family residential structures shall not be separately metered. Such systems shall be connected to the City water system pursuant to construction drawings approved by the [~~UTILITY~~] **Development Services** Division of the [~~PUBLIC WORKS~~] **Planning** Department and all connections shall be made pursuant to the applicable inspection and installation procedures set forth in the Uniform Fire Code.

Section 10. Amendment of Chapter. RMC 13.10, Cross-Connection and Backflow Prevention, is hereby amended to read as follows:

13.10.010 Definitions.

For the purpose of this chapter:

A. "Backflow" means a flow, other than the intended direction of flow, of any foreign liquids, gases or

substances into the distribution system of the public water supply.

B. "Backflow prevention device" means a device approved by the State of Washington, Department of [~~SOCIAL AND HEALTH SERVICES~~] **Health** or such other state department as has jurisdiction over the subject matter and by the American Water Works Association, used to counteract back pressure or prevent siphonage into the distribution system of a public water supply.

C. "Cross-connection" means any physical arrangement whereby a public water supply is connected, directly or indirectly, with any other water supply system, **reclaimed water supply system,** sewer, drain, conduit, pool, storage reservoir, plumbing fixture or other device which contains or may contain contaminated water, [~~SEWAGE~~] **wastewater** or other wastes or liquids of unknown or unsafe quality, which may be capable of imparting contamination to a public water supply as a result of backflow.

13.10.020 Cross-connections declared unlawful.

The installation, maintenance, or operation of a cross-connection, which, in the opinion of the [~~DIRECTOR OF~~] Public Works **Director** [~~OR HIS DESIGNEE~~], will endanger

the water quality of the potable water supply of the City, is unlawful.

13.10.030 Backflow prevention devices to be installed.

Backflow prevention devices, when required to be installed in the opinion of the [~~DIRECTOR OF~~] Public Works **Director** [~~OR HIS DESIGNATED REPRESENTATIVE~~], shall be installed and maintained by the service customer on any service connection to the City water supply system where the backflow prevention devices are necessary for the protection of the City water supply.

13.10.040 Adoption of state regulations.

Rules and regulations of the State Board of Health regarding public water supplies, [~~WAC 248-54-820 THROUGH WAC 248-54-850~~] **WAC 246-290-490, 248-54-250 through 248-54-500, 331-355**, and the American Water Works Association, Pacific Northwest Section's Third Edition of "Accepted Procedure and Practice in Cross-Connection Manual" as they presently exist, and as they may from time to time be amended in the future, are adopted by this reference as if set forth in full.

13.10.050 Abatement of unlawful cross-connections and installation of backflow prevention devices – procedures.

Cross-connections declared in this chapter to be unlawful whether presently existing or hereinafter installed and/or services requiring backflow prevention devices pursuant to this chapter are public nuisances, and, in addition to any other provisions of this code or the ordinances of the City on abatement of public nuisances, shall be subject to abatement in accordance with the following procedure:

A. In the event that the **Public Works** Director [~~OF PUBLIC WORKS OR HIS DESIGNEE~~] determines that a nuisance as herein provided does exist, written notice shall be sent to the person in whose name the water service is established under the records of the City water division, or alternatively, a copy of such written notice shall be posted conspicuously on the premises served by the City water division.

B. The notice shall provide that the nuisance described herein shall be corrected within 30 days of the date the notice is mailed or posted on the premises or [~~WATER SERVICE WILL BE DISCONTINUED~~] **City will take action that may include discontinuing water service, and/or take further action pursuant to Redmond Municipal Code 5.04.140, if the nuisance property is a business**.

C. In the event the nuisance is not abated within the prescribed time, water service to the premises [~~SHALL~~] **may** be discontinued. **Licensed businesses may be subject to review of license status pursuant to Redmond Municipal Code 5.04.140, and subject to denial, suspension, or revocation of license.**

D. In the event that the nuisance, in the opinion of the **Public Works** [~~DIRECTOR OF PUBLIC WORKS, OR HIS DESIGNATED REPRESENTATIVE~~], presents an immediate danger of contamination to the public water supply, service from the City water supply system to the premises may be terminated without prior notice; provided, however, notice will be posted on the premises in the manner provided above at the time the service is terminated.

13.10.060 Inspections.

The [~~DIRECTOR OF~~] Public Works Director[~~, OR HIS DESIGNEE~~], upon showing proper identification [~~SHALL~~] **must** be allowed access to all portions of the premises, including buildings and structures, to which water is supplied, at reasonable hours of the day and for the sole purpose of inspecting and determining compliance on such property with all provisions of this chapter. Water service may be refused or discontinued to any premises

for failure to allow such necessary access and inspections.

13.10.070.

***

Section 11. Amendment of Section. RMC 13.11.030, General Connection Charge, is hereby amended to read as follows:

13.11.030 General connection charge.

There is established a general water connection charge and a general sewer connection charge [~~WHICH~~] **that** shall be imposed on all owners of real property seeking to connect said property and improvements to the City water and/or sewer systems.

Section 12. Amendment of Section. RMC 13.11.032, Regional Water Connection Charge, is hereby amended to read as follows:

13.11.032 Regional water connection charge.

There is established a regional water connection charge [~~WHICH~~] **that** shall be imposed upon all owners of real property seeking to connect said property and improvements to the City water system. The amount of the regional water connection charge shall be equal to the regional capital facility charge imposed by the Cascade Water Alliance, plus an additional [~~THREE~~] **four** percent [~~(3%)~~] **(4%)** of said charge, rounded up to the nearest

dollar. The regional water connection charge shall be in addition to any and all other connection charges established by this chapter or elsewhere in the City's Codes and ordinances.

Section 13. Amendment of Section. RMC 13.11.035, Additional Connection Charge, is hereby amended to read as follows:

13.11.035 Additional connection charge.

A. Whenever the City constructs a sewer or water system improvement [~~WHICH~~] **that** will provide service to or benefit only a limited number of properties within a defined geographic area, the owners of those properties who thereafter seek connection to the City's water or sewer system through the improvement shall be required to pay, in addition to the general connection charge established by this chapter, an additional connection charge consisting of an equitable share of the costs [~~WHICH~~] **that** have been incurred by the City to design, engineer, construct and install the water or sewer system improvement.

B. *Single-Family Residential Main Extensions.* The amount of the water or sewer additional connection charge and the area or properties which will be required to pay the

same shall be established by the [~~DIRECTOR OF~~] Public Works **Director** pursuant to the following procedure:

1. The total project cost shall be determined to include all costs to design, engineer, construct and install the water or sewer main extension. A "project" shall be defined as that construction which provides service to contiguous or nearly contiguous properties in a specific geographic area.

2. The number of existing homes which may connect to the water or sewer extension shall be determined.

3. The number of future homes which may connect to the water or sewer extension lots shall be determined. "Future homes" are those which may be constructed either on vacant lots or on underdeveloped lots. In making this determination, the **Public Works** Director shall consider the practicality of achieving the density allowed by zoning on any lot, and shall determine the number of homes possible in light of such practical constraints as placement of existing structures, topographical features, sensitive areas and other typical constraints relevant to construction of new homes.

4. The cost per dwelling unit shall be determined by dividing the project cost from subsection B.1 above by

the sum of the existing homes from subsection B.2 above and future homes from subsection B.3 above.

5. For all existing homes [~~WHICH~~] **that** may connect to a sewer extension, the additional connection charge shall be (a) 50% of the cost per dwelling unit from subsection B.4 above or (b) the cost per dwelling unit from subsection B.4 above minus $10,000, whichever is greater.

6. For all future homes [~~WHICH~~] **that** connect to either a water or a sewer extension and for existing homes which connect to a water extension, the additional connection charge shall be the cost per dwelling unit from subsection B.4 above.

C. *Repealed by Ord. 2936.*

D. *System Improvements except for Single-Family Residential Main Extensions.* The amount of the water or sewer additional connection charge and the area or properties which will be required to pay the same shall be established by resolution of the City Council. In establishing the amount of the charges, the City Council shall consider the costs [~~WHICH~~] **that** will be or have been incurred to design, engineer, construct and install

the water or sewer system improvement, together with any other relevant information.

E. The additional connection charge will include an appropriate interest charge from the completion of the improvement until the time of connection, in accord with Section 13.11.100.

Section 14. Amendment of Section. RMC 13.11.036, Loan Program for Additional Connection Charge, is hereby amended to read as follows:

13.11.036 Loan program for additional connection charge.

A. Property owners who meet the requirements of this section may qualify for a loan of a portion of the additional sewer connection charge established under Section 13.11.035. The principal amount of the loan authorized by this section shall not exceed the amount of the additional connection charge, less any private financing or prepayment by the owner. The actual amount financed shall be determined under the following formula:

Owner's Share of Sewer Project

(= Total Project Cost/Number of Benefited Properties)

Less 50% or $10,000, whichever is less

Less Private Financing or Prepayment (if any)

_____

Equals Total Loan Amount.

B. In order for a property owner to qualify for a loan under this section, the property to which the connection is to be made must be developed with an existing single-family home served by an existing septic system. Vacant property, property used for multifamily dwelling units, property served by existing sewers, and nonresidential property shall not qualify for the loan program established by this section.

C. In order to qualify for a loan under this section, the property owner must fill out a credit application and pass an appropriate credit check. The City reserves the right to exercise reasonable business judgment and to disapprove any loan based upon a credit check. The application must be accompanied by a nonrefundable application fee in an amount set in the City's user fee resolution.

D. The terms of the loan shall be as follows:

1. The loan will be structured as a simple promissory note.

2. The term of the note shall not exceed [~~10~~] **15** years, commencing at the time the property is connected to the sewer.

3. The note will bear interest at the rate which is based on the City's current investment yield at the time of the loan, plus a two percent margin to cover administrative costs and interest rate fluctuations over the loan period.

4. The loan will be secured by an interest in the property. The property interest may take the form of a lien, a deed of trust, or such other instrument as may be acceptable to the City Finance Director and City Attorney.

5. The note shall provide for acceleration of the principal upon default in any payment. In the event of default, the City shall have all available remedies, including, but not limited to, foreclosure of its interest in the property, notification of credit bureaus, use of collection agencies, and terminating service.

6. Loan principal and interest charges will be billed by the City and due monthly. Appropriate penalties may be imposed by the City for delinquent accounts.

7. There shall be no penalty for prepayment.

8. The note will contain a due on sale clause which provides for payment in full of all outstanding principal and interest upon sale of the property.

E. No loan shall be made unless the property owner connects the property to the system and pays the City's general connection charge and the [~~METRO~~] **King County Wastewater Treatment Division** connection charge at the time the property is connected. In no event shall the loan be used to cover the City's general connection charge, the [~~METRO~~] **King County Wastewater Treatment Division** connection charge, the property owner's side sewer costs, the decommissioning of the property's septic system, or any other charge not included in the additional connection charge established by Section 13.11.035.

F. Nothing in this section requires any person to finance any portion of the additional connection charge through the City. Property owners are free to pay any or all of the additional connection charge at the time of connection and may privately finance any or all of the additional connection charge.

G. Loans shall be limited by available funds. The amount of available funds shall be at the discretion of the City Council and shall be determined periodically by City Council motion, resolution, or ordinance. All funds used for loan purposes shall be derived from operating revenues from the sale of sewer services.

Section 15. Amendment of Section. RMC 13.11.040, Water and Sewer Stub Charge, is hereby amended to read as follows:

13.11.040 Water and sewer stub charge.

When constructing water or sewer mains, and street projects, and when determined feasible by the Public Works Director, the City shall extend water main stubs, sewer main stubs and side sewer stubs to the property line of each parcel of undeveloped property. These stubs [~~SHALL~~] **must** be capped until needed for development. Any person desiring to connect to a stub or develop a property for which a stub was provided, shall make payment to the City for the City's costs incurred in constructing the stub to the property. The amount of the stub charge shall be established by resolution of the City Council. The water and sewer stub charge shall be in addition to any other required charges or fees,

including inspection and connection charges and shall be paid at the time of application for connection.

Section 16. Amendment of Section. RMC 13.11.060, Calculating and Setting General Connection Charges, is hereby amended to read as follows:

13.11.060 Calculating and setting general connection charges.

The amount of the water and sewer general connection charges shall be established by resolution or ordinance of the City Council. In establishing the amount of the charges, the City Council shall consider the costs of the system together with any other relevant information, and shall determine the amount of charges, which will result in the payment of an equitable share of the costs of such systems by those property owners desiring to connect to such systems. The amount of the charges [~~SHALL~~] **must** be reviewed by the utility not less frequently than in January of odd numbered years. Based upon these periodic reviews, the utility shall make a written recommendation to the City Council upon the need for revision of the charges.

Section 17. Amendment of Section. RMC 13.11.130, Connection Charge Computations, is hereby amended to read as follows:

13.11.130 Connection charge computations.

Applications for connection to the water and sewer system [~~SHALL~~] **must** be made to the utility on a printed form furnished for that purpose, and the utility shall calculate the applicable charges imposed pursuant to this chapter.

Section 18. Amendment of Chapter. RMC 13.12, Reimbursement Agreements for Utility Improvements, is hereby amended to read as follows:

13.12.010 Purpose.

The purpose of this chapter is to prescribe rules and regulations for exercise of the authority to enter into a Utility Reimbursement Agreement granted to the City by RCW Chapter 35.91. The rules and regulations included in this chapter are based on Redmond's interpretation that Chapter 35.91 contemplates that reimbursement agreements will be executed prior to commencement of construction. **Utility Reimbursement Agreements allow property owners who extend utilities across other property frontages (or through easements on other**

properties) to recover a portion of the costs from benefitting property owners when those owners develop their property.

13.12.020 Definitions.

As used in this chapter, the terms listed below shall be defined as follows:

A. "Cost of construction" means those costs incurred for design, acquisition for right-of-way and/or easements, construction, materials and installation required in order to create an improvement [~~WHICH~~] **that** complies with city standards. Until such time as RCW Chapter 35.91 is amended to expressly authorize inclusion of interest charges or other financing costs, such expenses shall not be included in the calculation of construction costs. In the event of a disagreement between the City and the applicant concerning the cost of the improvement, the [~~CITY DIRECTOR'S~~] **Public Works Director's** determination shall be final.

B. "**Public Works** Director" means the [~~DIRECTOR OF~~] Public Works **Director or their representatives pursuant to RMC 2.64.030** [~~OR HIS/HER DESIGNATED REPRESENTATIVE~~].

C. "Reimbursement agreement" means a written contract between the City and one or more property owners

providing for construction of water or sewer facilities and for partial reimbursement to the party causing such improvements to be made of a portion of the costs of such improvements by owners of property benefitted by the improvements, as more specifically described in RCW Chapter 35.91.

D. "Water or sewer facilities" shall have the meaning specified in RCW 35.91.020 as it now reads, or as hereafter amended.

13.12.030 Minimum project size.

In order to be eligible for a reimbursement agreement, the estimated cost of the proposed improvement must not be less than [~~FIVE THOUSAND DOLLARS~~] **$15,000**. The estimated cost of the improvement shall be determined by the [~~DIRECTOR~~] **Public Works Director**, based upon a construction contract for the project, bids, engineering or architectural estimates or other information deemed by the [~~DIRECTOR~~] **Public Works Director** to be a reliable basis for estimating costs. The determination of the [~~DIRECTOR~~] **Public Works Director** shall be final.

13.12.040 Application.

An application for reimbursement agreement [~~SHALL~~] **must** be made on a form provided by the City. The application

fee shall be set by council resolution and shall be submitted to the City with the written application and [~~SHALL~~] **must** be accompanied by:

A. Preliminary utility design drawings;

B. Itemized estimate of construction costs prepared and signed by a licensed civil engineer or in the form of a bid submitted by a qualified contractor (if more than one bid has been obtained, all bids must be submitted to the City);

C. A scaled vicinity drawing on eight and one-half inch by eleven inch [~~MYLAR~~] **sheet**, stamped by a licensed civil engineer or licensed land surveyor depicting the improvements and their location and the proposed benefitted area, including dimensions and county assessor's numbers for each tax parcel, size of parcels, and evaluations where necessary for determining benefits;

D. A separate legal description for each tax parcel within the benefitted area; and

E. Such other information as the [~~DIRECTOR~~] **Public Works Director** determines is necessary to properly review the application.

13.12.050.

***

13.12.060 Director's determination – Review by Mayor.

A. The **Public Works** Director shall review all applications and shall approve the application only if the following requirements are met:

1. The project satisfies the minimum size requirement, Section 13.12.030; and

2. The proposed improvements fall within the description of water or sewer facilities as those terms are described in RCW Chapter 35.91; and

3. The proposed improvements are not constructed or currently under construction.

B. In the event all of the above criteria are not satisfied, the **Public Works** Director may condition approval as necessary in order for the application to conform to such criteria, or shall deny the application. The final determination of the **Public Works** Director shall be in writing. The applicant may obtain a review of the final determination by filing a request therefor with the City Clerk no later than ten (10) days after mailing a copy of the final determination to the applicant at the address listed on the application.

C. In reviewing a final determination, the Mayor shall apply the criteria set forth above, and shall uphold the decision of the **Public Works** Director unless evidence presented by the applicant clearly demonstrates that the criteria have been satisfied.

13.12.070 Determination of reimbursement area boundary and reimbursement fee.

In the case of all applications [which] **that** are approved, the [~~DIRECTOR~~] **Public Works Director** shall define the reimbursement area based upon a determination of which parcels did not contribute to the original cost of the water or sewer facility for which the reimbursement agreement applies and [which] **that** may subsequently tap into or use the same, including not only those [which] **that** may connect directly thereto, but also those who may connect to laterals or branches connecting thereto. An estimated amount of the reimbursement fee shall be established so that each property will pay a share of the costs of the improvements, [which] **that** is proportional to the benefits [which] **that** accrue to the property. **Properties upstream of utility improvements are not eligible for inclusion in the reimbursement area boundary.**

13.12.090 Reimbursement agreement must be recorded.

In order to become effective, a reimbursement agreement must be recorded with the [~~OFFICE OF THE KING COUNTY DEPARTMENT OF RECORDS AND ELECTIONS~~] **King County Recorder's Office**. It shall be the sole responsibility of the beneficiary of the reimbursement agreement to verify the agreement has been recorded.

13.12.100 Written agreement – Payment of city costs in excess of application fee.

A. Upon approval of the application, determination of the estimated costs of construction, the reimbursement area and estimated fees by the **Public Works** Director, the applicant [~~SHALL~~] **must** sign a reimbursement agreement in the form supplied by the City. The signed agreement, the application and supporting documents, together with the [~~DIRECTOR'S~~] **Public Works Director's** estimate of cost of construction, and determination of reimbursement area and estimated fees shall be presented to the Mayor. The Mayor is hereby granted the authority to sign reimbursement agreements on behalf of the City.

B. In the event that costs incurred by the City for engineering or other professional consultant services required in processing the application exceed the amount

of the application fee, the **Public Works** Director shall so advise the Mayor and Mayor's approval shall be conditioned upon receipt of payment by the applicant of an additional amount sufficient to compensate the City for its costs in excess of the application fee.

13.12.110 Construction and acceptance of improvements – Recording of final fees.

A. After the reimbursement agreement has been signed by both parties, and all necessary permits and approvals have been obtained, the applicant shall construct the improvements, and upon completion, request final inspection and acceptance of the improvements by the City, subject to any required obligation to repair defects. An appropriate bill of sale, easement and any other document needed to convey the improvements to the City and to insure right of access for maintenance and replacement shall be provided, along with documentation of the actual costs of the improvements and a certification by the applicant that all of such costs have been paid.

B. In the event that actual costs are less than the [~~DIRECTOR'S~~] **Public Works Director's** estimate used in calculating the estimated fees by ten percent or more,

the [~~DIRECTOR~~] **Public Works Director** shall recalculate the fees, reducing them accordingly, and shall cause a revised list of fees to be recorded with the [~~COUNTY AUDITOR~~] **King County Recorder's Office**.

13.12.120.

***

13.12.125.

***

13.12.130.

***

13.12.135 Notice of contact information.

The reimbursement agreement shall include a provision that requires that any party entitled to reimbursement under the agreement provide the City current contact information including name, address and telephone number. This contact information [~~SHALL~~] **must** be provided every two years from the date of the agreement. If a party entitled to be reimbursed fails to notify the City of current contact information within 60 days of the due date for notification that party will no longer be entitled to reimbursement and the City will collect such fees owing and deposit those fees in the appropriate utility construction fund.

13.12.140.

***

Section 19. Repeal of Chapter. RMC 13.15, Latecomer Connection Charge – 180th Avenue N.E. Sanitary Sewer Improvements, is hereby repealed in its entirety:

[~~SECTIONS:~~
~~13.15.010 DESCRIPTION OF IMPROVEMENTS.~~
~~13.15.020 DESCRIPTION OF SERVICE AREA.~~
~~13.15.030 CONNECTION CHARGE – ASSESSMENT RATE.~~
~~13.15.040 COLLECTION OF CONNECTION CHARGES.~~
~~13.15.050 ADDITIONAL TO OTHER CHARGES.~~

~~13.15.010 DESCRIPTION OF IMPROVEMENTS.~~

~~THE SANITARY SEWER SYSTEM IMPROVEMENTS REFERRED TO IN THIS CHAPTER AND THOSE TO WHICH THIS CHAPTER SHALL PERTAIN CONSIST OF THOSE SANITARY SEWER SYSTEM IMPROVEMENTS INSTALLED UNDER PROJECT NO. 78-SS-63, LID 79-SS-31, KNOWN AS AND HEREINAFTER REFERRED TO AS THE "180TH AVENUE N.E. SANITARY SEWER PROJECT."~~

~~13.15.020 DESCRIPTION OF SERVICE AREA.~~

~~THE SERVICE AREA FOR THE PURPOSES OF THIS CHAPTER SHALL INCLUDE THOSE PROPERTIES IN THE VICINITY OF 180TH AVENUE N.E. WHICH WERE NOT INCLUDED IN AND ASSESSED UNDER LID 79-SS-31, BUT WHICH MAY LATER BE SERVED BY SAID IMPROVEMENTS AND SPECIFICALLY INCLUDING THE REAL PROPERTY DESCRIBED ON EXHIBIT A, ATTACHED TO THE~~

~~ORDINANCE CODIFIED IN THIS CHAPTER AND INCORPORATED HEREIN BY THIS REFERENCE, SITUATED IN THE CITY OF REDMOND, KING COUNTY, WASHINGTON.~~

~~13.15.030 CONNECTION CHARGE – ASSESSMENT RATE.~~

~~AS A CONDITION TO THE RIGHT TO CONNECT TO THE 180TH AVENUE N.E. SANITARY SEWER PROJECT, A CHARGE BASED ON THE ORIGINAL ASSESSMENT METHOD FOR LIKE LOTS LOCATED WITHIN THE LOCAL IMPROVEMENT DISTRICT, SHALL BE PAID AND COMPUTED AS FOLLOWS:~~

~~ZONE 1, PROXIMITY OF SERVICE ZONE: FIRST 200 FEET OF LOT DEPTH ABUTTING SEWER – $0.0829222 PER SQUARE FOOT.~~

~~ZONE 2, GENERAL AREA ZONE: AREA BEYOND ZONE 1 EXTENDING TO THE SERVICE AREA BOUNDARY DESCRIBED IN SECTION 13.15.020 – $0.04146115 PER SQUARE FOOT.~~

~~THE CONNECTION CHARGE SHALL BE COLLECTED FROM THE OWNERS OF ALL PROPERTY INCLUDED WITHIN THE SERVICE AREA SET FORTH AND DESCRIBED IN SECTION 13.15.020. THE DETERMINATION OF THE AREA TO BE CHARGED, INCLUDING COMPUTATIONS FOR INDIVIDUAL LOTS AND TRACTS, SHALL BE MADE BY THE DEPARTMENT OF PUBLIC WORKS 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 CONNECTION 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.~~

~~**13.15.040 COLLECTION OF CONNECTION CHARGES.**~~

~~THE CONNECTION CHARGES HEREIN DETERMINED SHALL BE PAYABLE AT THE TIME APPLICATION FOR A SANITARY SEWER SERVICE CONNECTION IS MADE. CONNECTION CHARGES COLLECTED SHALL BE CONSIDERED REVENUE OF THE WATER/SEWER UTILITY TO BE USED SOLELY FOR CAPITAL IMPROVEMENTS. CONNECTION SHALL NOT BE MADE UNTIL ALL CONNECTION CHARGES HAVE BEEN PAID.~~

~~**13.15.050 ADDITIONAL TO OTHER CHARGES.**~~

~~THE CONNECTION CHARGES ASSESSED PURSUANT TO THIS CHAPTER SHALL BE IN ADDITION TO THE ACTUAL COST OF SUCH CONNECTION AND TO CHARGES IMPOSED UNDER OTHER ORDINANCES OF THE CITY RELATED TO UTILITY CONNECTIONS, INCLUDING SECTION 13.16.100* OF THE REDMOND MUNICIPAL CODE.~~]

Section 20. Amendment of Section. RMC 13.16.010, Definitions, is hereby amended to read as follows:

13.16.010 Definitions.

A. Use Classifications.

1. Detached Single-Family Residential. Detached single-family residential shall include:

a. One single-family dwelling; or

b. One single-family dwelling that includes an attached and/or detached accessory dwelling unit(s). Accessory single-family structures including, but not limited to, garages, greenhouses, cabanas, workshops with plumbing, etc., shall be incidental uses to single-family residential and shall not cause a change in classification to multifamily residential or commercial.

2. Middle Housing. Middle housing includes buildings that are compatible in scale, form, and character with single-family houses and contain from two to eight attached, stacked, or clustered homes including:

a. Duplexes, triplexes, fourplexes, fiveplexes, sixplexes;

b. Townhouses;

c. Stacked flats;

d. Courtyard apartments; and

e. Cottage housing.

Middle housing has the same meaning as RCW 36.70A.030, Middle Housing, and as hereafter amended.

3. Multifamily Residential. Multifamily residential shall include:

a. A nine- or more unit apartment or condominium building; or

b. One or more units in a mobile home park served through a single meter; or

c. Laundry buildings, recreation buildings and other accessory buildings in multifamily residential developments, including associated pools and spas; or

d. Boarding homes, group homes and retirement homes, not including convalescent centers or nursing homes.

4. Commercial. Commercial shall include all uses not classified as single-family residential, middle housing, multifamily residential, irrigation, or cooling towers and shall include, but not be limited to, structures used for retail sales, offices, manufacturing, schools, convalescent centers and nursing homes. Mixed use structures with both the commercial and residential uses served by a single meter shall be classified commercial. Mixed use structures with the commercial and residential uses served by separate meters shall be classified multifamily and commercial as appropriate for the separate parts. Single-family residential structures in

commercial zones that have been converted to commercial uses shall be classified commercial, and once converted shall remain commercial even if returned to a residential use.

5. Irrigation. Irrigation shall include meters installed [~~WHICH~~] **that** serve primarily landscape irrigation systems and include city-owned meters [~~WHICH~~] **that** directly connect to the City water system (water only) or privately owned meters located downstream of a city-owned meter (exempt meters). Meters [~~WHICH~~] **that** serve park properties, golf courses, commercial nurseries or agricultural uses shall be classified as irrigation except for meters which serve only nonirrigation uses. Exempt meters [~~WHICH~~] **that** serve uses other than landscape irrigation systems shall also be considered irrigation and shall not be considered commercial.

6. Hydrant Use.

a. Type "A" [~~HYDRANT USE SHALL INCLUDE THE CONNECTION TO A HYDRANT WITH HOSE OR PIPING ONE-INCH AND SMALLER IN SIZE FOR SHORT-TERM CONSTRUCTION AND DEMOLITION ACTIVITIES~~] **Eliminated**.

b. Type "B" hydrant use shall include the connection to a hydrant to fill water carrying trucks used for

construction, street cleaning, parking lot cleaning, landscape spraying and other similar uses.

c. Type "C" hydrant use shall include the connection **to a hydrant for construction, demolition, and other stationary uses.** [~~OF HOSE OR PIPING LARGER THAN ONE-INCH AND ANY OTHER USES NOT CLASSIFIED TYPE "A" OR TYPE "B."~~] Type "C" hydrant uses shall be metered.

7. Fire Sprinklers – Single-Family Residential. Fire sprinkler – single-family residential shall include all single-family residential fire sprinkler systems served by a meter which is separate from the domestic water meter and shall not include meters [~~WHICH~~] **that** serve both a domestic water and fire sprinkler system.

8. Cooling Tower. Cooling tower uses shall include all separately metered supplies to mechanical equipment where a large percentage of the water is lost to evaporation. The meter can be either a city-owned meter or can be a privately owned meter similar to an exempt meter except that the wastewater is not exempt from sewer charges.

B. Chargeable Wastewater. Chargeable wastewater, for calculation of sewer rates and charges, shall be the quantity of water metered through a primary meter less

the quantity of water metered through an exempt meter, if an exempt meter exists. An exempt meter may be installed where the use of water is such that all of the water used does not enter the City [~~SEWAGE~~] **wastewater** system, such as water used for irrigation, or consumed in a manufactured product, and the user provides proof of these conditions.

C. Residential Equivalent. One residential equivalent for King County sewer charges shall be as established by contract with King County.

Section 21. Amendment of Section. RMC 13.16.030, Hydrant Use Charges, is hereby amended to read as follows:

13.16.030 Hydrant use charges.

A. [~~DEPOSITS~~] **Deposit and payments** shall be required for all Hydrant Use Permits.

B. Hydrant Use Permit charges include daily and monthly fees and commodity charges when metered in accordance with the [~~FOLLOWING~~] **approved City fee schedule.** [~~SCHEDULE:~~]

[~~1. *REDMOND SERVICE AREA.*~~

~~2025 AND AFTER RATES~~	~~TYPE "A"~~	~~TYPE "B"~~	~~TYPE "C"~~
~~DEPOSIT~~	~~$707.17~~	~~$1,767.60~~	~~$1,414.08~~

2025 AND AFTER RATES	TYPE "A"	TYPE "B"	TYPE "C"
MONTHLY ADMINISTRATIVE FEE	73.52	73.52	73.52
DAILY FEE	12.53	47.09	4.25
COMMODITY CHARGE (PER 100 CF)			
2025 RATE	0.00	0.00	7.95
2026 AND AFTER RATE	0.00	0.00	8.75

2. *NOVELTY HILL SERVICE AREA.*

2025 AND AFTER RATES	TYPE "A"	TYPE "B"	TYPE "C"
DEPOSIT	$1,380.37	$2,070.55	$2,070.55
MONTHLY ADMINISTRATIVE FEE	104.63	104.63	104.63
DAILY FEE	18.91	66.33	5.67
COMMODITY CHARGE (PER 100 CF)			
2025 RATE	0.00	0.00	17.12

~~2025 AND AFTER RATES~~	~~TYPE "A"~~	~~TYPE "B"~~	~~TYPE "C"~~
~~2026 AND AFTER RATE~~	~~0.00~~	~~0.00~~	~~18.83~~]

Section 22. Amendment of Subsection. RMC 13.16.040(D), Sewer Service Rates and Charges, is hereby amended to read as follows:

13.16.040(D) Sewer service rates and charges.

D. Other. Sewer rates and charges for other uses which do not have a metered water supply such as, but not limited to, parking garages, dumpsters/compactors, gasoline station pump islands, surface drains, etc., shall be at the commercial rate in subsection C of this section. The Public Works Director [~~OR DESIGNEE~~] may establish a monthly estimate of the quantity of wastewater that is considered chargeable wastewater depending on the use being connected. Each individual use shall be subject to minimum monthly charges as though it was a metered use.

Section 23. Amendment of Subsection. RMC 13.16.050(A), Supplemental Water and Sewer Rates and Charges, is hereby amended to read as follows:

13.16.050(A) Supplemental water and sewer rates and charges.

A. Low Income Disabled and Low Income Senior Citizen Credit. A "low income disabled" or "low income senior citizen" credit of 50 percent of monthly water, sewer, King County Wastewater Treatment, and [~~STORM DRAIN~~] **stormwater** charges shall be allowed to persons who make application therefor to the City and who qualify for such credit. For the purposes of this section, "low income senior citizen" means a person who has attained the age of 62 years and whose total household income from all sources does not exceed the amount specified as "very low income" in the regulations of the United States Department of Housing and Urban Development (HUD) for Section 8 programs, as now existing or as hereafter amended. For the purposes of this section, "low income disabled" means a person whose total household income from all sources does not exceed the amount specified as "very low income" under the regulations of the United States Department of Housing and Urban Development (HUD) for Section 8 programs, as now existing or as hereafter amended, and who has been determined to be totally and permanently disabled as defined by the Social Security

Administration or the Veterans Benefits Administration. Applications must include proof of such disability from the Social Security Administration or Veterans Affairs. To qualify for either credit you must be a "low income senior citizen" or "low income disabled"; and you must reside in a living unit that has a use classification of single-family residential or middle housing, and you must be the person or spouse of the person named on the billing statement. The credit shall only be allowed from and after the date that the application is approved. The City shall not be liable for the failure of any qualified person to make application for the credit and there shall be no entitlement to such credit in the absence of an application.

Section 24. Amendment of Subsection. RMC 13.16.050(D), Supplemental Water and Sewer Rates and Charges, is hereby amended to read as follows:

13.16.050(D) Supplemental water and sewer rates and charges.

D. Novelty Hill Service Area Depreciation Rate Surcharge. Within the Novelty Hill service area a depreciation rate surcharge shall be collected at the time of sale of water meters or side sewer permits and

shall be collected for each meter and side sewer connection. The charge shall be based on water meter size for all classes of use and shall be as follows:

1. Water.

Meter Size	Surcharge
5/8" x 3/4"	$ 425.00
1"	1,065.00
1 1/2"	2,125.00
2"	3,400.00
3"	6,800.00
4"	10,625.00
6"	21,250.00

2. Sewer.

Meter Size	Surcharge
5/8" x 3/4"	$ 325.00
1"	815.00
1 1/2"	1,625.00
2"	2,600.00

Meter Size	Surcharge
3"	5,200.00
4"	8,125.00
6"	16,250.00

For sewer connections that do not have a water supply, the Public Works Director [~~OR HIS/HER DESIGNEE~~] shall establish meter size equivalent for the use.

Section 25. Amendment of Subsection. RMC 13.16.050(E), Supplemental Water and Sewer Rates and Charges, is hereby amended to read as follows:

13.16.050(E) Supplemental water and sewer rates and charges.

E. Miscellaneous Service Fees. The Public Works Director shall establish regulations, procedures and fees for incidental services provided by the utility for services, including but not limited to meter testing, exchanging, or removal; fire hydrant flow testing; the cross-connection and backflow prevention program; customer service requests; final bill reading; sewer television services; system damage and vandalism; pre-treatment device inspections; water and sewer

availability letters and certificates; construction [~~STORM WATER~~] **stormwater** discharges to the sanitary sewer; utility location requests; and other such services.

Section 26. Amendment of Chapter. RMC 13.17, Utility Accounts, is hereby amended to read as follows:

13.17.010 Utility accounts.

A. Utility accounts shall be established for any property, structure, or use receiving water, sewer, or [~~STORM WATER~~] **stormwater** services. The Finance Department may aggregate or separate accounts for such properties, structures, or uses as it determines appropriate considering property ownerships, tenants, consolidation of bills, [~~SHUT-OFF~~] **shut off** and lien procedures, and any other applicable factors.

B. Accounts for water service shall be established as soon after water meter installation as feasible. Water service shall be billed from date of meter installation. Water service accounts shall only be terminated after removal of the structure or use receiving water service and removal of the meter as processed through a water [~~SHUT-OFF~~] **shut off**. Accounts for structures which are

temporarily or permanently vacant shall continue to receive regular service charges.

C. Accounts for sewer service shall be established as soon after the side sewer connection as feasible. Sewer service shall be billed from date of side sewer connection. Sewer service accounts shall only be terminated after removal of the structure or use receiving sewer service, and removal of the side sewer providing the service as documented by a side sewer permit inspection.

D. [~~STORM WATER~~] **Stormwater** service shall be billed at such time that Public Works notifies Utility Billing that impervious surface on a parcel has changed. [~~STORM WATER~~] **Stormwater** service accounts shall only be terminated when parcels are returned to "undeveloped" status based on a restoration plan approved by the City.

13.17.020 Billing.

A. Billing for single-family residential and middle housing townhouses and cottage houses shall be bimonthly. Billing for multifamily residential, middle housing except for townhouses and cottage houses, commercial, other developed ([~~STORM WATER~~] **~~stormwater~~** only), and irrigation shall be monthly, except that

multifamily residential, commercial, other developed, and irrigation may be billed bimonthly for isolated uses located within single-family areas. Billing dates may be staggered throughout the month and billing dates shall be established administratively by the Finance Director.

B. Fixed monthly charges shall apply from billing date to billing date, read date to read date, or shall apply for a one-month period of time, as determined by the Finance Director, and may be prorated based on the number of days in the billing period. Commodity charges shall be based on consecutive meter readings which shall be scheduled to be completed a reasonable time before the billing dates.

C. If on the billing date the meter reading for the billing period shall not have been completed, the consumption for the billing period shall be estimated from patterns of previous consumption.

D. For water and sewer accounts a final billing will be processed when a change in ownership or a change in tenants occurs.

E. A final [~~STORM WATER~~] **stormwater** bill for a change in tenants will only be processed if the account is classified as single-family or middle housing and is

billed with the water or sewer bills as indicated in Section 13.17.040.B.

F. For [~~STORM WATER~~] **stormwater** accounts classified as "other developed," a final bill will only be processed when there is a change in parcel ownership or unit ownership for middle housing.

G. An administrative fee in an amount established by the Finance Director to cover the administrative costs for processing a final bill shall be charged to any account for which a final billing is processed.

13.17.030 Due date.

All rates and charges for water service, hydrant use, sewer service and [~~STORM WATER~~] **stormwater** management service shall be due on the day stated in the billing statement.

13.17.040 Billing statements.

A. Water and sewer billing statements for single-family residential, multifamily residential, middle housing, commercial and irrigation accounts shall be made in the name of the property owner, or pursuant to a property owner's written agreement with the City, to a management company, tenant or other authorized agent.

B. For residential parcels classified as single-family by the [~~STORM WATER~~] **stormwater** code, Section 13.18.040.E, the [~~STORM WATER~~] **stormwater** fee shall be billed with the sanitary sewer or on the water bill for the entire parcel if the property is served by those utilities.

C. For "other developed" parcels and middle housing units, a single [~~STORM WATER-ONLY~~] **stormwater-only** bill will be issued to the property owner (taxpayer) of record per the King County Assessor Records. At the written request of the property owner, the bill may be forwarded to a property management company or a payment processing center; however, no [~~STORM WATER~~] **stormwater** billings for "other developed" parcels will be made in the name of a tenant. Property held in common by several owners may be billed to a homeowners' association or property management company at the written request of the property owners.

D. A separate [~~STORM WATER~~] **stormwater** bill shall be issued to the property owner (taxpayer) of record per the King County Assessor Records for single-family and other developed parcels within the City which are not City water or sanitary sewer customers.

E. Billings made to persons other than the property owner shall not relieve the owner of the property from liability for payments of rates and charges for water service, hydrant use, sewer service and [~~STORM WATER~~] **stormwater** management service, including, but not limited to, monthly charges, commodity charges, delinquency charges, lien fees and court fees and shall not in any way affect the lien rights of the City against the property to which the services are furnished.

13.17.050 Returned payments.

An account for which a payment for rates and charges for water, sewer, or [~~STORM WATER~~] **stormwater** services is made to the City and said payment is not honored by the bank or other financial institution for insufficient funds or for any other reason, shall be charged an administrative fee in an amount as established by the Finance Director.

13.17.060 Partial payments.

A. Any payment of fees and charges for water, sewer, or [~~STORM WATER~~] **stormwater** services shall be applied to the outstanding fees and charges in the following manner:

1. Where a single combined bill is sent to an account holder for water, sewer and [~~STORM WATER~~] **stormwater**, any payment received shall be applied to the outstanding fees and charges in the following manner:

a. To the fees and charges of the billing with the earliest due date.

b. In the following order of fees and charges within said billing:

i. Fees and charges not identified below.

ii. [~~METRO SEWAGE~~] **King County Wastewater Treatment Division wastewater** disposal component of the sewer service charges.

iii. [~~STORM WATER~~] **stormwater** service charges.

iv. Redmond collection component of the sewer service charges.

v. Water service charges.

2. Where separate bills for water, sewer, and [~~STORM WATER~~] **stormwater** are sent to a single account holder or to multiple account holders for a single parcel, any payment received shall be applied to the outstanding fees and charges owed by the account holder submitting payment.

13.17.070.

***

13.17.080 Delinquent account processing.

A. Interest shall be charged for any sewer or [~~STORM WATER~~] **stormwater** fee or charge, or any portion thereof, which has not been paid within sixty days of the due date. The interest rate shall be 8 percent per annum computed on a monthly basis. This interest charge shall be billed on each regular billing as the charges become applicable.

B. The Public Works Director together with the Finance Director shall establish regulations and procedures for discontinuing water service to properties for which water service fees become delinquent. These regulations and procedures shall provide for a date at which delinquent accounts will be processed for shutoff and shall provide for a notice to be given advising of the planned discontinuance of water service. Administrative fees in an amount established by the Finance Director to cover the administrative costs of notification and processing shall be charged to any account for which delinquent water fees and charges remain unpaid in accordance with said rules and regulations.

Administrative fees in an amount established by the Finance Director to cover the cost to turn off and turn on water service shall be charged to any account for which an employee of the City is sent to the property to turn on or turn off the water in accordance with said rules and regulations.

C. All fees and charges for water, sanitary sewer and [~~STORM WATER~~] **stormwater** services including but not limited to all charges for turning water on or off, together with any penalties and interest that may be provided by ordinance, shall be a lien upon the property to which the water, sanitary sewer and/or [~~STORM WATER~~] **stormwater** service is furnished superior to all other liens and encumbrances whatsoever, except those for general taxes and local and special assessments. Liens shall be enforced by the City in the manner provided by law.

D. The Public Works Director together with the Finance Director shall establish regulations and procedures for the filing of liens against properties for nonpayment of sewer and [~~STORM WATER~~] **stormwater** fees and charges. In the event that the City shall prepare and/or record a written lien against a property pursuant to state law,

administrative fees in amounts established by the Finance Director shall be charged to cover the administrative costs of preparing and filing such lien and shall be added to the delinquent charges. In the event that the City shall prepare and/or file a claim in small claims court for nonpayment of sewer and [~~STORM WATER~~] **stormwater** fees and charges, administrative fees in amounts established by the Finance Director shall be charged to cover the administrative costs of preparing and filing such claim and shall be added to the delinquent charges. In addition to the administrative fee, reasonable attorney's fees as may be awarded by the court shall be charged to the account.

E. The additional and concurrent method of enforcing the lien of the City for the delinquent and unpaid sewer and [~~STORM WATER~~] **stormwater** fees and charges by turning off the water service to the premises to which water, sanitary sewer, and [~~STORM WATER~~] **stormwater** management services are furnished shall not be exercised after two years from the date of recording of the lien notice, as provided by law, except to enforce payment of one year's charges for which no lien notice is required by law to be recorded.

F. The Finance Director and/or the Public Works Director, or their respective designees, shall have the authority to adjust the amount of any service charges and to waive all or any portion of the interest charges and administrative fees established by this section in the case of errors, malfunctions of meters or other system components, excusable neglect, undue hardship, uncollectible debt, or other similar extenuating circumstance.

Section 27. Amendment of Chapter. RMC 13.18, [~~STORM WATER~~] **Stormwater** Management Utility, is hereby amended to read as follows:

Sections:
13.18.010 [~~STORM WATER~~] **Stormwater** management utility created – Responsibilities.
13.18.020 Administrator of utility.
13.18.030 Ownership of City [~~STORM WATER~~] **stormwater** facilities and assets.
13.18.040 Rates and charges – Definitions.
13.18.050 System of charges.
13.18.060 Rate adjustment.
13.18.070 Authority to promulgate rules.
13.18.080 Repealed.

13.18.010 [~~STORM WATER~~] Stormwater management utility created – Responsibilities.

There is created and established pursuant to Chapters 35A.80 and 35.67 RCW a storm and surface water utility to be known as the "Redmond [~~STORM WATER~~]

Stormwater Management Utility." All references to "the utility" in this chapter refer to the Redmond [~~STORM WATER~~] **Stormwater** Management Utility. The utility will have primary authority and responsibility for carrying out the City's **Stormwater and Surface Water System Plan** [~~COMPREHENSIVE DRAINAGE AND STORM SEWER PLAN~~], including responsibilities for planning, design, construction, maintenance, administration, and operation of all city storm and surface water facilities, as well as establishing standards for design, construction, and maintenance of improvements on private property where these may affect storm and surface water management.

13.18.020 Administrator of utility.

The [~~DIRECTOR OF~~] Public Works **Director** shall be [~~EX OFFICIO~~] **the** administrator of the utility.

13.18.030 Ownership of City [~~STORM WATER~~] stormwater facilities and assets.

[~~TITLE AND ALL OTHER INCIDENTS OF OWNERSHIP OF THE FOLLOWING ASSETS ARE VESTED IN THE UTILITY: ALL PROPERTIES, INTERESTS, AND PHYSICAL AND INTANGIBLE RIGHTS OF EVERY NATURE OWNED OR HELD BY THE CITY, HOWEVER ACQUIRED, INSOFAR AS THEY RELATE TO OR CONCERN STORM OR SURFACE WATER SEWAGE, FURTHER INCLUDING, WITHOUT~~

~~LIMITATION, ALL PROPERTIES, INTERESTS, AND RIGHTS ACQUIRED BY ADVERSE POSSESSION OR BY PRESCRIPTION, DIRECTLY OR THROUGH ANOTHER, IN AND TO THE DRAINAGE OR STORAGE, OR BOTH, OF STORM OR SURFACE WATERS, OR BOTH, THROUGH, UNDER, OR OVER LANDS, WATERCOURSES, SLOUGHS, STREAMS, PONDS, LAKES, AND SWAMPS, ALL BEGINNING IN EACH INSTANCE, AT A POINT WHERE STORM OR SURFACE WATERS FIRST ENTER THE STORM AND SURFACE WATER SYSTEM OF THE CITY AND ENDING IN EACH INSTANCE AT A POINT WHERE THE STORM OR SURFACE WATERS EXIT FROM THE STORM AND SURFACE WATER SYSTEM OF THE CITY, AND IN WIDTH TO THE FULL EXTENT OF INUNDATION CAUSED BY STORM OR FLOOD CONDITIONS, TOGETHER WITH ALL FUNDS ON DEPOSIT IN THE CITY STORM DRAINAGE CONSTRUCTION FUND AND FUTURE REVENUES OF SAID FUND.~~] **The utility owns and is vested in all titles and incidents of ownerships in the following assets and rights related to the city's stormwater and surface water drainage system. This includes: all properties, interests, and physical and intangible rights of every nature owned or held by the City, however acquired, insofar as they relate to or concern stormwater or surface waters or both. This ownership applies without limitation and to include, all properties, interests, and rights acquired**

by adverse possession or by prescription, directly or through another, in and to the drainage or storage, or both, of stormwater or surface waters, or both, through, under, or over lands, watercourses, sloughs, streams, ponds, lakes, and swamps, all beginning in each instance, at a point where stormwater or surface waters first enter the stormwater and surface water system of the City and ending in each instance at a point where the stormwater or surface waters exit from the stormwater and surface water system of the City, and in width to the full extent of inundation caused by storm or flood conditions. The utility's ownership extends together to all funds on deposit to the City Stormwater Capital Improvement Fund and future revenues of said fund.

13.18.040 Rates and charges – Definitions.

As used in this chapter, the following terms have the meanings set forth below:

A. "Developed parcel" means a parcel of real property which has been altered by grading or filling of the ground surface, or by construction of any improvement or other impervious surface area which affects the hydraulic properties of the parcel.

B. "Impervious surface" means those hard surfaced areas which either prevent or retard the entry of water into the soil in the manner that such water entered the soil under natural conditions preexisting any development on the property, and/or those hard surfaced areas which cause water to run off the surface in greater quantities or at an increased rate of flow from that present under natural conditions preexisting any development on the property, including, but not limited to, such surfaces as rooftops, "green roofs," asphalt or concrete sidewalks, paving, driveways, parking lots, walkways, patio areas, storage areas, and gravel, oiled macadam, pervious asphalt or concrete, or other surfaces which similarly affect the natural infiltration or runoff patterns existing prior to development.

C. "Impervious unit" means a configuration or conglomeration of impervious surface estimated to contribute an amount of runoff to the City's [~~STORM WATER~~] **stormwater** management system which is approximately equal to that created by the average single-family residential parcel. One impervious unit (IU) is equivalent to 2,000 square feet of impervious surface area. For purposes of computation of rates and

charges, impervious units are truncated to the nearest tenth.

D. "Parcel" means the smallest separately segregated unit or plot of land having an identified owner, boundaries and surface area [~~WHICH~~] **that** constitutes a separate lot or tract capable of being conveyed without further subdivision.

E. "Single-family parcel" means a parcel which has been actually developed with [~~A~~] one single-family residence.

F. "Undeveloped parcel" means any parcel of real property which has not been altered by grading or filling of the ground surface, or by construction of any improvement or other impervious surface area [~~WHICH~~] **that** affects the hydraulic properties of the parcel.

G. *Repealed by Ord. 2864.*

H. "Other developed parcel" means any developed parcel not defined as a single-family parcel in subsection E of this section, including middle housing and rights-of-way.

13.18.050 System of charges.

The following monthly service charges are established for all parcels of real property within the boundaries of the City, as they now exist or as they may be

hereafter amended, for the purpose of carrying on the responsibilities of the [~~STORM WATER~~] **stormwater** management utility. All developed parcels shall be charged the monthly service charge regardless of whether the parcel has a storm drainage connection to the [~~STORM WATER~~] **stormwater** system.

A. *Undeveloped Parcels.* Undeveloped parcels shall not be charged.

B. *Single-Family Parcels.* The monthly service charge for each single-family parcel shall be $16.97 per month for 2025, and a base charge of $17.06 per month for 2026 and after, which shall hereafter be referred to as the "base rate."

C. *Other Developed Parcels.* The monthly service charge for all other developed parcels, including middle housing, city-owned properties and rights-of-way, shall be computed by multiplying the base rate times the number of impervious units applicable to the parcel times the rate adjustment for the parcel as determined under Section 13.18.060. This formula is expressed mathematically as follows:

Charge = Base Rate x IUs x Rate Adjustment

D. *Minimum Charge*. Notwithstanding the number of impervious units applicable to any individual property, there shall be a minimum monthly service charge for all developed properties equal to the base rate.

13.18.060 Rate adjustment.

A. *Generally.* The rate adjustment used to compute the monthly service charge for parcels shall be determined by taking the coverage factors set forth in subsection B of this section and adding or subtracting any applicable water quality and quantity credits, and any special program adjustment, as determined under subsections C and D of this section. Parcels served by multiple water quality or quantity facilities will have the rate adjustment calculated based on the percentage of area treated by each facility. **Parcel(s) utilizing regional water quality and quantity facilities are not eligible for the rate adjustment(s).**

B. *Coverage Factor.*

For Impervious Surface Expressed as a Percentage of Total Parcel Area Over	Rate Adjustment Is
30%	+ 1.10

For Impervious Surface Expressed as a Percentage of Total Parcel Area Over	Rate Adjustment Is
40%	+ 1.20
50%	+ 1.30
60%	+ 1.40
70%	+ 1.50
80%	+ 1.60
90%	+ 1.70

Portions of a parcel receiving an infiltration or dispersion credit shall receive a coverage factor of 1. The remainder of the parcel will receive a coverage factor based on the entire parcel.

C. *Water Quantity and Quality Credits:.*

1. *Quantity Credits.*

	Description	Examples	Credit
High Performance	Designed systems that prevent the majority of runoff from leaving the site.	• Rainwater Harvesting and Reuse [~~• FULL INFILTRATION OR DISPERSION~~] **• 91% or greater Infiltration or Dispersion** • LID Performance Standard + Flow Control	-0.4
Full Control	Designed systems that control the majority of runoff from the site.	• Detention (2001 Standard**, minimum**) • Private Direct Discharge • Infiltration (91% annual runoff volume)	-0.2
Partial Control	Designed systems that partially control the runoff from the site.	• Detention (1992 Standard) • Rainwater Harvesting (State Definition)	-0.1
Other Control	Designed systems that	• Other designed flow control	-0.05

	Description	Examples	Credit
	reduce or control runoff in some manner but do not meet the criteria above. Typically older systems.	• Other designed infiltration • LID Performance Standard	

2. *Quality Credits.*

	Description	Examples	Credit
Advanced	Designed system that separates runoff from nonpollution generating surfaces.	Infiltration of nonpollution generating surfaces Rainwater Harvesting and Reuse	-.2
Enhanced	Designed system that removes sediment, metals, and/or phosphorus to current ecology standard.	Enhanced Treatment	-.15
Basic		Basic Treatment	-.1

	Description	Examples	Credit
	Designed system that removes sediment to current ecology standard.		
Other Treatment	Designed systems that improve or monitor water quality in some manner but do not meet the criteria above.	State or City Required Monitoring Oil/Water Separator Other designed water quality	-.05

D. *Special Programs.* Adjustments for special programs may be determined on a case-by-case contractual basis upon approval by the City Council.

E. Because developed city rights-of-way provide surface drainage, access to the [~~STORM DRAIN~~] **stormwater** pipes and overflow routes for [~~STORM WATER~~] **stormwater** in many areas, such developed rights-of-way shall have a fixed single rate adjustment of 0.3, notwithstanding any other provision of this section.

F. *Repealed by Ord. 2864.*

G. The credits set forth in this section shall apply only if the on-site facilities for which a reduction in the rate adjustment is given met applicable standards upon installation, received approval of construction, and have been and are maintained and operated in accord with city standards applicable at the time of billing. In the event that the administrator of the utility determines that the operation and maintenance standards are not complied with, no reduction in the rate adjustment shall be made for water quantity, water quality, or special programs for a minimum of one year and until operation and maintenance do meet city standards, whereupon the person being billed may reapply for system inspection and for application of the special programs, water quantity and/or quality credits.

H. Developed rights-of-way designated as state highways shall have a fixed single rate adjustment of 0.3, notwithstanding any other provision of this section.

13.18.070 Authority to promulgate rules.

The [~~ADMINISTRATOR OF THE UTILITY~~] **Finance Director** is authorized to promulgate rules and regulations governing the proration or other adaptation of rates to particular site circumstances and any other matters necessary to

calculate or impose the service charges provided for in this chapter.

Section 28. Amendment of Chapter. RMC 13.20, [~~STORM WATER~~] **Stormwater** Drainage Capital Facilities Charges, is hereby amended to read as follows:

Sections:
13.20.010 Purpose.
13.20.020 Definitions.
13.20.030 [~~STORM WATER~~] **Stormwater** capital facilities charges imposed.
13.20.040 Citywide [~~STORM WATER~~] **stormwater** capital facilities charge. Revised
13.20.045 Downtown sub-basin [~~STORM WATER~~] **stormwater** capital facilities charge.
13.20.047 Overlake sub-basin [~~STORM WATER~~] **stormwater** capital facilities charge.
13.20.050 [~~STORM WATER~~] **Stormwater** capital improvement fund.
13.20.060 Repealed.
13.20.070 Collection of charges.
13.20.080 [~~RECORDING~~] **Tracking** payments.
13.20.090 Repealed.
13.20.100 Additional requirements for development.

13.20.010 Purpose.

The purpose of this chapter is to establish [~~STORM WATER~~] **stormwater** connection or capital facilities charges for all properties within the City that are hereafter developed with impervious surface.

13.20.020 Definitions.

As used in this chapter, the following terms have the meanings set forth below:

A. "Created impervious units" means the impervious units the project constructs. The created impervious units consist of new impervious and replaced impervious. If located in the Downtown and Overlake surcharge areas, then the new and replaced impervious in private property, public property, and public right-of-way are subject to the Regional Capital Facility Charge. The new and replaced impervious in private property and public property is also subject to the City-wide Capital Facility Charge.

B. [~~A.~~] "Development" means any alteration by grading or filling of the ground surface, or by construction of any improvement or **construction or replacement of any** other impervious surface area that affects the hydraulic properties of any parcel of land.

C. [~~B.~~] "Impervious surface" means those hard surfaced areas [~~WHICH~~] **that** either prevent or retard the entry of water into the soil in the manner that such water entered the soil under natural conditions preexisting any development on the property, and/or those hard surfaced areas [~~WHICH~~] **that** cause water to run off the surface in greater quantities or at an increased rate of flow from that present under natural conditions preexisting any

development on the [~~PROPERTY,~~] **property. Impervious surface areas,** including, but not limited to, such surfaces as rooftops, **green roofs,** asphalt or concrete sidewalks, paving, driveways, **permeable pavers and pavement,** parking lots, walkways, patio areas, storage areas, and gravel, oiled macadam, or other surfaces [~~WHICH~~] **that** similarly affect the natural infiltration or runoff patterns existing prior to development.

D. [~~C.~~] "Impervious unit" means a configuration or conglomeration of impervious surface estimated to contribute an amount of runoff to the City's [~~STORM WATER~~] **stormwater** management system [~~WHICH~~] **that** is approximately equal to that created by the average single-family residential parcel. One impervious unit (IU) is equivalent to 2,000 square feet of impervious surface area. For purposes of computation of the charges provided for in this chapter, impervious units are truncated (rounded down) to the nearest tenth.

E. [~~D.~~] "Regional [~~STORM WATER~~] **stormwater** facilities" or "regional system" means public conveyance, detention, infiltration, and/or water quality facilities designed to manage [~~STORM WATER~~] **stormwater** runoff from specific areas of the City to meet the City's water quality goals,

and to support new development in a cost effective manner. Properties being developed may have the option to or be required to participate in the financing of the facilities, and in return requirements for on-site controls are eliminated or reduced. Proposed facilities are shown on the [~~PROPOSED~~] Regional [~~STORM WATER~~] **Stormwater** [~~FACILITIES MAP IN THE CLEARING, GRADING, AND STORM WATER MANAGEMENT~~] Technical Notebook.

13.20.030 [~~STORM WATER~~] Stormwater capital facilities charges imposed.

There are hereby established [~~STORM WATER~~] **stormwater** capital facilities charges [~~WHICH~~] **that** shall be imposed upon all parcels [~~WHICH~~] **that** are proposed to be developed within the City. No building permit, short subdivision or subdivision approval, or other permit allowing development within the City shall be granted except upon payment of a Citywide [~~STORM WATER~~] **stormwater** capital facilities charge and, if established, a sub-basin [~~STORM WATER~~] **stormwater** capital facilities charge. Public capital projects are subject to the **citywide and** sub-basin [~~STORM WATER~~] **stormwater** capital facilities charges.

13.20.040 Citywide [~~STORM WATER~~] Stormwater capital facilities charge.

The Citywide [~~STORM WATER~~] **stormwater** capital facilities charge established by RMC 13.20.030 shall be calculated for property development based upon the **total** number of impervious units [~~PROPOSED TO BE~~] created by the development. The charge [~~IS $2,310.00~~] for each impervious unit **shall be per the most current Development Engineering Fee Schedule**. The total charge to be paid in connection with any development approval shall be determined by multiplying the total number of impervious units [~~TO BE~~] created [~~BY THE PROPOSED DEVELOPMENT~~] by the charge for each **impervious** unit.

13.20.045 Downtown sub-basin [~~STORM WATER~~] Stormwater capital facilities charge.

The [~~DOWNTOWN~~] **Downtown** sub-basin is an area generally bordered by the Sammamish River to the west, Bear Creek to the east, the [~~RAILROAD CORRIDOR~~] **Redmond Central Connector** to the south and NE 95th Street to the north. **The Downtown sub-basin boundary is not identical to the Downtown zoning boundary in the Redmond Zoning Code.** The sub-basin is depicted in a map in the [~~STORM WATER~~] **Stormwater** Technical Notebook.

A. Parcels [~~WHICH~~] **that** are proposed to be developed within the [~~DOWNTOWN~~] **Downtown** sub-basin shall not be required to construct on-site [~~STORM WATER~~] **stormwater** detention and water quality facilities as required elsewhere in this code**, with the exception of those facilities noted in RMC 13.20.045.B**. In lieu of such construction, a [~~DOWNTOWN~~] **Downtown** sub-basin [~~STORM WATER~~] **stormwater** capital facilities charge is hereby imposed upon all such parcels. The [~~DOWNTOWN~~] **Downtown** sub-basin [~~STORM WATER~~] **stormwater** capital facilities charge shall be used by the City to design, acquire property for, and conduct other activities necessary to construct regional [~~STORM WATER~~] **stormwater** conveyance, detention and water quality facilities (the regional system).

B. Participation in the downtown regional facility program provides basic water quality treatment only. Projects that require enhanced water quality treatment are required to supply that level of treatment on the project site.

C. [~~B.~~] The [~~DOWNTOWN~~] **Downtown** sub-basin [~~STORM WATER~~] **stormwater** capital facilities charge shall be calculated for property development based upon the number of

impervious units proposed to be created by the development. The charge [~~IS $3,358.00~~] for each impervious unit **shall be per the most current Development Engineering Fee Schedule**. A credit of 80 percent may be applied to the number of nonpollution generating impervious units that are [managed] **fully infiltrated** by an approved private infiltration facility meeting current standards. The total charge to be paid in connection with any development approval shall be determined by multiplying the total number of impervious units to be created by the proposed development by the charge for each such unit minus the number of creditable impervious units multiplied by 0.80 of the charge for each unit.

D. [~~C.~~] The [~~DOWNTOWN~~] **Downtown** sub-basin [~~STORM WATER~~] **stormwater** capital facilities charge provided for in this section shall be in addition to the Citywide [~~STORM WATER~~] **stormwater** capital facilities charge established by RMC 13.20.030 and 13.20.040. No building permit, short subdivision or subdivision approval, or other permit allowing development within the [~~DOWNTOWN~~] **Downtown** sub-basin, shall be granted except upon payment

of said [~~DOWNTOWN~~] **Downtown** sub-basin [~~STORM WATER~~] **stormwater** capital facilities charge.

E. [~~D.~~] Owners of properties adjacent to the Sammamish River or adjacent to the publicly owned property immediately adjacent to the Sammamish River may seek to have their properties opt out of the City's regional (sub-basin) [~~STORM WATER~~] **stormwater** system and the [~~DOWNTOWN~~] **Downtown** sub-basin [~~STORM WATER~~] **stormwater** capital facilities charge or may seek a reduced [~~DOWNTOWN~~] **Downtown** sub-basin [~~STORM WATER~~] **stormwater** capital facility charge. These properties must also have (or be able to construct) a private discharge system to the river.

1. Any owner of property that seeks to opt out shall make a proposal to the City identifying the ability of a property or set of properties to be served by a private discharge system to the river. Private properties under common control and/or properties that are part of an existing private drainage system may be included in an opt-out proposal. Properties separated by a public right-of-way may be included only if they are connected by an existing private drainage system. The Technical Committee will review the proposal and will approve it

if the Technical Committee determines that the proposed private drainage system:

a. Detains and treats all [~~STORM WATER~~] **stormwater** from the properties proposed or required to be served by the private drainage [~~STORM WATER~~] **stormwater** system in a manner that meets all City water quality and quantity control standards;

b. Can be constructed, installed, or improved without interfering with the ongoing operation of any other utility line or improvement within the public right-of-way or public property;

c. Can be constructed, installed, or improved within easements or other property interests owned or controlled by the applicant;

d. Will not adversely impact other properties in the vicinity; and

e. Otherwise meets the requirements of the City's codes and standards.

2. The [~~DIRECTOR OF~~] Public Works **Director** and any property owner who would qualify to opt out of the **City's** regional [~~STORM WATER~~] **stormwater** system and [~~DOWNTOWN~~] **Downtown** sub-basin [~~STORM WATER~~] **stormwater** capital facilities charge may agree on a reduced [~~DOWNTOWN~~]

Downtown sub-basin [~~STORM WATER~~] **stormwater** capital facilities charge in exchange for the property owner not opting out. The reduced charge shall be based on the estimated cost to design and construct the private [~~STORM WATER~~] **stormwater** detention and water quality facilities that would be necessary to provide a private [~~STORM WATER~~] **stormwater** discharge system meeting the City's regulations, together with the amount by which the value of the property owner's property would be affected by the use of a portion of that land for the private [~~STORM WATER~~] **stormwater** facilities. If the [~~DIRECTOR OF~~] Public Works **Director** and the property owner agree on the amount of the reduced [~~DOWNTOWN~~] **Downtown** sub-basin [~~STORM WATER~~] **stormwater** capital facilities charge, the reduced charge shall be agreed to in a written instrument to be recorded against the title of the property. The reduced charge shall thereafter be applied to all properties or parcels subject to the agreement, and the property owner may not thereafter opt out of the regional [~~(SUB-BASIN) STORM WATER~~] **stormwater** system and the reduced [~~DOWNTOWN~~] **Downtown** sub-basin [~~STORM WATER~~] **stormwater** capital facilities charge for those properties or parcels without the City's consent.

3. The ability to opt out provided by this section applies only to the **City's** regional [~~STORM WATER~~] **stormwater** system and the [~~DOWNTOWN~~] **Downtown** sub-basin [~~STORM WATER~~] **stormwater** capital facilities charge. All other charges, including, but not limited to, the [~~CITYWIDE~~] **citywide** capital facilities charge, the monthly [~~STORM WATER~~] **stormwater** rates, and the [~~STORM WATER~~] **stormwater** engineering, plan review, and processing fees associated with development applications, provided elsewhere in this title shall continue to apply to properties that have opted out or for which a reduced [~~DOWNTOWN~~] **Downtown** sub-basin [~~STORM WATER~~] **stormwater** capital facilities charge has been agreed upon.

13.20.047 Overlake sub-basin [~~STORM WATER~~] stormwater capital facilities charge.

The Overlake sub-basin is an area generally bordered by 148th Ave NE to the west, 156th Ave NE to the east, NE Bel-Red Road to the south and NE 40th Street to the north. The sub-basin is depicted in a map in the [~~CLEARING, GRADING, AND STORM WATER~~] **Stormwater** [~~MANAGEMENT~~] Technical Notebook. **The Overlake sub-basin boundary is not identical to the Overlake Village zoning**

boundary in the Redmond Zoning Code. [~~THE OVERLAKE VILLAGE DESIGN DISTRICT IS A PORTION OF THE OVERLAKE SUB-BASIN IDENTIFIED WITHIN THE REDMOND COMMUNITY DEVELOPMENT GUIDE.~~]

A. Parcels [~~WHICH~~] **that** are proposed to be developed within the Overlake sub-basin shall be required to construct only those on-site [~~STORM WATER~~] **stormwater** detention and water quality facilities noted below and as further described in the [~~STORM WATER~~] **Stormwater** Technical Notebook.

1. Fully infiltrate roof runoff where soils allow. (This may impact a project's ability to achieve the maximum allowable impervious coverage.)

2. Meet Minimum Requirement No. 5 [~~BY FULLY INFILTRATING OTHER HARD SURFACES~~] where feasible.

3. Construct any interim [~~STORM WATER~~] **stormwater** facilities required to protect downstream properties **or to provide water quality** until regional facilities are constructed.

4. Those onsite storm water treatment and/or infiltration facilities required in Overlake Zoning District.

5. Participation in the Overlake regional facility program provides basic water quality treatment only for projects north of NE 26th Street. Projects that require enhanced water quality treatment are required to supply that level of treatment on the project site.

In lieu of construction of additional facilities, an Overlake sub-basin [~~STORM WATER~~] **stormwater** capital facilities charge is hereby imposed upon all such parcels. The Overlake sub-basin [~~STORM WATER~~] **stormwater** capital facilities charge shall be used by the City to design, acquire property for, and conduct other activities necessary to construct regional [~~STORM WATER~~] **stormwater** conveyance, detention and water quality facilities (the **City's** regional system).

B. The Overlake sub-basin [~~STORM WATER~~] **stormwater** capital facilities charge shall be calculated for property development based upon the number of impervious units proposed to be created by the development. The charge [~~IS $10,253.00~~] for each impervious unit **shall be per the most current Development Engineering Fee Schedule**. A credit of 80 percent may be applied to the number of impervious units that are [~~MANAGED~~] **fully infiltrated** by an approved private infiltration facility

meeting current standards. The total charge to be paid in connection with any development approval shall be determined by multiplying the total number of impervious units to be created by the proposed development by the charge for each such unit minus the number of creditable impervious units multiplied by 0.80 of the charge for each unit.

C. The Overlake sub-basin stormwater capital facilities charge provided for in this section shall be in addition to the Citywide [~~STORM WATER~~] **stormwater** capital facilities charge established by Sections 13.20.030 and 13.20.040. No building permit, short subdivision or subdivision approval, or other permit allowing development within the Overlake sub-basin shall be granted except upon payment of said Overlake sub-basin [~~STORM WATER~~] **stormwater** capital facilities charge.

13.20.050 [~~STORM WATER~~] Stormwater capital improvement fund.

There is established a [~~STORM WATER~~] **stormwater** capital improvement fund into which shall be paid all [~~STORM WATER~~] **stormwater** capital facilities charges collected under this chapter, all area and frontage charges

collected under previous ordinances, and all contributions made by the City and from other sources, and from which shall be paid the cost and expense of planning, designing, acquiring property, constructing and installing general and regional facilities for [~~STORM WATER~~] **stormwater** management and flood control.

13.20.060.

***

13.20.070 Collection of charges.

The [~~STORM WATER~~] **stormwater** capital facilities charges imposed by this chapter shall be paid prior to issuance of any building permit, short subdivision or subdivision approval, or other permit allowing development within the City.

13.20.080 [~~RECORDING~~] Tracking payments.

The Public Works Department shall establish a system for [~~RECORDING~~] **tracking** payments of [~~STORM WATER~~] **stormwater** capital facilities charges made pursuant to this chapter [~~IN ORDER THAT CREDIT MAY BE RECORDED AND GIVEN FOR CONTRIBUTIONS MADE FOR STORM WATER MANAGEMENT GENERAL FACILITIES AND REGIONAL FACILITIES IN CONNECTION WITH THAT PROPERTY~~]. It is the intent of this section that development shall not be charged twice for the same

proposed impervious unit and that where a [~~PROPOSED~~] **created** impervious unit has been paid for pursuant to a short subdivision or subdivision approval, site plan approval, or other development approval required by the City, the applicant shall not be charged a second time for that unit when a building or other subsequent permit for the same [~~DEVELOPMENT~~] **property** is issued. **The development shall provide supporting documentation of prior fees paid.**

13.20.090.

***

13.20.100 Additional requirements for development.

The owners of all property within the City being improved or developed shall be responsible for the installation of an adequate [~~STORM WATER~~] **stormwater** management system within [~~HIS OR HER~~] **their** property in conformity with City standards and in conformity with the **Stormwater Technical Notebook and the Stormwater and Surface Water System Plan** [~~COMPREHENSIVE STORM WATER MANAGEMENT PLAN~~] of the City. Payment of the Citywide and sub-basin capital facilities charges shall not relieve property owners and developers from installing [~~SUCH~~] **stormwater management** systems or from making such

improvements to downstream [~~STORM WATER~~] **stormwater** facilities as may be necessary to **meet all applicable requirements in RMC 15.24.080** [~~CONVEY STORM WATER FROM THE PROPERTY TO A RECEIVING WATER OR TO A REGIONAL STORM WATER FACILITY WITHOUT DOWNSTREAM FLOODING~~].

Section 29. Amendment of Chapter. RMC 13.21, [~~STORM WATER~~] **Stormwater** Engineering, Plan Review and Processing Fees, is hereby amended to read as follows:

13.21.010 Purpose.

The purpose of this chapter is to authorize the imposition of fees and charges for performance of various administrative [~~STORM WATER~~] **stormwater** engineering, plan review and processing within the City.

13.21.020 Plan review and processing fees.

The fees for performance of various administrative [~~STORM WATER~~] **stormwater** engineering, plan review and processing shall be set by Council Resolution.

Section 30. Repeal of Chapter. RMC 13.24, Water Conservation, is hereby repealed in its entirety:

[~~13.24.010 WASTING WATER UNLAWFUL.~~

~~IT IS UNLAWFUL FOR ANY PERSON TO WASTE CITY WATER THROUGH OPEN OR LEAKY FAUCETS OR THROUGH BROKEN OR LEAKY PIPES, OR IN ANY OTHER MANNER WHATSOEVER.~~

~~**13.24.020 DAMAGING WATER SYSTEM.**~~

~~IT IS UNLAWFUL FOR ANY PERSON OR PERSONS TO INTERFERE WITH OR DAMAGE IN ANY WAY THE CITY WATER SYSTEM, INCLUDING THE DAM, PIPELINE, HYDRANTS, VALVE-BOXES, OR ANY PART WHATSOEVER OF THE CITY WATER SYSTEM.~~

~~**13.24.030 PENALTY FOR VIOLATIONS.**~~

~~ANY PERSON VIOLATING OR FAILING TO COMPLY WITH ANY OF THE PROVISIONS OF THIS CHAPTER SHALL BE DEEMED GUILTY OF A MISDEMEANOR, AND UPON CONVICTION THEREOF, SHALL BE PUNISHED BY A FINE OF NOT LESS THAN TWO DOLLARS AND NOT EXCEEDING FIVE DOLLARS.~~

~~UPON EACH SUCCEEDING CONVICTION, THE PUNISHMENT SHALL BE BY A FINE OF NOT LESS THAN TEN DOLLARS AND NOT EXCEEDING TWENTY-FIVE DOLLARS.~~

~~**13.24.040 WATER SHUT-OFF.**~~

~~NO WATER SHALL BE FURNISHED TO ANY PERSON FOUND GUILTY OF VIOLATING THE PROVISIONS OF THIS CHAPTER UNTIL ALL FINES ARE PAID.~~]

Section 31. Amendment of Section. RMC 13.25.020, Purpose, is hereby amended to read as follows:

13.25.020 Purpose.

A. This chapter regulates temporary construction dewatering within the City of Redmond. The provisions of

this chapter are intended to prevent, limit, and enable the City to respond to TCD activities which impair the City's ability to:

1. Deliver drinking water from the City water supply wells;

2. Safely convey and treat [~~STORM WATER~~] **stormwater** runoff within the City's municipal separate [~~STORM WATER~~] **stormwater** sewer system (MS4) and private [~~STORM WATER~~] **stormwater** sewer systems; and

3. Manage the movement and disposal of contaminated groundwater in a manner that is in compliance with state and federal laws.

Section 32. Amendment of Section. RMC 13.25.060, Temporary Construction Dewatering Feasibility Study, is hereby amended to read as follows:

13.25.060 Temporary construction dewatering feasibility study.

A. A Temporary Dewatering Feasibility Study is required for all construction projects that require temporary construction dewatering and for which it cannot be demonstrated that groundwater will be captured, pumped, or removed from the development site at a rate of less than 500 gallons per minute. A Temporary Construction

Dewatering Feasibility Study shall be submitted prior to construction as part of site planning and entitlement review processes. This feasibility study shall consist of a site specific hydrogeological and engineering analysis which details the potential dewatering-related impacts to the City water supply wells, to [~~STORM WATER~~] **stormwater** conveyance and treatment systems, and on the potential movement of underground contaminants.

B. The feasibility study shall:

1. Include analysis of geotechnical project, and water quality considerations detailed in the Temporary Construction Dewatering Operating Policy adopted by the City's Technical Committee;

2. Be conducted using the procedures and methodologies identified in the Temporary Construction Dewatering Operating Policy adopted by the City's Technical Committee; and

3. Include a site-specific assessment of potential contamination, and identify any known contaminated sites located within the proposed TCD's radius of influence.

C. The City of Redmond shall review Temporary Construction Dewatering Feasibility Studies completed in accordance with the Temporary Construction Dewatering

Operating Policy to determine if the City will allow proposed TCD activities to occur at a development project site. The City of Redmond retains the authority to condition, deny, or allow TCD activities at development projects based on this review.

D. Development Projects [~~WHO~~] **that** have adequately identified and demonstrated that potential impacts to:

1. City water supply wells,

2. The City's [~~STORM WATER~~] **stormwater** conveyance system,

3. *Repealed by Ord. 2957,*

4. Public or private [~~STORM WATER~~] **stormwater** runoff treatment systems, and

5. The movement of contaminants across property boundaries and/or toward city water supply wells, or the acceleration of such movement where the same already exists are negligible or can be mitigated, will be allowed to conduct TCD contingent upon the successful completion of a Temporary Construction Dewatering Plan.

Section 33. Amendment of Subsection. RMC 13.25.070(B), Temporary Construction Dewatering Plan, is hereby amended to read as follows:

13.25.070(B) Temporary construction dewatering plan.

B. The City of Redmond shall review Temporary Construction Dewatering Plans completed in accordance with the Temporary Construction Dewatering Operating Policy, to determine that the development project has addressed all potential impacts to City water supply wells, [~~STORM WATER~~] **stormwater** conveyance and treatment systems, and the movement of contaminants. The City of Redmond retains the authority to add conditions and requirements to construction activities to the Civil Site Construction Permit. Private development projects shall not start TCD activities until the City of Redmond has granted the Civil Site Construction Permit. Temporary Construction Dewatering shall not begin at public capital improvement projects prior to approval of the site design by the City Engineer. Conditions and requirements shall be included with the development project construction contract as a special provision.

Section 34. Amendment of Section. RMC 13.25.080, TCD Suspensions or Revocation, is hereby amended to read as follows:

13.25.080 TCD suspensions or revocations.

A. The Public Works Director [~~OR HIS/HER DESIGNEE~~] may order the suspension of temporary construction dewatering for any of the following reasons:

1. Storm pipe capacity has been exceeded, resulting in an unacceptable increased risk of flooding.

2. City water supply wells are impacted to such an extent that one or more City water supply wells cannot produce specified minimum quantities of water to fulfill supply to water utility customers and the City or the City's wholesale water supplier has activated an emergency water response plan.

3. Violations of state surface water quality standards (Chapter 173-201A WAC) when the TCD effluent discharges to surface Waters of the State.

4. Violations of state groundwater quality standards (Chapter 173-200 WAC) when the TCD effluent is infiltrated via dispersion back into a groundwater aquifer.

5. Repealed by Ord. 2957.

6. [~~STORM WATER~~] **Stormwater** runoff treatment system has been impaired.

7. When otherwise deemed necessary by the Public Works Director to protect public safety, property, and natural environment.

B. Notice of suspension or revocation shall be given in writing by mailing or otherwise delivering a copy to the

applicant or the applicant's onsite construction personnel. The suspension or revocation shall become effective immediately upon delivery or receipt and the applicant shall immediately cease all TCD activities.

Section 35. Amendment of Section. RMC 13.25.090, TCD Effluent Discharge, is hereby amended to read as follows:

13.25.090 TCD effluent discharge.

A. TCD effluent shall be allowed to be discharged to the City's [~~STORM WATER~~] **stormwater** conveyance system; provided, that the City's [~~STORM WATER~~] **stormwater** engineering staff is able to verify that:

1. The effluent meets appropriate state water quality standards for dispersion into the surface Waters of the State;

2. Effluent discharge rates do not exceed those designated within the Temporary Construction Dewatering Plan; and

3. All other conditions stipulated in the Temporary Construction Dewatering Plan have been satisfied.

4. Effluent discharge does not impair [~~STORM WATER~~] **stormwater** treatment systems.

Section 36. Amendment of Section. RMC 13.25.100, Replacement of Drinking Water Supply, is hereby amended to read as follows:

13.25.100 Replacement of drinking water supply.

A. The Public Works Director [~~OR HIS/HER DESIGNEES~~] shall determine if TCD activities at one or more developments are impacting a City water supply well. The following considerations shall be used to make this declaration of impact: Reduced expected instantaneous City water supply well production rate, water level within the City water supply well while pumping, time of year, and potential contamination or other factor to degrade the quality of potable water produced by the City water supply well. The evaluation of considerations leading to a determination of impact shall occur in accordance with the procedures and methodology detailed in the Temporary Construction Dewatering Operating Policy.

B. The Public Works Director [~~OR HIS/HER DESIGNEES~~] may, at their discretion, allow TCD activities to reduce the instantaneous and annual rates of withdrawal if regional drinking water supply is available for purchase from Cascade Water Alliance. It is presumed that if regional

drinking water supply is not available for purchase, the regional water shortage plan has been activated.

C. Development projects whose TCD activities have been determined to be solely or partly impacting the City of Redmond Water Utility's production of the drinking water at a specific supply well shall either:

1. Cease TCD activities; or

2. With the Public Works Director's consent, pay the City's costs of purchasing replacement supply, if available, from the City's water purveyor as a condition for continued operation of TCD activities. The Public Works Director may require the applicant to deposit sufficient funds with the City to defray the cost of purchasing replacement water for the duration of the TCD activities impact to supply well production prior to allowing the TCD activities to continue.

Section 37. Amendment of Subsection. RMC 13.25.120(A), Appeals, is hereby amended to read as follows:

13.25.120(A) Appeals.

A. The development project applicant and any party of record may appeal a decision of the City to approve, deny, or condition a Temporary Construction Dewatering Feasibility Study or Temporary Construction Dewatering

Plan under this chapter. The appeal shall be made by appealing the decision on the underlying permit to which the Study or the Plan pertains and shall [~~FOLLOWING~~] **follow** the procedures for appealing the underlying permit set forth in the Redmond Zoning Code.

Section 38. Amendment of Section. RMC 13.29.010, Purpose, is hereby amended to read as follows:

13.29.010 Purpose.

A. This chapter is an exercise of the police power of the City for the protection of the public health, safety and welfare [~~OF THE CITIZENS OF THE CITY~~]. This chapter establishes the conditions under which the use of water will be restricted due to lack of regional water supply or other water supply emergency. The provisions of this chapter shall apply to all customers and water users using City of Redmond water, both in and outside the City, regardless of whether any customer or water user shall have a contract for water service with the City.

Section 39. Amendment of Section. RMC 13.29.030, Water Use Restrictions, is hereby amended to read as follows:

13.29.030 Water use restrictions.

A. The Mayor, within the framework of the Water Shortage Response Plan, may impose, order, and enforce

restrictions and/or limitations on the use of water by type of use, customer class, or geographic area, or other appropriate distinction depending upon the nature and extent of the water supply shortage. The use of water for irrigation, cooling, washing, or other uses may be forbidden, restricted, or regulated and such regulations may be made effective as to all customers or as to particular classes of customers. Rationing may be imposed during any shortage of water, either in lieu of or in addition to other measures hereby authorized. The Mayor is further authorized to make exceptions to such restrictions in specific cases as [~~HE/SHE FINDS~~] **they find** reasonable, such as, but not limited to, watering newly seeded or sodded lawns, alleviating unnecessary economic hardship to commercial or industrial activities, or preventing possible damage to health, safety or welfare. The Mayor is authorized to promulgate such rules and regulations as may be necessary to implement water use restrictions. The City shall not be liable for damages or losses resulting from the curtailment of water usage.

Section 40. Amendment of Section. RMC 13.29.040, Enforcement, is hereby amended to read as follows:

13.29.040 Enforcement.

A. The Public Works Department shall conduct public education efforts regarding the necessity of the restrictions for the public. The use of water that does not conform to the water use restrictions issued by the Mayor shall be a violation of this code. Enforcement of a violation shall be administered in accordance with Chapter 1.14 RMC, Enforcement and Penalties. Violations and penalties shall be in accordance with RMC 1.14.060. To enforce the provisions of this chapter, the Public Works Director [~~AND THE DIRECTOR'S DESIGNEES~~] shall have all of the authority and powers of the Code Compliance Officer as provided in Chapter 1.14 RMC. In exercising this authority and power, the Public Works Director [~~AND THE DIRECTOR'S DESIGNEES~~] shall comply with all of the applicable provisions of Chapter 1.14 RMC and shall be subject to any appeals provided under that chapter. If any monetary penalty imposed pursuant to this section is not paid within 30 days of issuance of a notice with a penalty amount, said penalty amount shall be entered upon the water bill for the account where the violation occurred as a special rate surcharge and shall be due and collectable as any other utility charge.

Section 41. Amendment of Section. RMC 13.29.050, Termination of Service, is hereby amended to read as follows:

13.29.050 Termination of service.

A. Failure to comply with any Notice and Order regarding water use restrictions may result in the termination of water service. The Public Works Director [~~AND THE DIRECTOR'S DESIGNEES ARE~~] **is** authorized to shut off water to any water services serving the account where a violation of water use restrictions continues to occur. The Public Works Director [~~AND THE DIRECTOR'S DESIGNEES~~] may establish a date for shut-off and follow the regulations and procedures for shut-off provided in Chapter 13.17 RMC, Utility Accounts, or the Public Works Director [~~AND THE DIRECTOR'S DESIGNEES~~] may, based upon the severity of the violation, immediately shut off the water services serving the account where the violation continues to occur. Shut-off shall be in addition to any civil or criminal penalties.

Section 42. Repeal of Chapter. RMC 13.34, Streetlighting Charges, is hereby repealed in its entirety:

[~~13.34.010 STREETLIGHT CHARGES.~~

~~A MONTHLY STREETLIGHT SERVICE CHARGE IS HEREBY IMPOSED UPON ALL PROPERTIES WITHIN THAT PORTION OF THE ROSE HILL~~

~~WATER DISTRICT ASSUMED BY THE CITY OF REDMOND AS OF JANUARY 1, 1994, AND WHICH WERE SUBJECT TO STREETLIGHTING CHARGES IMPOSED BY THE ROSE HILL WATER DISTRICT AS OF THAT ASSUMPTION DATE. THE AMOUNT OF THE CHARGE SHALL BE $2.50 PER MONTH PER PROPERTY SUBJECT TO THE CHARGE. THE STREETLIGHTING CHARGES IMPOSED BY THIS SECTION SHALL APPLY TO ALL SERVICE FURNISHED ON OR AFTER JANUARY 1, 1994, AND SHALL, TO THE EXTENT NECESSARY, BE RETROACTIVE FOR THE PURPOSE OF RECOVERING SERVICE CHARGES BETWEEN THAT DATE AND THE DATE THE ORDINANCE ENACTING THIS SECTION BECOMES EFFECTIVE.~~

~~**13.34.020 COLLECTION.**~~

~~THE STREETLIGHT SERVICE CHARGE IMPOSED BY THIS CHAPTER SHALL BE INCLUDED ON THE CUSTOMER'S UTILITY ACCOUNT BILL. ANY PAYMENTS RECEIVED ON ACCOUNT OF SAID BILL SHALL FIRST BE ALLOCATED TO THE STREETLIGHT CHARGE IMPOSED HEREIN AND THEN TO ALL OTHER FEES AND CHARGES FOR UTILITY SERVICE IN THE ORDER PROVIDED IN SECTION 13.17.060.~~]

Section 43. Amendment of Section. RMC 13.36.020, Conditions for Extension of Service, is hereby amended to read as follows:

13.36.020 Conditions for extension of service.

Water, sanitary sewer and storm drainage service shall be extended beyond the City limits of Redmond only upon compliance with all of the following conditions:

A. The owner of the property for which service is requested must execute a utility extension agreement in a form approved by the City Attorney containing all of the following terms:

1. A warranty that the owner has title to the property and is authorized to enter into the agreement;

2. A statement specifying the location and line from which service may be extended;

3. An agreement by the owner to pay all costs of designing, engineering and constructing the extension to city standards and according to plans approved by the City Public Works Department;

4. A requirement that the owner secure and obtain, at the owner's sole cost and expense, any necessary permits, easements and licenses to construct the extension;

5. An agreement by the owner to turn over and dedicate any capital facilities such as main lines, pump stations and wells, to the City upon completion of construction and to furnish as-built plans, any necessary easements,

permits or licenses, a bill of sale, and a maintenance guarantee to the City;

6. An agreement by the owner to pay connection charges;

7. An agreement by the owner to pay all utility service charges at rates applicable to properties outside the City limits;

8. An agreement by the owner to annex the property to the City at such time as the owner is requested by the City to do so;

9. A restriction on the use of the property which will ensure that any development or redevelopment meets the requirements of the City's comprehensive plan, zoning code and building regulations: provided, that such restriction may not be required, or an alternative restriction may be substituted, when:

a. The utility extension is requested to serve property which, at the time of the request, is [~~DESIGNATED "STUDY AREA" BY THE CITY'S LAND USE PLAN MAP; AND~~] **inside the City's potential annexation area.**

b. The development or redevelopment meets the requirements of the county's adopted comprehensive plan; and

c. The City Council finds that it is in the best interest of the City to approve the requested extension of utility service;

10. A statement that delinquent payments under the agreement will constitute a lien which may be foreclosed as other liens for sewer and water service;

11. A statement that the City may terminate service in the event of noncompliance by the owner with any term or condition of the agreement;

12. A waiver of the right to protest formation of a local improvement district for improvements which would benefit the subject property;

13. A clause providing that the agreement may be specifically enforced;

14. A requirement that the agreement be recorded with the King County [~~RECORDER~~] **Recorder's Office** and constitute a covenant running with the land receiving service, and providing that all costs of recording the agreement will be borne by the owner; and

15. A clause providing for attorney's fees in the event of litigation.

B. All agreements for the extension of service beyond the City limits must receive approval from the City Council.

C. Any necessary approval by the boundary review board must be received prior to the extension of service.

D. Upon execution of the agreement and receipt of all approvals, the agreement shall be recorded with the King County [~~RECORDER~~] **Recorder's Office** as a covenant running with the land, and all costs of recording shall be paid by the owner in accord with the terms of the agreement.

Section 44. Amendment of Section. RMC 13.36.030, Application, is hereby amended to read as follows:

13.36.030 Application.

A. Any person desiring to apply for the extension of water, sanitary sewer or storm drainage service outside the City limits **or outside the Novelty Hill Service Area** under the provisions of this chapter shall do so on a form provided by the City. The completed application form, together with a nonrefundable application fee set by council resolution, shall be submitted to the Public Works Department, and accompanied by the following:

1. A vicinity map on 8-1/2 x 11 inch [~~MYLAR~~] **sheet**, drawn to a scale acceptable to the Public Works Department, depicting the area for which service is being requested and the existing city facilities from which the extension is proposed to be made; and

2. A legal description of the property to be served by the extension; and

3. A statement of the nature of the proposed development and its conformance with the requirements of the City's comprehensive plan, zoning code and building regulations, or, if the proposed development is within [~~A DESIGNATED STUDY AREA ON THE CITY'S LAND USE MAP~~] **the City's potential annexation area**, a statement of the nature of the proposed development and its conformance with the county's adopted comprehensive plan; and

4. Such other information as the [~~DIRECTOR OF~~] Public Works **Director** determines is necessary to properly review the application.

B. The Public Works Department shall review the application and forward the same, together with the department's recommendation, to the City Council for determination.

Section 45. Amendment of Chapter. RMC 13.38, Administrative and Processing Services – Cost Recoupment, is hereby amended to read as follows:

Sections:
13.38.010 Purpose.
13.38.020 Construction drawing review project processing fee.
13.38.030 Construction inspection fee.
13.38.035 Fire sprinkler system construction inspection fee.
13.38.040 Engineering report review [~~FEE~~] **deposit**.
13.38.045 Hydraulic **model computer** analysis [~~FEE~~] **deposit**.
13.38.050 Outside agency fees.
13.38.060 Establishment of fee amounts.

13.38.010.

***

13.38.020 Construction drawing review project processing fee.

A. Any person desiring to apply for the extension of water and/or sanitary sewer service within or outside the City limits, shall be required to pay a construction drawing review project processing fee. The City shall base the fee upon the following three criteria: (1) the linear footage of pipes to be installed and/or (2) an established [~~FLAT~~] **base** fee and/or (3) a percentage of the estimated construction costs for special appurtenances.

1. The linear footage for sewer mains shall be calculated on manhole to manhole runs and manhole to clean out runs but shall not include 6-inch side sewer pipes.

2. The linear footage for water mains shall be calculated on all pipe four (4) inches and larger but shall not include service lines or small lines to appurtenances (blow-offs, air vacuum release valves, etc.).

3. The construction drawing review project processing fee for special appurtenances, such as [SEWAGE] **wastewater** pump stations, pressure reducing valves, booster pump stations, special metering devices, etc., shall be based on a percentage of the estimated cost of construction.

B. Upon submittal of construction drawings for review, a deposit for the construction drawing review project processing fee shall be paid in an amount determined by the [~~DIRECTOR OF PUBLIC WORKS OR HIS/HER DESIGNEE~~] **Public Works Director**. Such deposit amount shall be based upon an estimate of the linear footage of utility mains to be constructed. The Public Works Director [~~OR HIS/HER DESIGNEE~~] shall subsequently calculate the final fee based upon the actual linear footage of mains to be constructed and/or estimated construction costs. If the

final fee is greater than the deposit, the excess shall be paid prior to construction drawing approval. If the final fee is less than the deposit, the overpayment shall be refunded or credited toward additional fees owing at the time of construction drawing approval.

C. Should construction drawings be reviewed and approved and the approval expire prior to the commencement of construction, the construction drawing shall be resubmitted for additional review for compliance with current standards and reapproval and additional construction drawing review project processing fees shall be paid. Should the construction drawing approvals expire after commencement of construction, because construction was terminated or halted for a period of time, construction drawings for any uncompleted work shall be resubmitted for additional review for compliance with current standards and reapproval and an additional Construction Drawing Review Project Processing Fee shall be paid as designated pursuant to 13.38.060.

D. Should construction drawings be submitted and a deposit for the processing fee made and the project abandoned, the deposit shall be forfeited. Should

construction drawings be submitted and a deposit for the processing fee made and processing of the construction drawings is delayed for a period of time by the applicant, additional construction drawing review project processing fees shall be paid. Delay by the applicant shall include nonsubmittal of requested additional information, nonsubmittal of revised construction drawings in accordance with the City comments, or direction from the developer to not proceed with review. The fee schedule to apply in these cases shall be as designated pursuant to 13.38.060.

13.38.030 Construction inspection fee.

A. Any person desiring to apply for the extension of water and/or sanitary sewer service within or outside the City limits, shall be required to pay a construction inspection fee. The City shall base the fee upon the following three criteria: (1) the linear footage of pipes to be installed and/or (2) an established [~~FLAT~~] **base** fee and/or (3) a percentage of the estimated construction costs for special appurtenances.

1. The linear footage for sewer and water mains shall be determined as set forth in Section 13.38.020.A.1 and (A)(2).

2. The construction inspection fee for special appurtenances, such as [~~SEWAGE~~] **wastewater** pump stations, pressure reducing valves, booster pump stations, special metering devices, etc. shall be based on a percentage of the estimated costs of construction.

B. The construction inspection fee shall be paid at the time of construction drawing approval.

C. Should construction drawing approval expire prior to the commencement of construction or any activities related thereto, any construction inspection fees paid shall be refunded less an administrative fee. Should construction or any activities related thereto commence and then be terminated, no refund of the construction inspection fee shall be made. Should construction or any activities related thereto commence and then be halted for a period of time and then recommenced an additional Construction Inspection Fee shall be paid as designated pursuant to 13.38.060.

13.38.035.

***

13.38.040 Engineering report review [~~FEE~~] deposit.

A. Any person desiring to apply for the extension of water and/or sanitary sewer service within or outside

the City limits shall be required to pay [~~AN ENGINEERING REPORT REVIEW FEE WHICH~~] **a deposit to cover all costs incurred by the City for engineering report review. This** shall be assessed for review of all engineering reports, including a water or sewer system plan, plan amendments, pre-design reports, **hydraulic grade line reports, siphon reports,** special reports which may be included as appendices to environmental documents or which were required to be prepared through SEPA, site plan review or another Planning Department permit process, and any other similar report prepared for developer extensions and additions to the water and sewer systems.

B. Upon submittal of engineering reports for review, a deposit for the engineering report review [~~FEE~~] shall be paid in an amount determined by the [~~DIRECTOR OF~~] Public Works **Director** [~~OR HIS/HER DESIGNEE~~]. Such deposit amount shall be based upon the complexity of the project and an estimate of the cost of city staff **and third party consultant** hours, including direct compensation, benefits and overhead, and costs of equipment and materials to be utilized. Additional deposit amounts may be required during the engineering report review. [~~THE PUBLIC WORKS DIRECTOR OR HIS/HER DESIGNEE WILL~~

~~SUBSEQUENTLY CALCULATE THE FINAL FEE BASED UPON BOTH THE ACTUAL COST OF CITY STAFF HOURS, INCLUDING DIRECT COMPENSATION, BENEFITS AND OVERHEAD, AND COST OF EQUIPMENT AND MATERIAL UTILIZED DURING THE ENGINEERING REPORT REVIEW AND APPROVAL PROCESS. IN THE EVENT THE FINAL FEE IS GREATER THAN THE DEPOSIT, THE DIFFERENCE SHALL BE PAID PRIOR TO APPROVAL AND/OR FINAL COMMENTS ON THE REPORTS. IN THE EVENT THE FINAL FEE IS LESS THAN THE DEPOSIT, THE DIFFERENCE SHALL BE REFUNDED OR CREDITED TOWARD OTHER FEES OWING AT THE TIME OF APPROVAL AND/OR FINAL COMMENTS ON THE REPORTS~~] **Additional payment amounts may be required during the review. The Public Works Director will subsequently calculate the final amount due after the engineering report review and approval process is complete. In the event the final amount due is greater than the deposit, the difference shall be paid prior to approval and/or final comments on the reports. In the event the final amount due is less than the payment, the difference shall be refunded.**

13.38.045 Hydraulic model computer analysis [~~FEE~~] deposit.

Any person desiring the City to perform a computer simulation of the City water system to assist in

preparation of an engineering report or to determine the quantity of fire flow available from the water system shall be required to pay a hydraulic **model computer** analysis [~~FEE~~] **deposit**. The City shall base the [~~FEE~~] **deposit** on the number of separate computer simulations performed **and on the complexity of the project and an estimate of the cost of city staff and third party consultant hours, including direct compensation, benefits and overhead, and costs of equipment and materials to be utilized. Additional payment amounts may be required during the review. The Public Works Director will subsequently calculate the final amount due after the analysis and approval process is complete. In the event the final amount due is greater than the deposit, the difference shall be paid prior to approval and release of the analysis. In the event the final amount due is less than the payment, the difference shall be refunded**.

13.38.050.

***

13.38.060.

***

Section 46. Severability. 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 47. Effective date. This ordinance shall become effective five days after its publication, or publication of a summary thereof, in the city's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this _____ day of _____, 20XX.

CITY OF REDMOND

_____
ANGELA BIRNEY, MAYOR

ATTEST:

_____
CHERYL XANTHOS, MMC, CITY CLERK (SEAL)

APPROVED AS TO FORM:

_____
REBECCA MUELLER, CITY ATTORNEY

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.

CITY OF REDMOND
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING RMC 15, BUILDINGS AND CONSTRUCTION, TO CLARIFY PURPOSE AND MODERNIZE THE CODE'S APPLICABILITY

WHEREAS, Redmond Municipal Code Title 15 establishes the authorities and rules that the City may apply to the regulation of buildings and construction; and

WHEREAS, the City proposes updates to Title 15 related to Public Works functions relating to buildings and construction; and

WHEREAS, this update is intended to clarify roles and responsibilities within the Public Works Department and to improve operational performance and consistency; and

WHEREAS, this code revision is being coordinated to align with the Department's effort to achieve APWA Accreditation.

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

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City Code.

Section 2. Amendment of Title. Title 15, Buildings and Construction, is hereby amended to read as follows:

Chapters:
15.02 Accessory Improvements
15.04 Flood Control
15.06 Fire Code
15.08 Building Code
15.10 Repealed
15.12 Electrical Code
15.14 Mechanical Code
15.16 Plumbing Code
15.18 Energy Code
15.20 Repealed
15.22 Moving Buildings
15.24 Clearing, Grading, and [~~STORM WATER~~] **Stormwater** Management
15.26 Wildland-Urban Interface Code
15.28 Public Works Construction Projects – Apprentice Requirements
15.30 Construction and Demolition Debris Recycling and Reuse

Section 3. Amendment of Chapter. RMC 15.02, Accessory Improvements, is hereby amended to read as follows:

15.02.010 Compliance with city standards.

All improvements installed in conjunction with, or otherwise for the purpose of serving any structure governed by the City building code, shall be constructed and installed in accord with standards maintained by the City Public Works Department. Such accessory improvements include, but are not limited to, the following:

A. Parking lots;

B. Driveways;

C. Curbs, gutters and sidewalks;

D. Drainage pipes, subdrains, catchbasins, detention systems and other drainage facilities;

E. Telephone, electric, gas and underground communication lines;

F. Water and [~~SANITARY SEWER~~] **wastewater** facilities.

15.02.020 Public Works Director to promulgate and maintain standards.

The City's Public Works Director shall compile and review the City's existing standards, and where necessary, promulgate additional standards which shall be maintained in a unified compilation evidencing formal approval by the [~~DIRECTOR~~] **Public Works Director**.

15.02.030 Revisions to standards.

The Public Works Director shall provide for review and updating of the accessory improvement standards at reasonable intervals. No revision shall be effective until approved by the [~~DIRECTOR~~] **Public Works Director**, nor shall any revision be applied to a project for which a complete building permit application, or other appropriate application, has been submitted, and the necessary fees paid, prior to formal adoption of the standard.

15.02.040 Plan approval required.

Construction of any improvement governed by this chapter shall not be commenced prior to receiving approval of the plans therefor by the [~~DIRECTOR OF PUBLIC WORKS OR HIS DESIGNEE~~] **Public Works Director**. Plan approval may be consolidated with review and approval of plans submitted as part of a building permit application or other appropriate approval application.

15.02.050.

***

15.02.060 Enforcement/penalty for violation.

The City's Public Works Director [~~AND HIS DESIGNEES ARE~~] **is** authorized to issue and enforce stop work orders in accordance with enforcement provisions of the City building code. Additionally, the Public Works Director is authorized to issue a written notice to the person or persons carrying out the work, or to the owner of property upon which the work is being performed, requiring said person or persons to correct work performed in violation of this chapter within a reasonable period of time. Failure to comply with a properly issued stop work order or notice requiring correction of work shall constitute a misdemeanor, punishable as provided by Section 1.01.110 of the

Redmond Municipal Code. Enforcement action under this section shall be in addition to, and not in lieu of, any other available remedy or enforcement procedure.

Section 4. Amendment of Chapter. RMC 15.04, Flood Control, is hereby amended to read as follows:

Sections:
15.04.010 Purpose.
15.04.020 Definitions.
15.04.030 Lands to which this chapter applies.
15.04.040 Basis for establishing [~~THE AREAS OF SPECIAL FLOOD HAZARD~~] **Special Flood Hazard Areas**.
15.04.045 Compliance with state Flood Control Zone Permit Program required – Administration by city.
15.04.050 Compliance.
15.04.051 Penalties for noncompliance.
15.04.052 Abrogation and greater restrictions.
15.04.060 Interpretation.
15.04.061 Warning and disclaimer of liability.
15.04.062 Severability.
15.04.063 Development permit required.
15.04.064 Application for development permit.
15.04.065 Designation of the Floodplain Administrator.
15.04.070 Duties and responsibilities of the Building Official.
15.04.075 Use of other base flood data (in A zones).
15.04.080 General standards.
15.04.090 Anchoring.
15.04.100 Construction materials and methods.
15.04.105 Storage of materials.
15.04.110 Utilities.
15.04.120 Subdivision proposals and development.
15.04.125 Specific standards.
15.04.130 Residential construction.
15.04.140 Nonresidential construction.
15.04.150 Manufactured homes.
15.04.155 Recreational vehicles.
15.04.156 Enclosed area below the lowest floor.
15.04.157 Appurtenant structures (detached garages and small storage structures).

15.04.158 AE zones with base flood elevations but no floodways.
15.04.160 Floodway/floodway fringe.
15.04.170 Critical facilities.

15.04.010.

***

15.04.020 Definitions.

A. The following words and phrases shall be defined and given the meaning set forth below for the purpose of this chapter. Other words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and all interpretations shall be made as to give this chapter its most reasonable application.

"Alteration of watercourse" means any action that will change the location of the channel occupied by water within the banks of any portion of a riverine waterbody.

"Appeal" means a request for a review of the interpretation of any provision of this chapter or a request for a variance.

[~~"AREA OF SPECIAL FLOOD HAZARD" MEANS THE LAND IN THE FLOODPLAIN WITHIN A COMMUNITY SUBJECT TO A 1 PERCENT OR GREATER CHANCE OF FLOODING IN ANY GIVEN YEAR. IT IS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) AS ZONE A OR AE.~~

~~"SPECIAL FLOOD HAZARD AREA" IS SYNONYMOUS IN MEANING WITH THE PHRASE "AREA OF SPECIAL FLOOD HAZARD."~~]

"ASCE 24" means the most recently published version of ASCE 24, Flood Resistant Design and Construction, published by the American Society of Civil Engineers.

"Base flood" means a flood having a one percent chance of being equaled or exceeded in any given year**, also referred to as the "100-year flood". The base flood can be the effective FEMA flow or best available data as approved by the City.** [~~(ALSO REFERRED TO AS THE "100-YEAR FLOOD").~~]

"Base flood elevation" means the **water surface** elevation **of** flood waters [~~WOULD REACH~~] during the base flood event. **It shall be referenced to the effective FIRM datum.**

"Basement" means any area of the building having its floor subgrade (below ground level) on all sides.

"Breakaway wall" means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

Building. See "Structure."

"Building code" means the currently effective versions of the International Building Code and the International Residential Code adopted by the State of Washington Building Code Council.

"Critical facility" means a facility [~~FOR WHICH EVEN A SLIGHT CHANCE OF FLOODING MIGHT BE TOO GREAT~~] **that is necessary to protect the public health, safety, and general welfare which are defined in IBC Table 1604.5 (2003), Categories III and IV. These facilities include, but are not limited to, schools, hospitals, police stations, fire departments and other emergency response facilities, and nursing homes. Critical facilities also include sites of hazardous waste materials and storage.** [~~CRITICAL FACILITIES INCLUDE (BUT ARE NOT LIMITED TO) SCHOOLS, NURSING HOMES, HOSPITALS, POLICE, FIRE AND EMERGENCY RESPONSE INSTALLATIONS, AND INSTALLATIONS WHICH PRODUCE, USE, OR STORE HAZARDOUS MATERIALS OR HAZARDOUS WASTE.~~]

"Development" means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling

operations or storage of equipment or materials (including gas or liquid storage tanks principally above ground) and located within [~~THE AREA OF SPECIAL FLOOD HAZARD~~] **a Special Flood Hazard Area**.

"Elevated building" means, for insurance purposes, a nonbasement building that has its lowest elevated floor raised above ground level by foundation walls, shear walls, post, piers, pilings, or columns.

"Elevation certificate" means an administrative tool of the National Flood Insurance Program (NFIP) that can be used to provide elevation information, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

"Essential facility" has the same meaning as "essential facility" defined in ASCE 24. Table 1-1 in ASCE 24-14 further identifies building occupancies that are essential facilities.

"Existing manufactured home park or subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities,

the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by the community.

"Expansion to an existing manufactured home park or subdivision" means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

"Farmhouse" means a single-family dwelling located on a farm site where resulting agricultural products are not produced for the primary consumption or use by the occupants and the farm owner.

"Flood" or "flooding" means:

1. A general and temporary condition of partial or complete inundation of normally dry land areas from:

a. The overflow of inland or tidal waters.

b. The unusual and rapid accumulation or runoff of surface waters from any source.

c. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (1)(b) of

this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

2. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(a) of this definition.

"Flood elevation study" means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards. Also known as a Flood Insurance Study (FIS).

"Flood insurance rate map (FIRM)" means the official map on which the Federal Insurance Administration has delineated both [~~THE AREAS OF SPECIAL FLOOD HAZARDS~~]

Special Flood Hazard Areas and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

"Flood proofing" means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. Flood proofed structures are those that have the structural integrity and design to be impervious to floodwater below the Base Flood Elevation.

"Floodplain" or "flood prone area" means any land area susceptible to [~~BEING INUNDATED BY WATER FROM ANY SOURCE. SEE "FLOOD" OR "FLOODING."~~] **inundation having a one percent chance of being equaled or exceeded in any given year.**

"Floodplain administrator" means the community official designated by title to administer and enforce the floodplain management regulations.

"Floodplain management regulations" means the zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as

floodplain ordinance, grading ordinance and erosion control ordinance) and other application of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

"Floodway" means the channel or portion of a watercourse and the adjacent land areas that must be reserved in order to discharge a base flood without cumulatively increasing the water surface elevation more than a designated height. Also referred to as "regulatory floodway."

"Floodway fringe" means that portion of the area of [~~SPECIAL FLOOD HAZARD~~] **a Special Flood Hazard Area** exclusive of the floodway.

"Functionally dependent use" means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long term storage or related manufacturing facilities.

"Highest adjacent grade" means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

"Historic structure" means any structure that is:

1. [~~LISTED INDIVIDUALLY~~] **Included in, or eligible for inclusion** in the National Register of Historic Places**, Washington Heritage Register, King County Historic Register, or Redmond's Heritage Resources Register.** [~~(A LISTING MAINTAINED BY THE DEPARTMENT OF THE INTERIOR) OR PRELIMINARILY DETERMINED BY THE SECRETARY OF THE INTERIOR AS MEETING THE REQUIREMENTS FOR INDIVIDUAL LISTING ON THE NATIONAL REGISTER;~~

~~2. CERTIFIED OR PRELIMINARILY DETERMINED BY THE SECRETARY OF THE INTERIOR AS CONTRIBUTING TO THE HISTORICAL SIGNIFICANCE OF A REGISTERED HISTORIC DISTRICT OR A DISTRICT PRELIMINARILY DETERMINED BY THE SECRETARY TO QUALIFY AS A REGISTERED HISTORIC DISTRICT;~~

~~3. INDIVIDUALLY LISTED ON A STATE INVENTORY OF HISTORIC PLACES IN STATES WITH HISTORIC PRESERVATION PROGRAMS WHICH HAVE BEEN APPROVED BY THE SECRETARY OF THE INTERIOR; OR~~

~~4. INDIVIDUALLY LISTED ON A LOCAL INVENTORY OF HISTORIC PLACES IN COMMUNITIES WITH HISTORIC PRESERVATION PROGRAMS THAT HAVE BEEN CERTIFIED EITHER:~~

~~A. BY AN APPROVED STATE PROGRAM AS DETERMINED BY THE SECRETARY OF THE INTERIOR; OR~~

~~B. DIRECTLY BY THE SECRETARY OF THE INTERIOR IN STATES WITHOUT APPROVED PROGRAMS.~~]

"Lowest floor" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable nonelevation design requirements of RMC 15.04.130.

"Manufactured home" means a structure which is transportable in one or more sections, is built on a permanent chassis, and is designed [~~FOR USE~~] **to be a dwelling** with or without a permanent foundation when [~~ATTACHED~~] **connected** to the required utilities. The term does not include a recreational vehicle.

"Manufactured home park or subdivision" means [~~A PARCEL (OR CONTIGUOUS PARCELS)~~] **an area** of land [~~DIVIDED INTO TWO OR MORE MANUFACTURED HOME LOTS FOR RENT OR SALE~~] **designed for placement of manufactured homes or mobile homes with two or more improved pads or spaces for manufactured homes or mobile homes providing connections for, but not limited to, water, sewer, and electricity service**.

"Mean sea level" means, for purposes of the National Flood Insurance Program, the vertical datum to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

"New construction" means, for the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial Flood Insurance Rate Map or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

"New manufactured home park or subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by the community.

One-Hundred-Year Flood or 100-Year Flood. See "Base flood."

"Public Works Director" means the Public Works Director and/or their representatives pursuant to RMC 2.64.030.

"Reasonably safe from flooding" means development that is designed and built to be safe from flooding based on consideration of current flood elevation studies, historical data, high water marks and other reliable date known to the community. In unnumbered A zones where flood elevation information is not available and cannot be obtained by practicable means, "reasonably safe from flooding" means that the lowest floor is at least two feet above the Highest Adjacent Grade.

"Recreational vehicle" means a vehicle which is:

1. Built on a single chassis;

2. Four hundred square feet or less when measured at the largest horizontal projection;

3. Designed to be self-propelled or permanently towable by a light duty truck; and

4. Designed primarily not for use as a permanent dwelling, but as a temporary living quarters for recreational, camping, travel, or seasonal use.

"Special Flood Hazard Area (SFHA)" means the land in the floodplain within a community subject to a 1 percent or greater chance of flooding in any given year. It is shown on the Flood Insurance Rate Map (FIRM) as zone A or AE. "Special Flood Hazard Area" is synonymous in meaning with the phrase "area of special flood hazard."

"Start of construction" includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days from the date of the permit. The "actual start" means either the first placement of permanent construction of a structure on a

site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

"Structure" means, for floodplain management purposes, a walled and roofed building or mobile home, including a gas or liquid storage tank, that is principally above ground.

"Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring

the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

"Substantial improvement" means any **repair** reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure [~~BEFORE THE "START OF CONSTRUCTION" OF THE IMPROVEMENT. THIS TERM INCLUDES STRUCTURES WHICH HAVE INCURRED "SUBSTANTIAL DAMAGE," REGARDLESS OF THE ACTUAL REPAIR WORK PERFORMED~~] **either (1) before the improvement or repair is started, or (2) if damaged, the value of the structure to be restored prior to being damaged**. The term does not, however, include either:

1. Any project for improvement of a structure to correct previously identified existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and that are the minimum necessary to assure safe living conditions; or

2. Any alteration of a "historic structure"; provided, that the alteration will not preclude the structure's continued designation as a "historic structure."

"Variance" means a grant of relief by a community from the terms of a floodplain management regulation.

"Water dependent" means a structure for commerce or industry that cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations.

"Water surface elevation" means the height, in relation to the vertical datum utilized in the applicable flood insurance study, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

15.04.030 Lands to which this chapter applies.

A. This chapter shall apply to all [~~AREAS OF SPECIAL FLOOD HAZARDS~~] **Special Flood Hazard Areas** within the jurisdiction of the City.

15.04.040 Basis for establishing [~~THE AREAS OF SPECIAL FLOOD HAZARD~~] Special Flood Hazard Areas.

A. [~~THE AREAS OF SPECIAL FLOOD HAZARD~~] **Special Flood Hazard Areas (SFHAs) are** identified by the Federal Insurance Administration and the Federal Emergency Management Agency in a scientific and engineering report entitled "The Flood Insurance Study for King County, Washington and Incorporated Areas," dated August 19,

2020, and any revisions thereto, and by the Flood Insurance Rate Map entitled "FIRM (Flood Insurance Rate Map) for King County, Washington and Incorporated Areas," dated August 19, 2020, and any revisions thereto, as the same relate to land within the current or future boundaries of the City, are adopted by this reference as if set forth in full and declared to be a part of this chapter. The Flood Insurance Study and Flood Insurance Rate Map are on file at the office of the Public Works Department, City Hall, 15670 NE 85th Street, Redmond, Washington. The best available information for flood hazard area identification as outlined in RMC 15.04.075 shall be the basis for regulation until a new FIRM is issued that incorporates data utilized under RMC 15.04.075.

15.04.045 Compliance with state Flood Control Zone Permit Program required – Administration by city.

A. Pursuant to delegation of authority by the Washington State Department of Ecology, the City is charged with the responsibility of administering the Washington State Flood Control Zone Permit Program within the City. All development within [~~THE SPECIAL FLOOD HAZARD AREA, THE BOUNDARIES OF WHICH ARE SET FORTH IN THE OFFICIAL~~

~~DIVISION OF HYDRAULICS MAP MAINTAINED WITHIN THE PUBLIC WORKS DEPARTMENT OF THE CITY,~~] **Special Flood Hazard Areas** shall comply with RCW Chapter 86.16, the state Flood Control Zone Act, and WAC Chapter 508-60, the Permit Program Regulations.

15.04.050 Compliance.

All development within [~~SPECIAL FLOOD HAZARD AREAS~~] **Special Flood Hazard Areas** is subject to the terms of this chapter and other applicable regulations.

15.04.051.

***

15.04.052.

***

15.04.060.

***

15.04.061 Warning and disclaimer of liability.

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside [~~THE AREAS OF SPECIAL FLOOD HAZARDS~~] **Special Flood Hazard**

Areas or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of Redmond, any officer or employee thereof, or the Federal Insurance Administration for any flood damages that result from reliance on this chapter or any administrative decision lawfully made hereunder.

15.04.062.

***

15.04.063 Development permit required.

A development permit shall be obtained before construction or development begins within any [~~AREA OF SPECIAL FLOOD HAZARD~~] **Special Flood Hazard Area** established in RMC 15.04.040. The permit shall be for all structures including manufactured homes, as set forth in the definitions, and for all development including fill and other activities, also as set forth in the definitions.

15.04.064.

***

15.04.065.

***

15.04.070 Duties and responsibilities of the Building Official.

A. Duties of the Building Official shall include, but not be limited to:

1. Permit review, which shall involve the review of all applications for building permits to determine:

a. That the permit requirements of this chapter have been satisfied;

b. That all necessary permits have been obtained from those federal, state or local governmental agencies from which prior approval is required;

c. That the proposed development is not located in the floodway. If the proposed development is located in the floodway, to assure that the provisions of RMC 15.04.160 are met;

d. That the site is reasonably safe from flooding; and

e. Notify FEMA when annexations occur in the [~~SPECIAL FLOOD HAZARD AREA~~] **Special Flood Hazard Area**.

2. *Information to Be Obtained and Maintained.*

a. Where base flood elevation data is provided through the Flood Insurance Study, FIRM, or required in this chapter, obtain and record the actual elevation (in relation to mean sea level) of the lowest floor

(including basement) of all new or substantially improved structures, and whether or not the structure contains a basement. Documentation of the actual elevation will be documented in the form of a FEMA Elevation Certificate.

b. For all new or substantially improved floodproofed structures where base flood elevation data is provided through the Flood Insurance Study, FIRM, or as required in this chapter:

i. Obtain and record the elevation (in relation to mean sea level) to which the structure was floodproofed; and

ii. Maintain the floodproofing certifications required in RMC 15.04.080 through 15.04.160.

c. Certification required by RMC 15.04.160A.

d. Records of all variance actions, including justification for their issuance.

e. Improvement and damage calculations.

f. Maintain for public inspection all records pertaining to the provisions of this chapter forever.

3. Notification of the alteration of watercourses and maintenance of flood-carrying capacity, consisting of the following:

a. Notify adjacent communities and the State Department of Ecology, prior to any alteration or relocation of the Sammamish River, Bear Creek, Evans Creek and Lake Sammamish, and submit evidence of such notification to the Federal Insurance Administration; and

b. Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is not diminished.

4. *Interpretation of FIRM Boundaries.* Together with the technical committee, make interpretation where needed as to exact location of the boundaries of the areas of [~~SPECIAL FLOOD HAZARDS~~] **Special Flood Hazard Areas** (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The technical committee shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state or other source in making such interpretations in order to administer RMC 15.04.130 through 15.04.170. Any person contesting the location of the boundary shall be given thirty days to appeal the interpretation in writing to the board of adjustment or its successor.

5. *Review of Building Permits.* Where elevation data is not available either through the FIS, FIRM, or from another authoritative source (see RMC 15.04.075), applications for floodplain development shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available.

(Failure to elevate habitable buildings at least two feet above the highest adjacent grade in these zones may result in higher insurance rates.)

6. *Changes to [~~THE~~] Special Flood Hazard Area.*

a. If a project will alter the BFE or boundaries of the SFHA, then the project proponent shall provide the community with engineering documentation and analysis regarding the proposed change. If the change to the BFE or boundaries of the SFHA would normally require a Letter of Map Change, then the project proponent shall initiate, and receive approval of, a Conditional Letter of Map Revision (CLOMR) prior to approval of the development permit. The project shall be constructed in a manner consistent with the approved CLOMR.

b. If a CLOMR application is made, then the project proponent shall also supply the full CLOMR documentation package to the Floodplain Administrator to be attached to the floodplain development permit, including all required property owner notifications.

15.04.075.

***

15.04.080 General standards.

A. In all areas of [~~SPECIAL FLOOD HAZARDS~~] **Special Flood Hazard Areas**, the standards set forth in RMC 15.04.090 through 15.04.170 are required.

15.04.090.

***

15.04.100.

***

15.04.105 Storage of materials.

A. The storage or processing of materials that could be injurious to human, animal, or plant life if released due to damage from flooding is prohibited in [~~SPECIAL FLOOD HAZARD AREAS~~] **Special Flood Hazard Areas**.

B. Storage of other material or equipment may be allowed if not subject to damage by floods and if firmly anchored

to prevent flotation, or if readily removable from the area within the time available after flood warning.

15.04.110.

***

15.04.120.

***

15.04.125 Specific standards.

In all areas of [~~SPECIAL FLOOD HAZARDS~~] **Special Flood Hazard Areas** where base flood elevation data has been provided as set forth in RMC 15.04.040 or 15.04.075 the following provisions are required.

15.04.130.

***

15.04.140.

***

15.04.150.

***

15.04.155.

***

15.04.156.

***

15.04.157.

***

15.04.158.

***

15.04.160 Floodway/floodway fringe.

Special restrictions with respect to floodways and floodway fringe areas shall be as follows:

A. Floodway. Located within [~~AREAS OF SPECIAL FLOOD HAZARD~~] **Special Flood Hazard Areas** established in RMC 15.04.040 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles, and erosion potential, the following are not permitted in the floodway: structures, developments, or landfills, other than for shoreline protective structures, bridges, roads, trails, and railroads.

1. No Rise Standard. Prohibit encroachments, including fill, new construction, substantial improvements, and other development, unless certification by a registered professional engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels during the occurrence of the base flood discharge.

2. All Other Building Standards Apply in the Floodway. If subsection A of RMC 15.04.160 is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of RMC 15.04.

B. Floodway Fringe Restrictions. The following are not permitted in a floodway fringe:

1. Except in areas designated "urban environment" in the Redmond shoreline master program, any structure, development or landfill which would: reduce the natural floodwater storage capacity of the [~~AREA OF SPECIAL FLOOD HAZARD~~] **Special Flood Hazard Area**; pollute or contribute materially to the turbidity of floodwater at the base flood stage; significantly change the existing base flood hydraulic characteristics; or alter the temperature characteristics of the water body unless an improvement in fish habitats would result.

2. Any residential structure which is not fully protected from water damage at the base flood elevation by having the lowest floor raised at least one foot above the base flood elevation.

3. Any nonresidential structure which does not meet the elevation or floodproofing requirements for

nonresidential or critical facilities standards of this chapter.

15.04.170.

***

Section 5. Amendment of Paragraph. RMC 15.06.013(A)(21), is hereby amended to read as follows:

15.06.013(A)(21).

Add Section 114.8 as follows:

114.8 Fire- or explosion-damaged buildings.

The owner, occupant, or other person having under [~~HIS~~] **their** control any property or materials on a property damaged by fire or explosion shall, when ordered by the fire chief, immediately secure the property against entry or unauthorized access by the public, by boarding up all openings, fencing, barricading or utilizing other appropriate measures. Within 30 days after written notice to do so has been served, all debris and/or damaged materials shall be removed from the property and proof furnished that contractual arrangements have been made for prompt demolition, replacement, or repair of all fire- or explosion-damaged structures remaining on the property involved in the fire or explosion.

Section 6. Amendment of Subparagraph. RMC 15.06.013(A)(36)(510.6.2), is hereby amended to read as follows:

15.06.013(A)(36)510.6.2 Additional frequencies.

The building owner shall modify or expand the emergency responder radio coverage system at [~~HIS OR HER~~] **their** expense in the event frequency changes are required by the FCC or other radio licensing authority or additional frequencies are made available by the FCC public safety radio system operator or FCC license holder. Prior approval of a public safety radio coverage system on previous frequencies does not exempt this section.

Section 7. Amendment of Section. RMC 15.06.019, New Materials, Processes or Occupancies Which May Require Permits, is hereby amended to read as follows:

15.06.019 New materials, processes or occupancies which may require permits.

The Fire Code Official shall determine and specify, after giving the affected person an opportunity to be heard, any new materials, processes or occupancies which may require permits, in addition to those now enumerated in said code. The Chief of the Fire Department shall cause such a list to be posted in a conspicuous place in

[~~HIS~~] **their** office and distribute copies thereof to interested persons.

Section 8. Amendment of Subsection. RMC 15.14.050(D), is hereby amended to read as follows:

15.14.050(D) Amend Section 106.4.1, Approved Construction Documents.

When the code official issues a permit where construction documents are required, the construction documents shall be approved, in writing or by stamp, as "Reviewed for Code Compliance." Such reviewed construction documents shall not be changed, modified or altered without authorization from the code official. Work shall be done in accordance with the approved construction documents. One set of construction documents so reviewed shall be retained by the code official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the code official or a duly authorized representative.

The code official shall have the authority to issue a permit for the construction of part of a mechanical system before the construction documents for the entire system have been submitted or approved, provided

adequate information and detailed statements have been filed complying with all pertinent requirements of this code. The holder of such permit shall proceed at [~~HIS OR HER~~] **their** own risk without assurance that the permit for the entire mechanical system will be granted.

Section 9. Amendment of Section. RMC 15.22.040, Applicability, is hereby amended to read as follows:

15.22.040 Applicability.

A. *Affected Structures.* This chapter applies to the movement, relocation, and placement of structures that would require a building permit to construct or place. Included in this definition are manufactured homes that have previously had a building permit issued for said structure.

B. *Regulation.* Affected structures, as identified by subsection A of this section, shall not be placed on a lot or moved across any lot line or within any public right-of-way or easement by any individual, except in conformity with this chapter.

C. *Administration.*

1. Compliance with this chapter shall require that a structure mover obtain and conform to the conditions of

approval of a structure movement permit and to the provisions of the Redmond Zoning Code.

2. This chapter establishes four classifications of moves as described in RMC 15.22.050. For these classifications, administration shall be as follows:

a. *Class I, II, and III.* The Director of Planning and Community Development or [~~HER/HIS~~] **their** designee shall administer compliance with Class I, II, and III moves.

b. *Class IV.* The [~~DIRECTOR OF PUBLIC WORKS OR HER/HIS DESIGNEE~~] **Public Works Director** for the City of Redmond shall administer Class IV moves, as defined under this chapter.

Section 10. Amendment of Section. RMC 15.22.070, Permits – Deposits and Fees, is hereby amended to read as follows:

15.22.070 Permits – deposits and fees.

Unless otherwise stated below, the following deposits and fees shall apply to all permits issued under this chapter:

A. An application for a permit under this chapter shall not be determined complete until application filing fees are received. Fees shall be in the amount as defined by Redmond Zoning Code Chapter 21.76.

B. An application hereunder shall be accompanied by the following:

1. A cash deposit or corporate surety bond in the sum of $10,000 or such greater amount as the Public Works Director [~~OR HIS/HER DESIGNEE~~] determines necessary as indemnity for any damage which the City may sustain by reason of damage or injury to any highway, street or alley, sidewalk or other property of the City, which may be caused by or be incidental to the removal of any building over, along or across any street in the City and to indemnify the City against any claim of damages to persons or private property;

2. A public liability insurance policy providing $1,000,000 or such greater amount as the Public Works Director [~~OR HIS/HER DESIGNEE~~] determines necessary to satisfy any claim by private individuals, firms, or corporations arising out of, caused by, or incidental to the moving of any building over, along, or across any street in the City; and

3. A cash deposit or a corporate surety performance bond in the sum of $5,000 or such greater amount as the Public Works Director [~~OR HIS/HER DESIGNEE~~] determines necessary conditioned upon permittee, within six months

from the date of the issuance of such permit (a) completing the construction, painting and finishing of the exterior of the building, and (b) faithfully complying with all requirements of this chapter, the building code, the zoning ordinance, the other ordinances then in effect within the City including but not limited to permittee completing such work within six months to the date of the issuance of such permit. In the event the provisions of this subsection are not complied with within the time specified, a sum of $5,000 shall be forfeited to the City as a penalty for the default, and this shall be in addition to any other penalties provided for failure to comply within the terms of this chapter.

Section 11. Amendment of Chapter. RMC 15.24, Clearing, Grading, and [~~STORM WATER~~] **Stormwater** Management, is hereby amended to read as follows:

Sections:
15.24.010 Purpose and intent.
15.24.020 Design, construction and maintenance – General requirements.
15.24.030 Director.
15.24.040 Issuance of permits.
15.24.050 Activities requiring permits.
15.24.055 Activities that do not require a clearing[~~, GRADING, AND STORM WATER~~] **and grading, and stormwater or civil site** permit.
15.24.060 Classification of clearing, grading and [~~STORM WATER~~] **stormwater** management construction activities.

15.24.070 Rough grading projects.
15.24.080 Requirements for design and construction.
15.24.082 Topographic change (cut and fill) limits.
15.24.084 Deviations.
15.24.089 Variances.
15.24.090 Repealed.
15.24.091 Conflicts
15.24.095 Wellhead and groundwater protection performance standards.
15.24.100Enforcement – Authorization.
15.24.110 Inspection.
15.24.120 Stop work orders.
15.24.130 Suspension or revocation of permit.
15.24.140 Penalty for violation.
15.24.150 Restoration.
15.24.160 Notification of noncompliance.
15.24.170 Penalties.
15.24.180 Processing fees.
15.24.190 Permit fees.
15.24.200 Inspection fees.

15.24.010 Purpose and intent.

The purpose of the Clearing, Grading, and [~~STORM WATER~~] **Stormwater** Management Code is to: safeguard life, property, public health, and general welfare; minimize water quality degradation; prevent excessive sedimentation of or erosion by surface waters; and prevent the creation of public nuisances such as fouling of surface or groundwater. Furthermore, this section is intended to reduce impacts from land development; preserve and enhance wildlife habitat in and along surface waters; enhance the aesthetic quality of the area waters; minimize erosion; preserve trees; and preserve natural topographic features. These regulations

focus on prevention of adverse impacts associated with clearing, grading and [~~STORM WATER~~] **stormwater** activities rather than remediation of adverse impacts after they have occurred.

15.24.020 Design, construction and maintenance – General requirements.

A. The design, construction, and maintenance of all clearing, grading and [~~STORM WATER~~] **stormwater** management systems and facilities shall comply with the requirements and design standards contained in all the following documents:

1. This chapter.

2. *Repealed by Ord. 2860.*

3. *Repealed by Ord. 2860.*

4. The **latest version of the** Redmond [~~STORM WATER~~] **Stormwater** Technical Notebook, which locally adopts and modifies the Washington State Department of Ecology 2019 [~~STORM WATER~~] **Stormwater** Management Manual for Western Washington, ("2019 SWMMWW" for the remainder of this chapter), or its successor.

5. Redmond Standard Specifications and Details.

6. The 2019 SWMMWW.

B. The Public Works Director shall prepare and shall adopt construction specifications and details, along with design standards for clearing, grading, and [~~STORM WATER~~] **stormwater** management, as described in the Redmond [~~STORM WATER~~] **Stormwater** Technical Notebook. The objective of the standards, details, and specifications shall be to control the quantity and quality of [~~STORM WATER~~] **stormwater** produced by development and redevelopment in the City to minimize downstream impacts and protect receiving waters. The Public Works Director has the authority to make changes as local conditions warrant. The specifications, design details, Redmond [~~STORM WATER~~] **Stormwater** Technical Notebook, and any changes shall be made available to the public. A fee set by the Public Works Director may be charged for these documents.

C. In the case of conflicts between the documents listed in subsection A of this section, conflicts shall be resolved by applying the following order of precedence:

1. This chapter;

2. The Redmond [~~STORM WATER~~] **Stormwater** Technical Notebook;

3. Redmond Standard Specifications and Details;

4. The 2019 SWMMWW.

15.24.030 Director.

For the purposes of this chapter only, [~~"DIRECTOR"~~] **"Public Works Director"** shall mean the [~~DIRECTOR OF THE PUBLIC WORKS DEPARTMENT OR HIS/HER DESIGNEE~~] **Public Works Director and/or their representatives pursuant to RMC 2.64.030 unless the authority is specifically assigned to another City director**.

15.24.040 Issuance of permits.

A. Regulated clearing, grading and/or [~~STORM WATER~~] **stormwater** activity as defined in RMC 15.24.050 requires City approval and the issuance of the appropriate permit(s) before initiating any of the regulated activities.

B. Speculative clearing and grading shall be prohibited.

C. For regulated activities, "City approval" means approval of appropriate plans, prepared by the applicant's engineer(s), indicating compliance with the requirements and design standards specified in this chapter under RMC 15.24.020. Approval shall be evidenced by the signature of the Public Works Director [~~OR DESIGNEE~~]. Once plans are approved, a permit may be issued by the City. Fees for plan review and permit

processing may be charged as established by separate ordinance. Issued permits shall be posted on the construction site at all times when work is underway. To ensure that the actual work in the field conforms with the approved plans, permitted activities shall be inspected by the City during construction.

15.24.050 Activities requiring permits.

All clearing, grading or [~~STORM WATER~~] **stormwater** management construction activities listed below require approved plans and a permit(s). The thresholds are cumulative during a [~~ONE-YEAR~~] **three-year** period for any given site. **The assessed value of existing improvements shall be the King County Assessed value available on King County Tax Assessor's website.**

A. Clearing of 7,000 square feet of land area or more.

B. Earthwork of 50 cubic yards or more. This means any activity which moves 50 cubic yards of earth, whether the material is excavated or filled and whether the material is brought into the site, removed from the site, or moved around on the site.

C. Removal of 11 or more significant trees. The removal of 10 or fewer significant trees is regulated in Redmond Zoning Code Chapter 21.72.

D. Any clearing or grading within a critical area or buffer of a critical area. Critical areas are defined in Redmond Zoning Code Chapter 21.64, Critical Areas. Any disturbance to vegetation within critical areas and their corresponding buffers is also regulated by Redmond Zoning Code Chapter 21.64, Critical Areas. Note that under this chapter, a clearing/grading permit for work on steep slopes must first comply with RZC 21.76.070(E), Alteration of Geologic Hazard Areas.

E. Any change of the existing grade by four (4) feet or more. This criterion applies to all permanent changes in grade and grade changes for extended periods of time (sixty (60) days or longer) located outside structure footprints.

F. Any work within a native growth protection easement or area, a public easement, City-owned tract or City right-of-way. Any clearing, grading or landscaping must be approved by the Department of Public Works prior to construction.

G. The creation or addition of new, replaced or new plus replaced hard surfaces in the amount of 2,000 square feet or more. Hard surfaces include impervious surfaces

(defined in RZC 21.78), green roofs and pervious pavement.

H. Any construction of public drainage facilities to be owned or operated by the City.

I. Any construction of private storm drainage pipes 12 inches in diameter or larger.

J. Any modification of, or construction which affects, a privately owned/operated flow control facility or runoff treatment facility. ([~~DOES~~] **This does** not include maintenance or repair to the condition defined by previously approved plans**; however, removal of uncontaminated water from the system prior to maintenance or repair is required**.)

K. Any removal and disposal of uncontaminated water from privately owned/operated flow control facility, runoff treatment, or catch basins in order to complete any maintenance or repair cited in 15.24.055.

15.24.055 Activities that do not require a clearing[~~, GRADING, AND STORM WATER~~] and grading, and stormwater or civil site permit.

A. All clearing, grading and [~~STORM WATER~~] **stormwater** management construction activities that do not involve any of the thresholds listed above do not require **a**

separate clearing and grading, and stormwater or civil site stormwater [~~CITY-APPROVED CLEARING, GRADING AND STORM WATER MANAGEMENT PLANS OR A~~] permit, but still must meet the requirements specified in RMC 15.24.020.

B. Activities that do not require approved plans or permits must still provide and install sediment and erosion control and pollution prevention BMPs as necessary to protect water quality.

C. The following activities are unregulated by this chapter even if the criteria in RMC 15.24.050 are exceeded **and if the activities are not part of, directly related to, or caused by new development of redevelopment projects**:

1. Agricultural crop management of existing farmed areas.

2. Cemetery graves involving less than 50 cubic yards of excavation, and related filling per each cemetery plot.

3. Public pavement maintenance such as pothole and square cut patching, overlaying existing asphalt or concrete pavement with asphalt or concrete without expanding the area of coverage, shoulder grading, reshaping/regrading drainage systems, crack sealing, resurfacing with in-kind material without expanding the

road prism, pavement preservation activities that do not expand the road prism, and vegetation maintenance **associated with the road right-of-way (such as planter strips)**.

Public vegetation maintenance such as landscape maintenance and gardening, when the work is limited to the removal and/or replacement of surface material such as grass, artificial turf, weeds, and shrubs. Artificial turf removal and/or replacement is considered a maintenance practice only if the underdrain system for the turf is not disturbed, or if an underdrain system is not present, then when the ballast rock underlaying the existing turf is not disturbed.

Public stormwater facility maintenance when conducted according to established current standards and procedures or when conducted according to an approved Operation and Maintenance Manual.

4. Public underground utility projects **including installing, maintaining, and/or upgrading an underground utility (does not include culverts) and** that replace the ground surface with in-kind material or materials with similar runoff characteristics are only subject to

Minimum Requirement #2, Construction [~~STORM WATER~~] **Stormwater** Pollution Prevention.

15.24.060 Classification of clearing, grading and [~~STORM~~ water] stormwater management construction activities.

A. [~~A CLEARING, GRADING AND STORM WATER MANAGEMENT PERMIT MAY BE CONSIDERED AS A COMPONENT OF A BUILDING PERMIT OR OTHER PERMIT, RATHER THAN AS A SEPARATE PERMIT, IF CITY-APPROVED DRAWINGS FOR SUCH ACTIVITIES ARE INCLUDED UNDER THE OTHER PERMIT~~] **Clearing, grading and stormwater management activities may be reviewed as part of a building permit and/or other permit, if City-approved drawings for such activities are included under the building and/or other permit**.

B. The Director **of Planning and Community Development** shall specify what submittal and application materials are required for a complete application, including the type of submittals, the required level of detail, the minimum qualifications of preparers of technical documents, and the number of copies that must be submitted.

C. Clearing, grading and [~~STORM WATER~~] **stormwater** management activities are classified based on type, location and timing of development activity proposed.

Table 1 outlines the classifications for clearing, grading and [~~STORM WATER~~] **stormwater** management activities and briefly reviews processing. Other City processes, approvals and permits may also be required for projects. The Director **of Planning and Community Development** may adjust classifications and permit processing steps for proposed projects which are shown to be in multiple classifications or are otherwise not appropriately classified under the criteria shown in Table 1 and may adjust processing steps and fees as appropriate.

D. Project Classification and Processing Table.

Table 1

Project Classification	Typical Type of Development Activity	City Permit Which Allows Clearing, Grading and [~~STORM WATER~~] Stormwater Management Construction*	Summary of Permit Process for Clearing, Grading and [~~STORM WATER~~] Stormwater Management Construction
Building Projects	Single-family, middle housing, commercial, industrial and multifamily	Building Permit**; and if applicable, either Clear**	Clearing, grading and [~~STORM WATER~~] **stormwater** management activities are

Project Classification	Typical Type of Development Activity	City Permit Which Allows Clearing, Grading and [~~STORM WATER~~] **Stormwater** Management Construction*	Summary of Permit Process for Clearing, Grading and [~~STORM WATER~~] **Stormwater** Management Construction
	construction, additions	**and Grade Permit or civil SITE Permit**	reviewed in conjunction with the Building Permit **and either Clear and Grade Permit or SITE Permit** plans. Single-family and middle housing are reviewed by the Construction and Building Divisions[~~. ALL OTHER PROJECTS ARE REVIEWED~~] **and** by the Development Services Division.
Development Projects	Subdivision, utility construction outside City right-of-way	[~~APPROVED CIVIL DRAWINGS~~] **Clear and Grade Permit**	Clearing, grading and [~~STORM WATER~~] **stormwater** management activities are reviewed by the

Project Classification	Typical Type of Development Activity	City Permit Which Allows Clearing, Grading and [~~STORM WATER~~] **Stormwater** Management Construction*	Summary of Permit Process for Clearing, Grading and [~~STORM WATER~~] **Stormwater** Management Construction
		or civil SITE Permit	Development Services Division as all or part of the site improvement plans.
Right-of-Way Projects	Construction activities all or partly within the City right-of-way	[~~STREET~~] **Right-of-Way** Use Permit	Clearing, grading and [~~STORM WATER~~] **stormwater** management activities are reviewed by the **Public Works Right of Way group** [~~DEVELOPMENT SERVICES DIVISION~~] as part of the project.
Rough Grading Projects	Clearing and/or grading of a site before all final approvals of the entire project	Rough Grading Permit	Clearing and grading activities are reviewed by the Development

Project Classification	Typical Type of Development Activity	City Permit Which Allows Clearing, Grading and [~~STORM WATER~~] Stormwater Management Construction*	Summary of Permit Process for Clearing, Grading and [~~STORM WATER~~] Stormwater Management Construction
			Services Division prior to other site improvements plans. Special conditions shall be met for issuance of Rough Grading plans (see RMC 15.24.070).
Clearing and Grading Projects	Clearing and Grading only projects including landscaping project (see RMC 15.24.050 for the minimum thresholds that trigger a clearing and grading permit)	**Clear and Grade** [~~CLEARING AND GRADING~~] Permit	Clearing and grading activities are reviewed by the Development Services Division.

*Construction is allowed only when approved plans for clearing, grading and [~~STORM WATER~~] **stormwater** management construction are issued with the appropriate permit listed in the table.

15.24.070 Rough grading projects.

A. *Rough Grading Prerequisites.* The Technical Committee shall determine whether rough grading will be approved for a project. At a minimum, to obtain a Rough Grading Permit approval for a project all the following shall have been processed and have received approval:

1. Complete the first round of Coordinated Civil Review process.

2. SEPA review for the entire project completed (if required).

3. Clearing, grading and temporary erosion control construction plans.

4. Resolution of all project feasibility issues (i.e., required off-site easements, significant utility design issues, etc.).

B. *Rough Grading Application.* Upon completion of the prerequisites listed above, the following information shall be submitted, if applicable, for a rough grading application to be considered complete:

1. Rough grading drawings and supporting information stamped and signed by a professional civil engineer.

2. Clear identification of all work proposed under the rough grading application.

3. Clear identification of existing and proposed grades.

4. Clear identification of all areas that will be disturbed.

5. Identification of proposed quantity of earthwork.

6. Identification of proposed erosion control measures.

7. An erosion control plan designed in accordance with the Redmond [~~STORM WATER~~] **Stormwater** Technical Notebook and the Redmond Standard Specifications and Details.

8. Payment of the appropriate plan review fees.

9. Prior to issuance of Rough Grading Permits, acceptable site restoration assurance (bonding, cash deposits, etc., as specified by the Technical Committee) shall be posted with the City.

15.24.080 Requirements for design and construction.

The City hereby adopts the thresholds, definitions, and minimum requirements, found in Appendix 1 of the Western Washington Phase II Municipal [~~STORM WATER~~] **Stormwater** Permit, including the mandatory provisions of the 2019 SWMMWW. Refer to the Redmond [~~STORM WATER~~] **Stormwater**

Technical Notebook for local modifications and application of the definitions, thresholds, and minimum requirements in Redmond. Redmond Zoning Code 21.17.010.E details requirements to plan for [~~STORM WATER~~] **stormwater** management.

The **Public Works** Director may require additional controls or modified minimum requirements for specific projects or areas based on approved interlocal agreements, approved Department Operational Policies, identified capacity limitations, significant erosion potential, or seasonal factors. The Minimum Requirements, as further described in the Redmond [~~STORM WATER~~] **Stormwater** Technical Notebook, are:

A. *Repealed by Ord. 2860.*

B. *Repealed by Ord. 2860.*

C. Minimum Requirement 1 – Preparation of [~~STORM WATER~~] **Stormwater** Site Plans.

D. Minimum Requirement 2 – Construction [~~STORM WATER~~] **Stormwater** Pollution Prevention Plan.

E. Minimum Requirement 3 – Source Control of Pollution.

F. Minimum Requirement 4 – Preservation of Natural Drainage Systems and Outfalls.

G. Minimum Requirement 5 – On-site [~~STORM WATER~~] **Stormwater** Management.

H. Minimum Requirement 6 – Runoff Treatment.

I. Minimum Requirement 7 – Flow Control.

J. Minimum Requirement 8 – Wetlands Protection.

K. Minimum Requirement 9 – Operations and Maintenance.

15.24.082 Topographic change (cut and fill) limits.

A. Topographic change is limited in Redmond as follows:

1. Within the building work area (building footprint plus a ten (10) foot buffer), this chapter does not limit temporary or permanent cuts or fills (even with the presence of significant trees).

2. Outside the building work area, and where significant trees are not present, the maximum permitted vertical depth or height of a **permanent** cut or fill is a total of eight (8) vertical feet.

3. Outside building work area, and where significant trees designated to be saved are present, grades shall not be changed within five (5) feet of the tree's dripline.

4. [~~CUT~~] **Permanent cut** or fill slopes may not exceed 33 percent (3H:1V). Cut and fill slopes within the right-of-way may, however, be designed at (2H:1V).

15.24.084 Deviations.

A. Deviations, referred to as adjustments by Washington Department of Ecology, are permissions granted by the Technical Committee to deviate from the [~~STORM WATER~~] **stormwater** requirements for design and construction specified in RMC 15.24.080, 15.24.082 or in the Redmond [~~STORM WATER~~] **Stormwater** Technical Notebook. Deviations must provide the equivalent (or improved) level of environmental protection. Deviations are requested through application of a General Development Permit and decision by the Technical Committee. Application for deviations must include clear written documentation to explain how the proposed adjustments address the following criteria:

1. Provide substantially equivalent (or improved) environmental protection as would be provided if the standard [~~STORM WATER~~] **stormwater** requirements were met.

2. Reflect sound engineering practices.

3. Meet the objectives of public health, safety, function and maintenance.

4. Avoid damage to other properties in the vicinity of and downstream of the proposal.

B. The Technical Committee may deny any or all of the requested adjustments, may request additional information including written documentation from qualified specialists, may approve any or all of the requested adjustments, or may approve specific parts of adjustments, either to the extent requested or to a reduced extent. All documentation is to be obtained and paid for by the applicant(s). The Technical Committee may also require peer review which, if required, is to be paid for by the applicant.

C. The Technical Committee may determine the deviation(s) requested are to be processed in accordance with Redmond Zoning Code Section 21.76.070(AB)(3), Variances, and the criteria in RMC 15.24.089.

15.24.089 Variances.

A. Variances are permissions granted through the City's variance process in accordance with Redmond Zoning Code Section 21.76.070(AB)(3), Variances. Variances under this title apply only to RMC 15.24.080.C, D, E, F, G, H, I, J, and K. The criteria for approving a variance requested under this title shall include the decision criteria contained in

Redmond Zoning Code Section 21.76.070(AB)(3), Decision Criteria, together with the following criteria:

1. The variance may be granted by the City only when meeting the applicable standards would impose a severe and unexpected economic hardship.

2. The variance will not increase the risk to the public health and welfare, nor be injurious to other properties in the vicinity of and/or downstream or to the quality of waters of the state.

3. The variance is the least possible deviation that could be granted to comply with the intent of the Minimum Requirements detailed in the Redmond [~~STORM WATER~~] **Stormwater** Technical Notebook.

B. The application for a variance shall include written documentation addressing the decision criteria above and written documentation addressing the following topics:

1. The current (pre-project) use of the site, and

2. How the application of Minimum Requirements restricts the proposed use of the site compared to restrictions that existed prior to adoption of the Minimum Requirements (October 1, 2004), and

3. The possible remaining uses of the site if the variance were not granted by the City, and

4. The uses of the site that would have been allowed prior to the City's adoption of Minimum Requirements, and

5. A comparison of the estimated amount and percentage of value loss resulting from meeting the Minimum Requirements, and

6. The feasibility to alter the project so that it meets the Minimum Requirements.

C. The City shall prepare written findings of fact that address each of the six items above and that address the variance criteria. The City shall publish legal public notice of an application that requests a variance under this title and shall publish legal notice of the City's decision on the application.

15.24.190.

***

15.24.091 Conflicts

When any provision of any other chapter of the Redmond Municipal Code or the Redmond Zoning Code conflicts with this chapter, that which provides greater public health and environmental protection, as determined by the Public Works Director shall apply unless specifically provided otherwise in this chapter.

15.24.095 Wellhead and groundwater protection performance standards.

A. *Well Construction and Operation.* Construction or decommissioning details and registration forms of any well regulated under Chapter 173-160 WAC and UIC wells (infiltration trenches, drywells, infiltration vaults) must be registered per WAC 173-218-070. Details and registration forms shall be provided to the Department of Public Works within sixty (60) days of well construction or decommissioning.

B. *Fill Material.* Placement of imported contaminated fill material is prohibited, citywide. Fill material shall not contain concentrations of contaminants that exceed cleanup standards for soil specified in WAC 173-340-740, Model Toxics Control Act, regardless of whether all or part of the contamination is due to natural background levels at the fill source site. Where the detection limit (lower limit at which a chemical can be detected by a specified laboratory procedure) for a particular soil contaminant exceeds the cleanup standard for soil specified in WAC 173-340-740, the detection limit shall be the standard for fill material quality. Fill material shall be free of construction, demolition,

and land clearing waste including recycled concrete rubble and asphalt.

1. Fill materials in quantities greater than 10 cubic yards placed directly on or in the ground shall meet the following requirements:

a. A fill material source statement shall be provided to the Department of Public Works and shall be reviewed and accepted by the Department prior to stockpiling or grading imported fill materials at the site. The source statement shall be issued by a professional engineer, geologist, engineering geologist or hydrogeologist licensed in the State of Washington demonstrating the source's compliance with standards of the Model Toxics Control Act. The source statement shall be required for each different source location from which fill will be obtained.

b. Analytical results demonstrating that fill materials do not exceed cleanup standards specified in WAC 173-340-740 may be used in lieu of a fill material source statement, provided the regulated facility submits a sampling plan to, and which is approved by, the [~~DIRECTOR OF~~] Public Works **Director**. The regulated facility must then adhere to the approved sampling plan, and maintain

analytical data on-site and available for inspection for a minimum of five years from the date that the fill was accepted.

2. The [~~DEPARTMENT OF PUBLIC WORKS~~] **Public Works Director** may accept a fill material source statement that does not include results of sampling and analysis of imported fill if it determines that adequate information is provided indicating that the source location is free of contamination. Such information may include, but is not limited to:

a. Results of field testing of earth materials to be imported to the site with instruments capable of detecting the presence of contaminants; or

b. Results of previous sampling and analysis of earth materials to be imported to the site.

3. A fill material source statement is not required if documents confirm that imported fill will be obtained from a Washington State Department of Transportation approved source.

4. The [~~DIRECTOR OF~~] Public Works **Director** shall have the authority to require corrective measures regarding noncompliant fill materials, including independent sampling and analysis, if the property owner or operator

fails to accomplish such measures in a timely manner. The property owner or operator shall be responsible for any costs incurred by the City in the conduct of such activities.

C. *Cathodic Protection Wells.* Designs for cathodic protection wells shall be submitted to the City for review and approval prior to initiation of drilling. Cathodic protection wells shall be constructed such that the following do not occur:

1. Vertical cross-connection of aquifers normally separated by confining units;

2. Migration of contaminated surface water along improperly sealed well borings or casings;

3. Introduction of electrolytes or related solutions into the subsurface; and

4. Any of the above conditions caused by improperly abandoned cathodic protection wells that are no longer in use.

D. *Underground Hydraulic Elevator Cylinders.* All underground hydraulic elevator pressure cylinders shall be encased in an outer plastic casing constructed of Schedule 40 or thicker-wall polyethylene or polyvinyl chloride (PVC) pipe, or equivalent. The plastic casing

shall be capped at the bottom, and all joints shall be solvent- or heat-welded to ensure water tightness. The neck of the plastic casing shall provide a means of inspection to monitor the annulus between the pressurized hydraulic elevator cylinder and the protective plastic casing. Vegetable oil shall be used for hydraulic fluid in elevator cylinders.

15.24.100 Enforcement – Authorization.

The **Public Works** Director is authorized and directed to enforce all the provisions of this chapter. For such purpose, the **Public Works** Director may appoint officers, inspectors, assistants and other employees as needed from time to time. The **Public Works** Director may authorize such employees, as may be necessary, to carry out the duties and functions of that office.

15.24.110 Inspection.

The **Public Works** Director is authorized to make such inspections and take such actions as may be required to enforce the provisions of this chapter or whenever the **Public Works** Director has reasonable cause to believe that any land is being used in violation of this chapter. Inspections shall be made as follows:

A. As a condition of any permit issued for activity covered by this chapter, the property owner shall be required to consent to entry upon the land by the **Public Works** Director at all reasonable times to inspect the same or to perform any duty imposed upon the **Public Works** Director by this chapter. If the land is occupied, the **Public Works** Director shall first present proper credentials and request entry. If the land is unoccupied, a reasonable effort shall be made to locate the owner or other persons at the site who are in apparent charge or control of the land and demand entry. If no person is located, the **Public Works** Director may enter said property and shall, with due diligence, make attempts to notify the owner, occupant, or other person having charge within a reasonable amount of time.

B. Where the **Public Works** Director has reasonable grounds to believe that activities for which a permit is required by this chapter are being conducted without a permit on land within the City, the **Public Works** Director may seek to inspect the land and such activity. If the land is occupied, the **Public Works** Director shall first present proper credentials and request entry for inspection. If the land is unoccupied, a reasonable

effort shall be made to locate the owner or other persons at the site in apparent charge or control of the land and request entry for inspection. If no person is located, or if entry is refused, the **Public Works** Director may request the assistance of the City Attorney, City Prosecutor or Police Department regarding access.

15.24.120 Stop work orders.

A. Whenever any activity is being done contrary to the provisions of this chapter, the **Public Works** Director may order the work stopped by notice verbally or in writing served on any persons engaged in the doing or causing such work to be done, and any such person shall forthwith stop such work until authorized by the **Public Works** Director to proceed with the work.

B. The **Public Works** Director may suspend work on any project during periods of inclement weather to reduce actual or potential erosion and/or sedimentation. Such a period may involve days or weeks during storm events or may, at the discretion of the **Public Works** Director, involve the entire rainy season (October 1 through April 30).

C. Outside the rainy season (May 1 through September 30), the **Public Works** Director may order work stopped because of inadequate temporary erosion/sedimentation controls. In such cases, a revised temporary erosion/sediment control plan (including but not limited to addition of or additional phasing) shall be submitted to the City for review. Once approved and implemented, the **Public Works** Director shall lift the stop work order and work can continue.

D. During the rainy season (October 1 through April 30), The **Public Works** Director may require a Wet Weather Plan, a Seasonal Suspension Plan, and an updated temporary erosion and sediment control plan be submitted to the City for review and approval by September 30. The Redmond [~~STORM WATER~~] **Stormwater** Technical Notebook details which plans apply to which projects. The **Public Works** Director may order work stopped because of inadequate temporary erosion/sediment controls during the rainy season. In such a case, the wet weather plan and temporary erosion/sediment control plan will be reviewed, updated and implemented to control erosion and/or sedimentation. If deemed necessary the City may

suspend work through the rainy season and require implementation of the seasonal suspension plan.

15.24.130 Suspension or revocation of permit.

The **Public Works** Director may suspend or revoke a permit whenever the permit is issued on the basis of incorrect information supplied, approved plans are not accurately reflective of actual field conditions, or the work is being done contrary to, or in violation of, any pertinent ordinance, regulation, procedure or permit. Upon receipt of a timely appeal under Redmond Zoning Code Chapter 21.76, suspension or revocation shall be stayed pending decision on the appeal; provided, that such a stay shall not affect any stop work order issued by the **Public Works** Director.

15.24.140 Penalty for violation.

All violations of this chapter, including hazards and failure to comply with terms of the clearing/grading permit and conditions, are determined to be detrimental to the public health, safety, and welfare and declared to be public nuisances. All such violations are also criminal gross misdemeanors and punishable as provided in RMC 1.01.110. All conditions that, after inspection, have been determined by the **Public Works** Director to

render any site or portion thereof to be used or maintained in violation of the section, shall be abated.

15.24.150 Restoration.

Any work not done in compliance with this chapter or any permit issued pursuant thereto or with any other section of the Redmond Zoning Code may be required by the **Public Works** Director to be removed or restored to as near pre-project original condition as possible in the sole opinion of the **Public Works** Director. Such restoration may include, but shall not be limited to, the following:

A. Filling, stabilizing and landscaping with vegetation similar to that which was removed, cuts or fills;

B. Planting and maintenance of trees of a size that will reasonably assure survival and that replace functions and values of removed trees; and

C. Reseeding and landscaping with vegetation similar to that which was removed, in areas without significant trees where bare ground exists.

15.24.160 Notification of noncompliance.

A. If, while fulfilling their responsibility under this chapter, the inspector, the engineer, the soil engineer, the engineering geologist or the testing agency finds that the work is not being done in conformance with this

chapter or the approved grading plans, the discrepancies shall be reported immediately in writing to the person in charge of the grading work and to the **Public Works** Director. Recommendations for corrective measures, if necessary, shall be submitted upon request of the [~~DIRECTOR~~] **Public Works Director**.

B. The appropriate clearing, grading or [~~STORM WATER~~] **stormwater** management permit (see RMC 15.24.060) shall be required regardless of any permit issued by any other department or agency that may be interested in certain aspects of the proposed work. Where work for which a permit is obtained by this chapter is started or proceeding before obtaining such a permit, the work shall be stopped, and the violator shall be subject to such penalties as provided in this chapter. However, the payment of such penalties shall not relieve any person from fully complying with the requirements of this chapter in the execution of the work nor any other penalties prescribed thereon.

C. The **Public Works** Director may require that the approved activity, operations and project designs be modified if delays occur which incur weather-generated problems not apparent at the time the permit was issued.

15.24.170 Penalties.

Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, the work shall be stopped **at the discretion of the Public Works Director**, and **a** special investigation shall be made before a permit may be issued for such work. Work shall not commence during the investigation other than restoration, work on pollution control measures or stabilization approved by the Public Works Director. An investigation fee, in addition to the permit fee, [~~SHALL~~] **may** be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by the code. The minimum investigation fee shall be the same as the minimum fee set forth in the standard clearing and grading fee for permit application. [~~THE PAYMENT OF SUCH INVESTIGATION FEE SHALL NOT EXEMPT ANY PERSON FROM COMPLIANCE WITH ALL OTHER PROVISIONS OF THIS CODE~~] **The investigation fee shall be equal to the amount of the permit fee that would be required by this code if a permit were to be issued. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of**

this code, nor from any penalty prescribed by law nor from any penalty prescribed by law.

15.24.180 Processing fees.

A. Clearing and grading and [~~STORM WATER~~] **stormwater** management fees shall be determined by the **Public Works** Director, and upon approval by the City Council shall be made available to the public.

B. Before accepting a set of plans and specifications for checking, the **Public Works** Director shall collect a plan-checking fee. Separate permits and fees shall apply to retaining walls or major drainage structures as required by the Uniform Building Code. There shall be no separate charge for standard terrace drains and similar facilities. The amount of the plan-checking fee for clearing/grading plans shall be as set forth in the schedule of fees adopted pursuant to Redmond Zoning Code Chapter 21.76, Review Procedures.

15.24.190 Permit fees.

A. A fee for each clearing, grading or [~~STORM WATER~~] **stormwater** management permit shall be paid to the **Public Works** Director as set forth in the fee schedule adopted pursuant to Redmond Zoning Code Chapter 21.76, Review Procedures.

B. Permits may be extended, before their expiration, for up to a total of one year. Inspection fees shall be paid before the start or extension of work and are required for the duration of the project. An additional fee may be charged for processing of a permit extension.

15.24.200 Inspection fees.

A fee for each clearing, grading or [~~STORM WATER~~] **stormwater** management construction inspection shall be paid to the **Public Works** Director as set forth in the fee schedule adopted pursuant to Redmond Zoning Code Chapter 21.76, Review Procedures.

Section 12. Amendment of Section. RMC 15.28.050, Exceptions and Waivers, is hereby amended to read as follows:

15.28.050 Exceptions and waivers.

A. During the term of a construction contract subject to this chapter, the Public Works Director may reduce or waive the apprentice labor hour goals upon [~~HIS OR HER~~] **their** determination that:

1. The contractor has demonstrated a good faith effort to comply with the requirements of this chapter but remains unable to fulfill the goal;

2. The contractor has demonstrated that there is a lack of availability of apprentices in the Redmond, WA geographic area to meet the EAP utilization goals;

3. The reasonable and necessary requirements of the contract render apprentice utilization infeasible at the required levels;

4. There exists a disproportionately high ratio of material costs to labor hours, which does not make feasible the required minimum level of apprentice participation;

5. To the extent that apprentice labor hour goals are in conflict with funding agreements in place, including federal aid projects, in connection with the public work; or

6. For reasons deemed appropriate by the Public Works Director, approved by City Council, and not inconsistent with the purpose and goals of this chapter.

Section 13. Amendment of Section. RMC 15.30.010, Definitions, is hereby amended to read as follows:

15.30.010 Definitions.

The following definitions shall apply:

"Banned Materials" means materials banned from disposal in landfills by King County construction and demolition receiving facilities, as identified by King County.

"Certified Deconstruction Contractor" means licensed contractor having at least one current employee who has successfully completed a deconstruction certification program recognized by King County.

"Certified salvage verifier" means an independent person, company or agency approved by the King County Solid Waste Division, or designee, deemed capable to prepare a deconstruction and salvage assessment.

"City-Sponsored" project means a project constructed or administered by the City (including demolition and deconstruction projects).

"Construction and Demolition Material (C&D material)" refers to building materials and solid waste resulting from construction, remodeling, repair, cleanup, or demolition operations, which are not dangerous as defined in RCW 70A.300.010. C&D materials include, but are not limited to: asphalt, concrete, Portland cement concrete, brick, lumber, gypsum wallboard, cardboard, and other associated packaging, roofing material, ceramic tile, carpeting, plastic pipe, and steel. The

material may be commingled with rock, soil, tree stumps, and other vegetative matter resulting from land clearing and landscaping for construction or land development projects.

"Construction and Demolition (C&D) Material Recovery Facility (MRF)" means a facility that receives only C&D material, in which the residual (disposed) amount of waste in the material is less than 10 percent of the average weight of material separated for reuse received by the facility over a one-month period.

"Covered Project" refers to residential, commercial, and City-sponsored deconstruction, demolition, renovation, and construction projects and shall be further defined by the thresholds set forth in RMC 15.30.030: Applicability for covered projects.

"Deconstruction" means the systematic disassembly of a building, and the subsequent return to commerce and reuse of a substantial percentage of salvaged materials, with a secondary purpose of recycling the remaining materials. Heavy machinery may be used in the deconstruction process.

"Deconstruction and salvage assessment" means a document summarizing the building components of an existing

building that, if removed, have potential to be reused. This assessment shall be signed by the owner or authorized agent and serve as an affidavit stating that the project shall be executed in compliance with the requirements of this code.

"Demolition" means the process of razing, relocating, or removing an existing building or structure, or a portion thereof.

"Designated Facility" or "King County Designated Facility" means a designated facility is either a Construction and Demolition Debris Material Recovery Facility (MRF) or a privately owned transfer station that has a signed agreement with King County that permits it to accept mixed C&D debris and waste C&D debris from jobsites located within the county's jurisdiction.

[~~"DIRECTOR," UNLESS OTHERWISE SPECIFIED, SHALL BE THE DIRECTOR OF PUBLIC WORKS OR HIS/HER DESIGNATED REPRESENTATIVE.~~]

"Disposal" means the discharge, deposit, injection, dumping, leaking, or placing of any solid waste into or on any land or water.

"Diversion/Divert" means to use material for any reuse or recycling purpose other than disposal in a landfill or for use as fuel.

"Project" means any activity that requires a building or demolition permit or any similar permit from the City.

"Public Works Director," unless otherwise specified, shall be the Public Works Director and/or their representatives pursuant to RMC 2.64.030.

"Recycling" means the process of collecting, sorting, cleansing, treating, and reconstituting materials for the purpose of using the altered form in the manufacture of a new product. Recycling does not include burning, incinerating, or thermally destroying solid waste.

"Reuse" means the return of a commodity into the economic stream for use.

"Salvage" means the recovery of C&D building materials and components from a building or building site in order to increase the reuse or repurpose potential of these materials and decrease the amount of material being sent to the landfill. Salvaged material may be sold, donated, or reused on site.

"Solid waste" or "wastes" means all putrescible and non-putrescible solid and semisolid wastes, except wastes

identified in WAC 173-350-021 (Determination of Solid Waste), including, but not limited to, garbage, rubbish, ashes, industrial wastes, commercial waste, sewage sludge, demolition and construction wastes, abandoned vehicles or parts thereof, contaminated soils and contaminated dredged material, discarded commodities and recyclable materials.

"Source Separated Materials" means materials that are sorted at the site of generation by individual material types, including commingled recyclable materials, for the purpose of recycling.

"Volume-to-Weight Conversion Rate" means the rate set forth in the standardized conversion rate table approved by the City, pursuant to this chapter, for use in converting the volume of materials identified in the waste management plan to weight.

"Waste diversion plan" means a plan prepared in a format approved by the City and submitted to the City by the generator, including but not limited to the property owner or demolition contractor, for an eligible demolition project.

"Waste Diversion Report" means a report to the City of the material from the project meeting the requirements of RMC 15.30.040.B. Reporting.

"Waste Hauler" means a company that possesses a valid permit from an authorizing governmental body to collect and transport solid wastes from individuals or businesses for the purpose of recycling or disposal under the City of Redmond's name.

"Waste Management Plan (WMP)" means a completed waste management plan form, approved by the City and county for the purpose of compliance with this chapter, submitted by the applicant for any covered or non-covered project.

Section 14. Severability. 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 15. Effective date. This ordinance shall become effective five days after its publication, or publication of a summary thereof, in the city's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this _____ day of _____, 20XX.

CITY OF REDMOND

_____
ANGELA BIRNEY, MAYOR

ATTEST:

_____
CHERYL XANTHOS, MMC, CITY CLERK (SEAL)

APPROVED AS TO FORM:

_____
REBECCA MUELLER, CITY ATTORNEY

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.

Public Comments Matrix

Requests/Feedback for Public Comments on RMC Updates

Date	Email	Section	Comment	Response
7/31/2025	phil_hutchinson@hotmail.com	Title 10 – 10.48.030.B	10.48.030 B. In all cases, the bicycle must be parked in a manner that causes the least obstruction to pedestrian traffic. Should read: B. In all cases, the bicycle OR MICROMOBILITY DEVICE must be parked in a manner that causes the least obstruction to pedestrian traffic. Without this fix, you would be allowing the current mess to continue, where Lime scooters are left anywhere and everywhere. I am sick and tired of downtown sidewalks being obstacle courses.	'Micromobility device' added in section 10.48.030.B.
8/15/2025	david.kurth@outllook.com	Title 10	When someone pushes a bike that individual is a pedestrian which based on your wording isn't applicable which is wrong. Furthermore holding bicycle human powered to speed limits is a joke given that bicycles don't come with reliable speedometer installed. Therefor what is reasonable speed? Is it up to the ppl to decide on a case by case basis? Basically putting some people more at risk than others?	Speed reference removed from section 10.48.040.A.2.
8/17/2025	-	Title 10 – 10.04.050	Basically the new version is saying bicycle can run a Stop sign most of the time? A car which has been waiting for its turn	The code draft is reflecting how a person operating a bicycle must approach a stop

Public Comments Matrix

Requests/Feedback for Public Comments on RMC Updates

Date	Email	Section	Comment	Response
			and now gets its turn has to watch out for bicycle running Stop sign. If this is correct, then mention it in the document. If not, clarify it in the document. It is not very obvious right now	sign, per the Revised Code of Washington (RCW) 46.61.190.
8/17/2025	mathew.k.hall@gmail.com	Title 10 – 10.25.010	Is there a reason we're removing the ability to place automated cameras monitoring traffic light violations under section 10.25.010? I've nearly been hit on more than one occasion while crossing Redmond way in marked intersections during pedestrian walk signals by drivers running red lights. It seems to me there is a need for increased enforcement, not a need to outlaw the placement of such cameras.	The code update reflects current operation, which does not include the use of automated cameras for stop light enforcement. The Police Department would go through Council approval to incorporate the use of automated cameras for this purpose. The Code can be revised in the future to reflect operational changes related to the use of automated cameras.
08/24/2025	sjhitch@icloud.com	Title 10	RMC 10.0 I don't see a definition for micromobility device, shared-use path. Is a sidewalk a "shared-use path"? We have a large range of electric vehicles now with various capabilities. RCW defines motor vehicle broadly with a few things excluded like mopeds, wheelchairs, but does not exclude many of the devices now on our roads, paths, and sidewalks. Electric bicycles stop being bicycles when they exceed 28 mph. So what makes an	10.08 - Definitions added for bicycle, micromobility device, shared use path, and sidewalk.

Public Comments Matrix

Requests/Feedback for Public Comments on RMC Updates

Date	Email	Section	Comment	Response
			electric vehicle no longer a "micro-mobility device"? Is a Tesla Truck a micro-mobility device? What about a moped? Or a one wheel motor cycle? I don't see the term in RCW or in RMC. I think it is important to define these as either motor vehicles or micro-mobility devices. Section 10.08.170 makes it clear that micromobility devices are not motor vehicles or bicycles. so they would seem to need their own definition. 10.08.170 - is a sidewalk a "ways open to the public"? 10.40.010 refers to "scooter" when I think it means "non-motorized scooter". Also, I think saying that these devices are not allowed on streets is crazy. Kids ride skateboards, roller skates, toy vehicles on streets in front of their homes all the time. They should be encouraged to be outside at play. 10.40.070 does not exclude micro-mobility devices from sidewalks, which seems like a good thing, assuming that micro-mobility devices are not motor vehicles. 10.48.010 "micromobility" doesn't seem to be defined 10.48.030.B. You probably need to change "bicycle" to "bicycle or micromobility device" 10.48.040 - you have code written here that says bicycles may not ride on the sidewalk in a zone designated by the	10.40.010 - Restriction to ride skateboards and roller skates in the streets updated to apply on arterial streets and clarification added to such devices as 'non-motorized'. 10.40.070 – No change 10.48.010 – Definition for micromobility device added to section 10.08. 10.48.030.B – 'or micromobility device' added. 10.48.040 – No change. Pedestrian Priority zones are designated in the Redmond Comprehensive Plan.

Public Comments Matrix

Requests/Feedback for Public Comments on RMC Updates

Date	Email	Section	Comment	Response
			Redmond Comprehensive Plan. No bicycle rider carries around the Redmond comprehensive plan and most people don't know what that is. We should instead have signage to indicate no bikes are allowed there and then require bicycle rides to follow the rules on the signs. A good example of this is the Downtown park where there is signage telling us that bikes may not ride in the park. (I think bikes should be allowed in the park, but that is a different story, at least the signs are clear.)	
08/27/2025	a.tuff8@gmail.com	Title 10	10.04.050 application to bicycles is a haphazard way to address bicycles and other devices on the road. You can't simply say all operators have to follow the same rules. Similar to Washington state law there needs to be provisions about minimum passing berth for cars, a provision for cyclists to take a full lane when necessary for safety, and clearly list a single file or 2 abreast rule. Being in line with Washington state law makes the most sense and will cause the least confusion for operators. 10.16.010 - The city traffic engineer should also have a codified responsibility to reduce traffic accidents and fatalities of pedestrians and drivers. The city traffic engineer should be tasked with creating safe	10.04.050 - The code draft is reflecting how a person operating a bicycle must approach a stop sign, per the Revised Code of Washington (RCW) 46.61.190. 10.16.010 - The updates to the duties of the traffic engineer includes planning for traffic operations to improve traffic conditions and reflects, consistent with the

Public Comments Matrix

Requests/Feedback for Public Comments on RMC Updates

Date	Email	Section	Comment	Response
			streets for all. To put cyclist/micro mobility device users the same category as motor vehicles, and completely leave out any reference to pedestrians and micro-mobility devices in the duties of the city traffic engineer is completely car-centric and does not meet the needs of the residents of downtown Redmond. 10.20.060 - Why are play streets being removed? 10.24.020 - The City traffic engineer should be able to reduce speed limits based on safety concerns without a "thorough investigation of safety conditions". 60mph seems excessive for a maximum speed for a road in the City, where would that apply? I suggest a lower maximum speed, 45mph to match current roads. 10.24.060 - streets in the downtown core should be reduced to 20 or 25mph maximum, with the exception of Redmond way. 30mph is too fast for 160th - 170th, 85th and 90th. 10.34.020 - Bicycles and micromobility devices have been classified as vehicles in 10.08.160, and operators includes vehicles, bicycles, and micromobility devices in 10.08.080. Now in this section they are being referred to separately without regard to the definitions established above. This needs to go through legal review, and more careful consideration needs to be	Washington Administrative Code (WAC) 308-330-265. 10.20.060 - The code update reflects current operation, which does not include the designation of play streets. Title 12. Section 12.08.010 includes provisions to require a right of way permit to may perform any work or activity within the right-of-way. 10.24.020 - The code draft reflects how local authorities can modify speed limits per RCW 46.61.415. 10.24.060 – No change. Changing speed limits is not part of this code update. 10.34.020 – No change. The reference to 'operator' in this section is specific to micromobility device.

Public Comments Matrix

Requests/Feedback for Public Comments on RMC Updates

Date	Email	Section	Comment	Response
			put into how operators of micromobility devices and drivers are referred to in this code. 10.40.070 - Once again this section conflicts with others. Micromobility devices are classified as vehicles, but there are also provisions for operating them on a sidewalk as a pedestrian. There are also bike racks on sidewalks, this would make using bike racks illegal. 10.40.080 - this appears to make child seat attachments to bicycles illegal 10.40.105 - Does texting while driving fall under inattentive or negligent driving. This should be clarified. 10.44.040 - Is this implying that a driver is exempt from exercising due care to avoid a collision with a pedestrian as long as a warning is given with the horn? This should be reworded. 10.48.035 - There should be clear signage defining a combined pedestrian/bicycle zone. I do not think I have ever seen such signage. 10.48 - This once again conflicts with the definition of bicycles and micromobility devices as vehicles.	Provisions in Section 10.40.070 are to restrict motor vehicles on sidewalks. A definition for 'bicycle and micromobility device' is included in Chapter 10.08. Language on Section 10.40.080 was revised to clarify prohibition of holding onto moving. 10.40.105 – No change Section 10.44.040 will be removed to follow Revised Code of Washington (RCW) 46.61.245. 10.48.035 – No change 10.48.035 – No change. The definition of vehicles is clear on including bicycles and micromobility devices, except where specifically excluded.
08/28/2025	e_howard13@hotmail.com	Title 10	I think there needs to be speed limits for trails, too. In Kirkland, I was recently passed by an ebike going more than 35mph. This is a reddit thread worth reading:	The code update does not reference specific speed limits on trails to reflect current operation, which does not

Public Comments Matrix

Requests/Feedback for Public Comments on RMC Updates

Date	Email	Section	Comment	Response
			https://www.reddit.com/r/cycling/comments/15tr443/at_what_point_is_an_electric_bike_an_electric/	include enforcement of speed limits on trails.

Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
10.04.050	Application to bicycle riding, animal drawn vehicles.	Substantive	Language revision	To remove 'animal drawn vehicles' (no need to regulate), include micromobility devices, incorporate RCW.46.190 language for bicycles exception when approaching stop signs, and speeds on shared paths and bike lanes.
10.16.020	Duties.	Substantive	Language revision	To incorporate duties to be consistent with WAC.
10.20.060	Authority to establish play streets.	Substantive	Remove section. Code name change.	City no longer establishes 'play streets'. Section will be used for 'Bollards'.
10.20.070	Regulations for play streets.	Substantive	Remove section	City no longer establishes 'play streets'.
10.20.070	Regulations for play streets.	Substantive	Remove section	City no longer establishes 'play streets'.
10.34	Shared streets.	Substantive	New section.	To incorporate new section on 'shared streets' in accordance to Senate Bill 5595.
10.34.010	Signs.	Substantive	New section.	To incorporate language from Senate Bill 5595 for the designation of shared streets.
10.34.020	Driving regulations.	Substantive	New section.	To incorporate language from Senate Bill 5595 for the designation of shared streets.
10.44.010	Using right-half of crosswalk.	Substantive	Remove section	Outdated and not enforceable.
10.44.040	Drivers to exercise due care.	Substantive	Remove section	Special precautions should be given to all pedestrians. No need to call out specific groups.

Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
10.48.040	Riding on sidewalk.	Substantive	Language revision	Substituting 'City center zone' with 'Pedestrian Priority Zone' per Comp Plan. Consistent use of' streets' throughout City documents. Clarification for bicycles and micromobility devices. Limit speeds on sidewalks to 5 mph. Changing Director of Public Works to City Traffic Engineer for authority to install.
10.52.110	All day parking	Substantive	Language revision	Steet parking limit restriction raised to 72 hours to allow longer periods on residential areas.
10.52.215	Leaving unattended children in parked or standing vehicles.	Substantive	Revise text in section name to 'Leaving unattended children in parked or standing vehicles' and language revision	To include age restrictions and to make consistent with RCW 16.52.340.
10.52.216	Leaving or confining animal in unattended vehicle.	Substantive	New section "Leaving or confining animal in unattended vehicle."	To include pets consistent with RCW 16.52.340.
10.62.090	Application and processing of permits and post even evaluation	Substantive	Language revision	To include traffic control plans and their approval authority in the procedures.

Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
10.62.100	Conditions affecting the decision and issuance of a special event permit.	Substantive	Language revision	To include traffic control plan approval in the criteria and refer to 10.24.047 for disruptions/closures.
10.04.020	Purpose – Policy.	Administrative	Language revision	To replace references to WA Highway License Act and WA Motor Vehicle Act with RCW chapters.
10.04.040	Application to nonresidents.	Administrative	Remove section.	Code should apply to anyone using the streets. Providing a section for applicability to nonresidents may bring confusion.
10.04.060	Exemptions.	Administrative	Language revision	Use common terms to make section easier to understand.
10.08.010	Bicycle and micromobility device	Administrative	Added definitions for bicycle and micromobility device	Definition missing, now that both terms is referenced in code.
10.08.020	Bollard	Administrative	Added definition for bollard	Definition missing, now that a new section (10.20.065 Bollards) is added.
10.08.030	Central business or traffic district.	Administrative	Deleted section.	'Central business or traffic district' no longer in use.
10.08.055	Highway	Administrative	Added section name "Highway."	"Highway" definition added to distinguish State-operated roads from City-operated.
10.08.060	Driver.	Administrative	Deleted section.	"Driver" definition moved to section 10.08.080 as "Operator".

Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
10.08.070	Freight curb loading zone.	Administrative	Deleted section.	Combining "freight curb loading zone" definition with 10.05.050 (Curb loading zone).
10.08.085	Operator	Administrative	Added section name "Operator."	"Driver" definition changed to "Operator" to apply to all vehicles, to remove 'leader of an animal' and provide more detail about the vehicles.
10.08.090	Right-of-way.	Administrative	Moved section	Definition of "Right-of-way" moved from section 10.08.120
10.08.095	Roundabout.	Administrative	New definition	To include definition of roundabouts.
10.08.100	Passenger curb loading zone.	Administrative	Deleted section.	Combining "Passenger curb loading zone" definition with 10.05.050 (Curb loading zone).
10.08.105	Shared street	Administrative	New definition	Definition missing, now that a new section (10.34 Shared Streets) is added.
10.08.110	Shared use path	Administrative	New definition	Definition missing, now that the term is referenced in code.
10.08.120	Right-of-way.	Administrative	Deleted section.	Definition of "Right-of-way" moved to section 10.08.100.
10.08.130	Street.	Administrative	New definition	To include definition of street.
10.08.150	Traffic division.	Administrative	Deleted section.	‘Traffic division’ is only referred to once in 10.62.060 where it’s clearly designated as “Police – Traffic Division”.
10.08.170	Ways open to the public.	Administrative	Language revision	Updating language to include micromobility devices and use common terms to make section easier to understand.
10.10.010	Model Traffic Ordinance.	Administrative	Language revision	To include MUTCD as recognized guidance for Model Traffic Ordinance.

Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
10.10.030	Specific state statutes contained in the Model Traffic Ordinance not adopted.	Administrative	Added language	Di not adopt definition of bicycles and definition of operator since they have been defined earlier in RMC 10.
10.10.040	Definition of highway.	Administrative	Remove section.	To include under 10.08 - Definitions as 'Streets'.
10.12.010	Authority of Police, Fire Department officials.	Operational	Title change and language revision	To change title to 'Authority of enforcement officers' to provide clarification on the roles for police.
10.12.020	Conformance to title.	Operational	Language revision	To refer to applicable ordinances and resolutions for any penalties with monetary value.
10.12.030	Obedience to officers.	Operational	Changed text in Title and language revision	To change title to 'Compliance with lawful orders' to define infraction process.
10.12.040	Notice and appeals.	Operational	New section.	To define notice and appeal process.
10.16.010	Office created – Appointment – Powers.	Administrative Operational	Language revision	Title change to "Appointment and Powers" of City Traffic Engineer instead of an "office" as no further mention of "Office" is used throughout the document. To remove term 'he' and add 'licensed engineer'.

Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
10.20.010	Authority to install.	Administrative	Language revision	To remove term 'he', use 'City Traffic Engineer' consistently throughout document, and refer to RMC 10.16.020 for authority.
10.20.020	Design for traffic control devices.	Operational	Language revision	To include MUTCD, WSDOT Design Manual, and City Standard specifications and details as references to follow.
10.20.030	Effect of absence of signs and signals.	Administrative	Language revision	Provide more clarification in language used to make section easier to understand.
10.20.040	Display of unauthorized signs prohibited.	Administrative	Simplified language	Existing section copies RCW 46.61.075. Language revised with same content in a single paragraph to make it easier to understand.
10.20.050	Interference prohibited.	Operational	Language revision	To refer to RCW 46.63.110 for any violation penalties.
10.20.080	Crosswalks – Safety zones.	Administrative	Remove section	Crosswalks are commonly known nowadays and are included in the duties of the City Traffic Engineer (RMC 10.16.020).
10.20.090	Traffic lanes.	Administrative	Remove section	This is listed in the City Traffic Engineer duties (RMC 10.16.020).
10.24.010	State speed laws applicable – Exceptions.	Administrative Operational	Language revision	Use common terms to make section easier to understand and refer to RCW 46.61.400 since Police uses RCW for enforcement.

Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
10.24.015	Establishing and modifying speed limits	Administrative	New section name 'Establishing and modifying speed limits'	Consolidating sections 10.24.020-10.24.040 due to redundant language among the sections and defined process. City Traffic Engineer propose speed limits for City Council approval.
10.24.020	Decreasing state speed limit at intersections.	Administrative	Remove section	Consolidating sections 10.24.020-10.24.040 due to redundant language.
10.24.030	Increasing state speed limit.	Administrative	Remove section	Consolidating sections 10.24.020-10.24.040 due to redundant language.
10.24.040	Decreasing state speed limit.	Administrative	Remove section	Consolidating sections 10.24.020-10.24.040 due to redundant language.
10.24.045	Temporary closure or restriction authorized.	Administrative	Revised text in section name to 'Temporary closure or speed reduction authorized' and language revision	Removal of the word 'restriction' to avoid confusion. Consistent use of ' streets' throughout City documents. 'Highways' will be used for state highways. List special events as one of the conditions for closure.
10.24.047	Procedure for temporary closure or restriction.	Administrative	Language revision	Use common terms to make section easier to understand and removal of the word 'restriction' to avoid confusion. Substituting 'highways/roadways' to' streets' to be consistent throughout City documents.
10.24.050	Posting speed limits.	Administrative	Remove section	Consolidated 10.24.050 and 10.24.055 under 10.24.020. Both are duties of the City Traffic Engineer.

Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
10.24.055	Advisory speed limits.	Administrative	Remove section	Consolidated 10.24.050 and 10.24.055 under 10.24.020. Both are duties of the City Traffic Engineer.
10.24.065	School zones.	Administrative	Added rows for NE 122nd Street and 172 Avenue NE	To incorporate Clara Barton Elementary school zones.
10.24.070	Traffic signal timing.	Administrative	Remove section	Authorizing signal timings if described in City Traffic Engineer duties (RMC 10.16.020).
10.25.030	Restrictions on use.	Administrative	Language revision	To change driver to vehicle operator.
10.28.010	Authority to place – Compliance, markers.	Administrative	Remove section	Part A covered in City Traffic Engineer duties (RMC 10.16.020) and Part B relates to Enforcement (A reference to RCW 46.63.060 has been added to RMC 10.12.020.
10.28.020	Restricted turn signs – Authority to place.	Administrative	Language revision	Use common terms to make section easier to understand.
10.32.010	Signs.	Operational	Language revision	Defined process for City Traffic Engineer proposes one-way street for City Council approval.
10.32.020	Driving regulations.	Administrative	Language revision	Substituting 'rotary traffic island' with ' modern roundabout' for a modern term and to use common terms to make section easier to understand

Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
10.32.030	Restricted movement on streets during certain periods.	Administrative	Remove section	RMC 10.32.010 includes it in permanent basis and RMC 12.08 covers in short-term basis.
10.32.040	Schedule.	Administrative	Remove section	RMC 10.32 describing the authority to designate and duty to install signs is sufficient. Schedule not necessary.
10.36.020	Arterial highways designated.	Administrative	Remove section	Street network documented in the TMP.
10.36.030	Stop signs on arterials.	Administrative	Changing text in section name to 'Stop signs on streets' and language revision	To use more commonly used terms to make section easier to understand and consistent use of 'streets'. Stop sign effectiveness should apply the same regardless of street classification.
10.36.040	Other intersections where stop required.	Administrative	Remove section	Stop sign effectiveness should apply the same regardless of street classification and duty/authority described in RMC 10.16.020.
10.36.050	Design of stop signs.	Administrative	Remove section	Included in RMC 10.20.020.
10.40.010	Coasters, roller skates - Use restricted.	Operational	Language revision	Substitute 'coasters' with 'non-motorized skateboards' and delete sentence referring to 'play streets'.

Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
10.40.030	Driving through funeral or other procession.	Administrative	Language revision	To consolidate with 10.40.040 and 10.40.050.
10.40.040	Operators in a procession.	Administrative	Remove section	Not applicable to modern times, encourages passing vehicles, and consolidating with 10.40.030.
10.40.050	Funeral processions to be identified.	Administrative	Remove section	Not applicable to modern times and consolidating with 10.40.030.
10.40.070	Vehicles prohibited on sidewalks	Operational	Language revision	To prohibit parking on sidewalk portion of driveways.
10.40.080	Clinging to moving vehicles.	Administrative	Term substitution	Skateboard' may be more commonly understood and removing the use of 'him'. Clarification for bicycles and micromobility devices.
10.40.090	Boarding or alighting from vehicles.	Administrative	Term substitution	To replace 'alight' with 'disembark' consistently throughout RMC Title 10.
10.40.100	Unlawful riding.	Administrative	Language revision	To use more commonly used terms to make section easier to understand.
10.40.105	Inattentive driving.	Administrative	Language revision	Use more commonly used terms to make section easier to understand.
10.40.110	Railroad trains not to block streets.	Administrative	Language revision	To use more commonly used terms to make section easier to understand.

Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
10.40.120	Alcoholic beverages in vehicles.	Administrative	Language revision	Substituting 'highways/roadways' to' streets' to be consistent throughout City documents. 'Highways' will be used for state highways. Removing the use of 'his' and to use more commonly used terms to make section easier to understand.
10.40.140	Penalties.	Administrative	Language revision	Delete monetary value and refer to RCW 46.63.110 for amounts/penalties related to traffic infractions.
10.44.020	Crossing streets.	Administrative	Language revision	Emphasis on drivers to stop for pedestrians on crosswalks and exclude shared streets from prohibition of pedestrians to step into a street open to moving traffic between intersections.
10.48.010	Effect of regulations	Administrative	Language revision	Incorporating micromobility devices.
10.48.020	Obedience to traffic control devices.	Administrative	Language revision	Clarification for bicycles and incorporating micromobility devices.
10.48.030	Parking.	Administrative	Language revision	Clarification and incorporating micromobility devices.
10.48.035	Combination sidewalk/bike lanes.	Operational	Language revision	Changing Director of Public Works to City Traffic Engineer for the authority to establish/designate and incorporating micromobility devices.

Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
10.52.040	Loading, unloading at angle to curb – Permit required.	Operational	Remove section	This is handled through a ROW use permits.
10.52.050	Curb loading zones designated.	Administrative	Language revision	Add 'City' prior to 'Traffic Engineer'. Substituting 'highways/roadways' to' streets' to be consistent throughout City documents. 'Highways' will be used for state highways. Consolidating with 10.52.060 and 10.52.070.
10.52.060	Standing vehicle in passenger curb loading zone.	Administrative	Remove section	To consolidate with 10.52.050. Language applies to both passenger and freight modes.
10.52.070	Standing vehicle in freight curb loading zone.	Administrative	Remove section	To consolidate with 10.52.050.
10.52.080	Designation of public carrier stands.	Administrative	Change text in section name to 'Designation of bus stops, areas for hire vehicles, or other motor vehicles on public streets' and language revision	Language clarification. Add 'City' before Traffic Engineer for consistency.
10.52.100	Obstructing traffic.	Administrative	Language revision	To include designated bike lanes in the restriction of traffic obstruction.
10.52.135	Authority to establish parking regulations.	Administrative	Language revision	Clarifying regulations established 'upon signs/markings' instead of 'by the Traffic Engineer'. Including ADA parking spaces. Updating item D to provide general language outline authority.

Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
10.52.210	Parking restricted.	Administrative	Remove section	No need to call out specific streets with parking restrictions as they are typically marked with No Parking signs.
10.56.010	Certain vehicles on streets restricted.	Administrative	Language revision	Language clarification. Removing term 'horsedrawn vehicle'. Defined process for City Traffic Engineer to propose for City Council approval. Clarification for bicycles and micromobility devices.
10.62.140	Expressive activity special event.	Administrative	Language revision	A.2 - For clarity and removal of 'he or she' terms. A.4.c - Referring to TMP for designation of arterials. A.4.d - Including Fire and substituting term 'employees' by 'personnel'.
10.62.150	Hold harmless.	Administrative	Language revision	To specify code officers (fire, building, zoning and life and safety).
10.76.020	Restrictions.	Administrative	Language revision	To refer to the TMP for authorized truck routes.
10.76.030	Authorized routes.	Administrative	Language revision	Removal of truck route listing to refer to the TMP and adding provision for the prohibition of truck traffic on certain routes.
10.76.040	Truck route signs to be posted.	Operational	Remove section	The City no longer install signs to identify truck routes.
10.76.050	Unlawful acts.	Administrative	Language revision	To refer to the TMP for authorized truck routes.

Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
10.76.060	Penalties for violation.	Administrative	Language revision	Delete monetary value and refer to RCW 46.63.110 for amounts/penalties related to traffic infractions.

Changes throughout document

Substitution - 'highways/roadways' to' streets' to be consistent thorughout City documents. 'Highways' will be used fo
Substitution - 'right-of-way' to' right-of-way' to be consistent thorughtout the document per Definitions section.
Substitutiion - 'driver' to' operator' for consistency.
Removal of terms 'he' or 'she'.
Substitution - 'coasters' with 'skateboards'.
Removal of outdated term 'placard'
Call out 'City Traffic Engineer' consistently throughout document.
Removal of 'business district'
Typos

Public Comments Matrix

Requests/Feedback for Public Comments on RMC Updates

Date	Email	Section	Comment	Response
07/30/2025	emckee@redmond.gov	Title 12	Enforcement should be updated to reflect current policies using Chapter 1.14.	Language on Section 12.08.070 revised to reflect current policies.
08/24/2025	sjhitch@icloud.com	Title 12 – 12.08.10	12.08.10 You don't seem to address construction as a private use of public right-of-way that should require a public works permit. This seems like a missed opportunity. Contractors frequently close sidewalks, close bike lanes or motor vehicle travel lanes. I also don't really see an exemption for necessary closures for maintenance of the streets or utilities in the streets. Does Public Works need to give itself a permit to clean a sewer manhole? Or repair a traffic sign? What about when Public Works does a pavement overlay and closes the street for that purpose? Does PSE need a permit to trim a tree encroaching on power lines? Does King County need a permit to install a new sewer within public right-of-way in Redmond?	ROW permits are required for any private use of the right of way. Maintenance by city crews is not considered private use of the right of way.
08/27/2025	a.tuff8@gmail.com	Title 12	12.08.010 - in practice it seems like pedestrian impacts are rarely considered when these permits are being issued. 12.09.020 D - there should be a note	12.08.010- No change 12.09.020 D – This comment is addressed in 12.09.030 B which states “Designs shall

Public Comments Matrix

Requests/Feedback for Public Comments on RMC Updates

Date	Email	Section	Comment	Response
			added that anything placed in the right of way should not impede vehicles or pedestrians. The a-frame advertisements placed in sidewalks are frequently in the way.	have no negative impacts to existing active transportation mobility, access, and safety within the public right of way."

Item	Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Change	Rationale
SUBSTANTIVE CHANGES					
S1	12.08.050	Street Restorations	Substantive	To align with current practices.	Restorations may have to exceed original conditions in order to meet current federal, state, and local mandates.
S2	12.08.066	New Section: Unpermitted Work	Substantive	Adding section to deal with unpermitted work.	Gives authority to PW Director to order improvements to be removed at expense of responsible party.
S3	12.09	New Section Fixed Items in the Right-of-Way	Substantive	Adding section for installation of items in the public ROW	To affirm or authorize the placement of items in the public right-of-way to serve a demonstrated public benefit.
S4	12.13	New Section Emergency Right of Way Use	Substantive	Adding new section to outline procedures for emergency activities within the public right-of-way.	Purpose is to establish procedures for entities to conduct emergency activities in the public right-of-way, ensuring immediate response while maintaining public safety and infrastructure integrity.
S5	12.18	New Section for Electricity and Gas	Substantive	Adding new Section for Electricity and Gas	To establish policy for the use of public ways to construct, operate, and maintain electric and gas facilities.
ADMINISTRATIVE AND OPERATIONAL CHANGES					
1	Title 12	Existing Name: Streets and Sidewalks Proposed Name:	Administrative	Clarifying what Title entails	

Item	Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Change	Rationale
		Streets and Right of Way			
12.06 Complete the Streets					
2	12.06.010	Complete the Streets	Administrative	Clear up language. Include equity, integration with plans and performance accountability.	
3	12.06.030	Implementation	Administrative	Clear up language. Include equity, integration with plans and performance accountability.	
12.08 Street Repair, Improvements, Alterations, and Business Use					
4	12.08.010	Permit Required	Administrative	Clearer concise language. Clarifying activities that require a permit. Rename sidewalk café seating to outdoor dining. Include PW Director's designee.	
5	12.08.020	Application	Operational Administrative	To align with current practice. To include PW Director's designee.	Application is submitted to the City, not the Public Works Director.
6	12.08.030	Existing Section Name: Refusal of Application Proposed Section Name: Application Decision Criteria	Administrative Operational	Renaming section to not focus on refusal of application. To include PW Director's designee. To align with current practice.	

Item	Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Change	Rationale
7	12.08.060	Permit Fees	Administrative Operational	To include PW Director's designee. To capture that we have multiple fees. To follow our current practices	Multiple fees may be collected for a right of way permit. These include the permit fee and may additionally include the extended right of way use fee. Staff does not request estimated cost of proposed street construction, and some fees are calculated based on right of way use.
8	12.08.065	Criteria for suspension, revocation, or modification of permit	Administrative	To include PW Director's designee.	
12.12 Required Improvements for Buildings and Development					
9	12.12.020	Prerequisite for building permit of development permit – Exception	Administrative Operational	Using industry term of concrete rather than cement. Clarifying ownership of City's specifications.	Specifications are the City's specifications not the Public Works Director's.
10	12.12.030	Design and Construction	Administrative	Concise language.	
11	12.12.040	Inspection	Operational	Replaced City Engineer with City Inspector to identify under whose supervision the public improvement the work should be done	Identify that City Inspector rather than City Engineer supervises work, inspects, and approves the installation and forms
12	12.12.060	Cement Concrete Required	Operational	Delete section	All sidewalk construction is required to follow City

Item	Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Change	Rationale
					Specifications and Standards which call out for concrete.
13	12.12.070	Exception to RMC 12.12.060	Administrative	Delete section as it pertains to exceptions of above section which is being deleted	
14	12.12.080	Permit required	Operational	Correcting that they shall obtain a permit from the City not City Council. Stating they shall meet current City Specification and Standards.	All sidewalks shall meet current City Specifications and Standards.
15	12.12.090	Existing Section Name: Nuisances Proposed Section Name: Penalty for Violation	Administrative	Clear and concise language. Clarifying that the penalty for violation is per Section 1.01.110.	
12.14 Telecommunications					
16	12.14.075	Single Master Permit	Operational	Clarification between 12.14.075 and 12.14.080.	12.14.080 Master Permit states when a Master Permit is required.
17	12.14.090	Entire City	Administrative	Deleted word Initial, as there is not an initial approval, only an approval. To include PW Director's designee.	
18	12.14.100.L.	Master Permit Application	Administrative	Specifying Public Works Director or their designee.	

Public Comments Matrix

Requests/Feedback for Public Comments on RMC Title 13 Updates

Date	Email	Section	Comment	Staff Person	Response and revision to RMC if applicable
1/2/2026	Anonymous User	13.04.020 Definitions	There does not seem to be a definition of "private wastewater system" or "private sewer." This might or might not be helpful; I leave it to the discretion of Staff.	Lisa R	Private sewer systems (not including side sewers) are not allowed, though there are some remaining older private sewer mains. Based on this no revision made.
1/2/2026	Anonymous User	13.04.120	Is there a convincing reason for needing a "project name" that is different from the project address + reason? Yet one more field to track and fill in affects both contractors and residents AND city staff and technology resources	Rob C	The “project name” is important to have when reviewing an application for a single lot in large development with one common name. Even separate single home applications typically have a project name, so requiring this helps track the permit in the City’s system. No revision made.
1/2/2026	Anonymous User	13.04.270	Lists a very specific solution (backwater wastewater valve). Consider whether you wish to mandate a specific solution or whether to describe the desired remedy (equipment that prevents backflow) and simply say "such as a backwater wastewater valve", which could give flexibility. (I am not enough of an expert to know if that flexibility is desired or not; I defer to Staff opinion.)	Jeff T	A “Backwater Wastewater Valve” is generic enough to give flexibility. There are many brands and they can even be purchased on Amazon. No revision made.
1/2/2026	Anonymous User	13.04.340	"Recreational vehicle storage tanks and other external wastewater tanks may not be discharged into private or public Wastewater Systems within the City." This seems onerous for anyone who owns an RV or camper. Where do you propose these residents take	Lisa R	There are RV dump sites at most campgrounds and RV parks to allow discharge of wastewater tanks. All non-stormwater discharges are specifically prohibited from discharge to storm.

Public Comments Matrix

Requests/Feedback for Public Comments on RMC Title 13 Updates

Date	Email	Section	Comment	Staff Person	Response and revision to RMC if applicable
			these wastes? Is there another option for them? It might be more correct to prohibit discharging wastewater from these sources into stormwater systems.		Removed text prohibiting RVs from discharging into public and private sewers.
1/2/2026	Anonymous User	Stormwater, generally and Wellhead Protection	Anecdotes I have heard imply the costs of projects impacted by current stormwater regulations have gone from (for example) $1 million to $5 million USD. Has the city carefully considered any additional restrictions created by the current edits and whether their benefit is worth any additional costs to businesses and consumers?	Cindy W	Impacts to customers are considered for any changes to code or regulations. The stormwater code in 13.06 has not created new requirements that would be a significant impact to cost; instead, the majority of RMC 13.06 updates are moving stormwater related topics out of RMC 13.04 and placing them in a section dedicated to just stormwater. No revision made.
1/2/2026	Anonymous User	Stormwater, generally	Does this section of code allow for citizens to construct and use responsible systems for rainwater and "gray water"? Examples would be rain barrels for watering gardens and for using washing machine water to irrigate landscaping. Such systems are intended to be contained entirely within the resident's property and should not connect to a stormwater system. These systems are useful for conserving water, which benefits both citizen pocketbooks and the city's water needs.	Cindy W	RMC 13.06 does not address either rainwater or gray water reuse. The Stormwater Technical Notebook Section 5.9.10 addresses Rainwater Harvesting and Greywater Reuse. While both these systems require permitting, rain barrels up to 60-gallon capacity for irrigation purposes are allowed without a permit. Currently there are limitations for both systems such as rainwater harvesting is limited to use for subsurface irrigation, and the City hasn't developed policies for either but will address these in the future. No revision made.

Public Comments Matrix

Requests/Feedback for Public Comments on RMC Title 13 Updates

Date	Email	Section	Comment	Staff Person	Response and revision to RMC if applicable
2/9/2026	r4splanning@dfw.wa.gov	13.06.210	The Hydraulic Code (WAC 220-660) states that any construction or performance of work that will use, divert, obstruct, or change the natural flow or bed of any of the salt or fresh waters of the state will need a Hydraulic Project Approval from WDFW. Common projects include utility crossings near regulated waters, stormwater outfalls and their associated splash pads near regulated waters, water diversions, and some construction dewatering. WDFW recommends that the applicability of the Hydraulic Code and other statutes are generally recognized in the form of a disclaimer at the beginning of Title 13, similar to Section 13.06.210. A general disclaimer may provide clear distinction between city, county, state, and federal authority throughout the entirety of Title 13. See Seattle Municipal Code 22.800.060. WAC 220-660 and RCW 77.55 may also be mentioned more specifically in Section 13.06.240.	Cindy W	To address these first two bullet points, the City has added references to WAC 220-660 and RCW 77.55 to RMC 13.06.240, and has revised the opening paragraph to state: Requirements, approvals and permits pursuant to, and granted under, this subtitle are not waivers of the requirements of any other laws, nor do they indicate compliance with any other laws. Compliance is still required with all applicable federal, state and local laws and regulations, including rules promulgated under authority of this subtitle. The following state statutes and administrative regulations are hereby adopted by this reference, including any future amendments, additions thereto and repeals thereof, are adopted by reference and incorporated herein by this reference as if set forth in full, to the extent necessary to interpret and implement this chapter:
2/9/2026	r4splanning@dfw.wa.gov	13.06.040	WDFW recommends adopting the definition of “watercourse” stated in WAC 220-660-030(154) for clarity. This definition delineates natural, modified, and entirely artificial watercourses.	Tom H	The City uses the term Stream more commonly in the Redmond Municipal Code and Zoning Code. We have added the following definition which includes the term watercourse:

Public Comments Matrix

Requests/Feedback for Public Comments on RMC Title 13 Updates

Date	Email	Section	Comment	Staff Person	Response and revision to RMC if applicable
					"Stream" means those areas where surface waters produce a defined channel or bed. A defined channel or bed is an area which demonstrates clear evidence of the passage of water and includes, but is not limited to, bedrock channels, gravel beds, sand and silt beds, and defined-channel swales. The channel or bed need not contain water year-round. This includes watercourses where there is some component of natural flow (groundwater, spring, etc.) or when an artificial stormwater system is incorporated within a natural stream. A watercourse also includes all surface water connected wetlands that provide or maintain habitat that supports fish. This definition is not meant to include artificially created irrigation ditches, canals, storm, or surface water runoff devices or other entirely artificial watercourses unless they are used by salmonid or created for the purposes of stream mitigation.
2/9/2026	r4splanning@dfw.wa.gov	Title 13	WDFW encourages the City to consider emerging science related to tire-derived contaminants, particularly 6PPD-quinone, as part of this stormwater code update. 6PPD-quinone is a transformation product of a common tire preservative that has been shown to cause rapid mortality in coho	Cindy W	The City has not adopted Ecology's 2024 SWMMWW, but will adopt the manual on or before July 1, 2027 and release an updated 2027 Stormwater Technical Notebook at the same time. 6PPD-quinone will be addressed in the City's 2027

Public Comments Matrix

Requests/Feedback for Public Comments on RMC Title 13 Updates

Date	Email	Section	Comment	Staff Person	Response and revision to RMC if applicable
			salmon exposed to untreated roadway runoff. Ecology's 2024 Stormwater Management Manual for Western Washington addresses tire wear pollutants and related toxic runoff in Volume 1, Chapter 1. Washington's Legislature is also responding to this issue through proposed Senate Bill 6119. Considering 6PPD-q now will help jurisdictions stay aligned with emerging state policy while protecting aquatic resources.		Stormwater Technical Notebook. No revision made at this time
10/7/25	Councilmember Stuart	Title 13	Interested in adding language requiring "water conserving faucets". Is this something the City or State already requires or encourages?	Amanda B.	There are already federal building code requirements for low flow fixtures. Cascade Water Alliance has free giveaways for low flow fixtures and rebates for high efficiency appliances. Changes for even more efficient fixtures would need to be instituted via the Zoning Code.
10/7/25	Councilmember Forsythe	Title 13	Interested in adding language about the use of reclaimed greywater in the City.	Jeff T.	King County, not Redmond, is the purveyor of reclaimed water. The City allows its use in non-Critical Aquifer Recharge Areas (CARA), but it is likely cost prohibitive to extend reclaimed water to these non-CARA areas. Any new installation would likely need to be negotiated and would not fit a standard design approach. No added language proposed at this time.

	Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
SUBSTANTIVE CHANGES					
	13.04 and 13.06	Multiple	Substantive	Added sections	Removed stormwater related code from 13.04 and moved to 13.06 to create separate sections for wastewater and stormwater for readability and clarity. Multiple sections were created in 13.06 for the separation. Section 13.04 is now dedicated to Wastewater and 13.06 dedicated to Stormwater.
	13.04.041	Connection required - When - How made - Warrant to fund	Substantive	Language Revision	Added clarifying language on distance to wastewater system, added language on timing to match policy, added language on storm connection prohibition, increased fee for non-compliance to $1200 to account for inflation since 1992 ordinance.
	13.04.340	Discharge into sanitary sewers restricted	Substantive	Language Revision	Added language requiring King County and City Engineer approval for discharge to reflect current process. Prohibited discharge of RV tanks to City wastewater system
	13.04.420	Special agreements	Substantive	Deleted Section	No longer applicable, City does not make agreements to accept waste of "unusual character" for disposal in public sewer
	13.05.060	Side sewer contractor bonds	Substantive	Language Revision	Changed "Utility Division" to "Development Engineering Division," Increased bond amount from $5,000 to $10,000 to account for inflation since 1994 ordinance

	Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
	13.12.030	Minimum project size	Substantive	Language Revision	Changed $5,000 to $15,000 to account for inflation since 1988 ordinance.
	13.06.058.3	Conditional discharges	Substantive	Language Revision	Added wash water containing prohibited discharge materials to those not allowed into the stormwater system
	13.06.058.4.	Conditional discharges	Substantive	Added Language	Added external building washdown water for certain structures and structures having PCB-containing materials are not allowed to discharge to the stormwater system, surface waters or groundwater
	13.06.070.C	Disposal of waste from maintenance activities	Substantive	Added Language	Added disposal facility type and necessary receipt of disposal sent to stormwater utility
	13.06.070.D	Disposal of waste from maintenance activities	Substantive	Added Language	Added disposal facility type and necessary receipt of disposal sent to stormwater utility, removed discharge to wastewater, removed discharge to downstream treatment facility.
	13.06.070.E	Disposal of waste from maintenance activities	Substantive	Added Language	Added uncontaminated stormwater from facilities can be returned to the stormwater system with approval. Turbidity of water must be less than 25 NTU.

	Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
	13.07.115	Groundwater protection incentive program for existing infiltration system modifications	Substantive	Deleted Section	Program is no longer relevant. The highest risk sites in the program have either completed risk reduction projects, have been redeveloped, or are likely to be redeveloped within the next 10 years. The remainder of lower risk sites will be inspected under the city's private drainage inspection program.
	13.07.140	Appeals	Substantive	Deleted Language	Removed all text under 13.07.140B. for appeals related to the Groundwater Protection Incentive Program as the program is no longer relevant and has been removed.
	13.08.030	Installation charge	Substantive	Deleted Section	Removed meter size and cost table with fees. Will be addressed in annual utility fee update instead.
	13.08.040	Exempt Meters	Substantive	Language Revision	Creates provision to accurately charge sewer charges only for use of reclaimed water and harvested rainwater. Currently, the code language for exempt meters only pertains to irrigation meters that only charge for water consumption but not sewer.
	13.08.050	Unauthorized connections	Substantive	Language Revision	Updated penalty amount from $500 to $1200 to reflect inflation since 1992 ordinance
	13.15	LATECOMER CONNECTION CHARGE – 180TH AVENUE N.E. SANITARY SEWER IMPROVEMENTS	Substantive	Deleted Chapter	Latecomers from 1983 is no longer applicable and City is not charging fee anymore. Fees out of date, and code requirements are addressed elsewhere in the Code

	Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
	13.16.010	Definitions	Substantive	Language Revision	Updated text to eliminate Type A hydrant use, updated description of Type C hydrant use. Type A hydrant permits are very infrequently used and only existed because their lower-flows were not accurately measured by previous hydrant meters. This edit recommends eliminating Type A permits and merging them with Type C since new hydrant meters can measure lower flows accurately. Metering this hydrant use more accurately accounts for water consumption and bills customers more accurately based on usage.
	13.16.030	Hydrant use charges	Substantive	Deleted Section	Removed Hydrant use charges table with fees. Will be addressed in annual utility fee update instead.
	13.24	WATER CONSERVATION	Substantive	Deleted Chapter	Deleted outdated chapter from 1916.
	13.34	STREETLIGHTING CHARGES	Substantive	Deleted Chapter	Charges associated with Rose Hill Water District from 1994 are no longer being collected by the City.
ADMINISTRATIVE AND OPERATIONAL CHANGES					
13.02 Water and Sewer Service Funds					
	13.02.010	Fund Created	Administrative	Language Revision	Added language to give authority to create Stormwater Revenue Fund which already exists.
	13.02.020	Separate accounts for funds	Administrative	Language Revision	Removed references to outdated 1951 and 1957 funds
13.03 Definitions					

	Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
	13.03.020	Redmond service area	Administrative	Language Revision	Added language to better define service area limits.
13.04 Sewage					
	13.04.010	Purpose	Administrative	Language Revision	Updated language for clarity.
	13.04.020	Definitions	Administrative	Language Revision	Updated definitions to change from sewer to wastewater. Removed stormwater related definitions.
	13.04.020	Definitions	Administrative	Language Revision	Revised definition for Hazardous Materials to more closely match definition in Zoning Code
	13.04.020	Definitions	Administrative	Language Revision	Revised definition for "City Engineer" to refer to Title 2.64.030 which will be added with upcoming changes to Title 2. This will say "Where used in this Code, the term City Engineer shall include any representatives (designee or delegate) authorized to act by them in their place.
	13.04.030	Owner to connect to wastewater system	Administrative	Language Revision	Updated language to clarify measurement of distance from property boundary.
	13.04.040	Notice to connect - connection by city	Administrative	Language Revision	Updated language to change sewer to wastewater. Change Health Officer to City Engineer since Health Officer position no longer exists.
	13.04.110	Permit required to install sewers	Administrative	Language Revision	Removed storm references (moved to new section), changed "City Engineer" to "City" relating to permit issuance.

	Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
	13.04.120	Application for permit	Administrative	Language Revision	Removed storm references (moved to new section), updated information on what is required for permit application for clarity.
	13.04.130	Unauthorized connections reported	Administrative	Language Deletion	Removed storm references (moved to new section). Updated language requiring a permit for connection to the City wastewater system for clarity.
	13.04.140	When permit required - open excavations	Operational	Language Revision	Removed storm references (moved to new section)
	13.04.150	Limits of permit	Administrative	Language Revision	Removed storm references (moved to new
	13.04.160	Temporary connections	Administrative	Language Revision	Removed storm references (moved to new section). Updated language requiring recording with King County Recorder's Office
	13.04.170	Term of Permit	Operational	Language Revision	Changed "City Engineer" to "Development Services division of the Planning Department " for responsibility for permit process
	13.04.190	Permit available for review	Operational	Language Revision	Changed "card carried" to "Permit available for review" to reflect current process.
	13.04.200	Inspection procedure	Operational	Language Revision	Updated language to match current process/procedures and timeframes.
	13.04.210	Filling Trenches	Operational	Language Revision	Added text to indicate that City Inspector oversees work.
	13.04.220	Open excavations - Time limits	Administrative	Language Revision	Added language to assign costs for trench backfill and restoration to contractor

	Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
	13.04.230	Noncompliance with standards - Notice	Administrative	Language Revision	Added City Standard to plans and specifications (correct name of document).
	13.04.240	City repairs - Costs	Administrative	Language Revision	Removed storm reference and replaced "Health Officer" with "Public Works Director". Clarified cost responsibility for shared side sewers.
	13.04.250	Costs of installation borne by owner	Administrative	Language Revision	Changed "Public Works Director" to "City Engineer" to be consistent with previous sections.
	13.04.260	Use of existing sewers	Operational	Language Revision	Updated language to match Water and Wastewater Design Requirements. Clarified Director authority on shared side sewers.
	13.04.270	Backup remedies	Operational	Language Revision	Added language to match Water and Wastewater Design Requirements, also referenced Redmond Plumbing Code
	13.04.280	Position of sewers - size of pipe	Administrative	Language Revision	Added minor language for clarification and referenced WAC for reference on abandonment of septic systems.
	13.04.290	Laying sewers on another's property	Operational	Language Revision	Specified easement width, replaced "King County Auditor" with "King County Recorder's Office". Clarified repair and maintenance responsibilities for shared side sewers.
	13.04.330	Restoring property required	Administrative	Language Revision	Removed drainage reference, Clarified restoration standard
	13.04.370	Interceptors required – When	Operational	Language Revision	Added language regarding required inspection per current process.

	Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
	13.04.40	Manholes	Administrative	Language Revision	Clarified Manholes to be Private Sampling Manholes
	13.04.440	Planting near sewers	Administrative	Language Revision	Added language to match Water and Wastewater Design Requirements, added text to clarify/define tree planting location and distance restrictions, changed "public street" to "right-of-way", eliminated drain reference and changed "City Treasurer" to "City" for payment. This section will be coordinated with proposed Tree Code update.
	13.04.450	Testing waste	Administrative	Language Revision	Changed "sewage" to "wastewater"
	13.04.480	Penalty for violation	Administrative	Language Revision	Removed references to Mayor and designee.
	13.04.440	Planting near sewers	Administrative	Language Revision	Added language to match Water and Wastewater Design Requirements, added text to clarify/define tree planting location and distance restrictions, changed "public street" to "right-of-way", eliminated drain reference and changed "City Treasurer" to "City".
13.05 Side Sewer Contractor Roster					
	13.05.020	Side sewer contractor roster	Operational	Language Revision	Changed "Utility" to "Development Engineering"., "Public Works" to "Planning" to indicate ownership of roster
	13.05.040	Application	Operational	Language Revision	Changed "Utility" to "Development Engineering"., "Public Works" to "Planning" to indicate ownership of roster

	Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
	13.05.060	Side sewer contractor bonds	Operational	Language Revision	Changed "Utility Division" to "Development Engineering Division," Increased bond amount from $5,000 to $10,000 to reflect more current cost for side sewer installation
13.06 Storm Water Management Code					
	13.06.040	Definitions	Administrative	Language Revision	Updated definitions and revised language for clarity.
	13.06.040	Definitions	Operational	Added item to list	Added "City Engineer" to definitions
	13.06.040	Definitions	Administrative	Added item to list	Added "Downspout" to definitions
	13.06.040	Definitions	Administrative	Added item to list	Added "Drain" to definitions
	13.06.040	Definitions	Administrative	Added item to list	Added "House drain" to definitions
	13.06.040	Definitions	Administrative	Language Revision	Revised definition for Hazardous Materials to more closely match definition in Zoning Code
	13.06.040	Definitions	Administrative	Language Revision	Modified definition of "Minimum Maintenance Standards" to include more detail
	13.06.040	Definitions	Administrative	Added item to list	Added "Natural outlet" to definitions
	13.06.040	Definitions	Administrative	Added item to list	Added "stormwater pipe" to definitions
	13.06.040	Definitions	Administrative	Language Revision	Changed "stormwater pollution prevention plan" definition to align more closely with Ecology's definition
	13.06.040	Definitions	Administrative	Added item to list	Added "Watercourse" to definitions
	13.06.041	Owner to connect to stormwater system	Administrative	Added section	Added this section from 13.04, which references stormwater, to the stormwater chapter 13.06.
	13.06.045	Connection Required	Administrative	Added section	Added this section from 13.04, which references stormwater, to the stormwater chapter 13.06.

	Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
	13.06.046	Permit required to install stormwater connection	Administrative	Added section	Added this section from 13.04, which references stormwater, to the stormwater chapter 13.06. Items A-J add language similar to 13.04
	13.06.047	Construction inspection procedure	Administrative	Added section	Added this section from 13.04, which references stormwater, to the stormwater chapter 13.06. Items A-D add language similar to 13.04
	13.06.048	Noncompliance with standards – Notice	Administrative	Added section	Added this section from 13.04, which references stormwater, to the stormwater chapter 13.06. Items A-C add language similar to 13.04
	13.06.049	Stormwater system – Construction standards	Administrative	Added section	Added this section from 13.04, which references stormwater, to the stormwater chapter 13.06. Items A-G add language similar to 13.04
	13.06.051	Damaging public property prohibited	Administrative	Added section	Added this section from 13.04, which references stormwater, to the stormwater chapter 13.06.
	13.06.054	Prohibited discharges	Operational	Added language	Added items to list of prohibited discharges and added text to clarify/define types of pollutants to reflect current practice
	13.06.058	Conditional discharges	Administrative	Language Revision	Updated language for clarity.
	13.06.062	Allowable discharges	Administrative	Language Revision	Changed "nuisance water" to "clear uncontaminated water". Updated language for clarity.

	Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
	13.06.068	Maintenance requirements	Administrative	Language Revision	Added more detail for maintenance guidance referring to operation and maintenance manual.
	13.06.070	Disposal of waste from maintenance activities	Operational	Language Revision	Added reference to WAC to clarify current processes. Updated descriptions of disposal processes.
	13.06.090	Inspection requirements	Administrative	Language Revision	Updated language for clarity. Changed "maintenance manual" to "operation and maintenance manual"
	13.06.100	Inspection and abatement authority	Administrative	Language Revision	Added "abatement" to title to clarify authority
	13.06.110	Inspection procedures - Private stormwater facilities	Administrative	Added language	Added "environment" to imminent hazards in item C and clarified "emergency" conditions in item D. Added new item G to describe parties with the right to enter properties consistent with Department of Ecology rights..
	13.06.115	Stormwater system access procedures – Public stormwater facilities	Operational	Language Revision	Specified these provisions apply to public stormwater facilities that need to be accessed or maintained on private property. Added language addressing the City's ability to access public stormwater facilities on any and all premises
	13.06.140	Inspection and maintenance records	Administrative	Language Revision	Added "operation and" to "Maintenance manual" for clarity
	13.06.171	Engineer's rules	Administrative	Added section	Section added to allow for amendments of rules and regulations as needed.

	Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
	13.06.172	Violator liable for expenses	Administrative	Added section	Added section to describe violators of provision of this chapter are liable for any expense, loss or damage to the City.
	13.06.180	Penalty for violations	Operational	Language Revision	Added the cost incurred by the City for correction or repair to private stormwater systems will be charged to the property owner to reflect current practice.
	13.06.240	State statutes and regulations adopted by reference	Administrative	Language Revision	Updated title of applicable RCWs and WACs referenced in 13.06. RCW and WAC titles were changed by the State.
13.07 Wellhead Protection					
	13.07.020	Authority	Administrative	Language Revision	Updated titles of applicable RCWs and WACs under which RMC 13.07 is authorized.
	13.07.030	Definitions	Operational	Language Revision	Revised definition for "Public Works Director" to refer to Title 2.64.030 which will be added with upcoming changes to Title 2. This will say "Where used in this Code, the term Public Works Director shall include any representatives (designee or delegate) authorized to act by them in their place.
	13.07.040	Scope and applicability	Administrative	Language Revision	Revised definition of Critical Aquifer Recharge Area II to reflect correct time limits
	13.07.100	Performance standards	Administrative	Language Revision	Updated language to reference requirements for well abandonment to WAC

	Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
	13.07.120	Reporting of hazardous substances releases and completion of cleanup	Administrative	Language Revision	Updated reference to applicable United States Code Chapter.
	13.07.240	State statutes and regulations adopted by reference	Administrative	Language Revision	Updated title of applicable RCWs referenced in 13.07. RCW titles were changed by the State.
13.08 Installing and Connecting Water Service					
	13.08.010	Application for service	Administrative	Language Revision	Changed "Utility Division" to "Development Engineering Division" to reflect permitting responsibility
	13.08.015	Meters required	Administrative	Language Revision	Added text regarding detached ADUs, irrigation meters, detached non-livable space for clarity.
	13.08.020	Meters city property	Administrative	Language Revision	Added text to define responsibilities of non-City owned property.
	13.08.032	Full service installations	Operational	Added text	Updated text for clarity regarding middle housing developments to reflect current practice
	13.08.040	Exempt Meters	Administrative	Added text	Added text to clarify when exempt water meters can be used for irrigation and maintenance of privately owned meters.
	13.08.060	Fire sprinkler system connections	Operational	Language Revision	Changed "Utility Division of the Public Works" to "Development Engineering Division of the Planning" for drawing approval.

	Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
13.10 Cross-Connection and Backflow Prevention					
	13.10.010	Definitions	Administrative	Language Revision	Changed "Department of Social and Health Services" to "Department of Health" per changes by the State. Added "reclaimed water supply system" to list of connections.
	13.10.030	Backflow prevention devices to be installed	Administrative	Language Revision	Updated "Director of Public Works" to "Public Works Director".
	13.10.040	Adoption of State Regulations	Administrative	Language Revision	Updated WAC references – previous WACs listed were no longer valid
	13.10.050	Abatement of unlawful cross-connections and installation of backflow prevention devices – procedures	Operational	Added text	Added language to state that the City may discontinue water service or consider action on a business license to abate unlawful cross connections that may contaminate the public water supply.
13.11 Water and Sewer Connection Charges					
	13.11.036	Loan program for additional connection charge	Administrative	Language Revision	Changed "Metro" to current name "King County Wastewater Treatment Division"
13.12 Reimbursement Agreements for Utility Improvements					
	13.12.010	Purpose	Administrative	Added text	Added language to more clearly explain purpose of Utility Reimbursement Agreements

	Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
	13.12.020	Definitions	Administrative	Language Revision	Revised definition for "Public Works Director" to refer to Title 2.64.030 which will be added with upcoming changes to Title 2. This will say "Where used in this Code, the term Public Works Director shall include any representatives (designee or delegate) authorized to act by them in their place.
	13.12.030	Minimum project size	Administrative	Increased minimum project cost	Changed $5,000 to $15,000 to reflect increased project costs since 1988 ordinance
	13.12.040	Application	Administrative	Language Revision	Changed "mylar" to "sheet" to reflect current requirements.
	13.12.080	Determination of reimbursement area boundary and reimbursement fee	Administrative	Language Revision	Clarified that properties "upstream" of utility improvements are not eligible for inclusion in the reimbursement
	13.12.090	Reimbursement agreement must be recorded	Administrative	Language Revision	Changed "office of the King County department of records and elections" to "King County Recorder's Office".
	13.12.110	Construction and acceptance of improvements - Recording of final fees	Administrative	Language Revision	Changed "County Auditor" to "King County Recorders Office".
13.17 Utility Accounts					
	13.17.060	Partial payments	Administrative	Language Revision	Changed "Metro" to current name "King County Wastewater Treatment Division"
13.18 Storm Water Management Utility					

	Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
	13.18.010	Stormwater management utility created – Responsibilities	Administrative	Language Revision	Replace "comprehensive drainage and storm sewer plan" with "Stormwater and Surface Water System Plan" to reflect current term
	13.18.020	Administrator of utility	Administrative	Language Revision	Removed outdated term "ex officio".
	13.18.030	Ownership of city stormwater facilities and assets	Administrative	Language Revision	Updated language to clarify utility ownership as recommended by City Attorney
	13.18.030	Ownership of city stormwater facilities and assets	Administrative	Language Revision	Changed "stormwater drainage construction fund" to "Stormwater Capital Improvement Fund", to increase accuracy of the type, to more closely match the name used by Finance, and to match RMC 13.20.050
	13.18.040	Rates and charges – Definitions	Administrative	Language Revision	Clarified definition in Item E by replacing "a single-family" with "one single-family".
	13.18.060.A	Rate adjustment	Operational	Language Revision	Added sentence stating that projects are not eligible for rate adjustments when the project is served by public regional facilities, for clarity and alignment with current billing practice
	13.18.060.C	Rate adjustment	Administrative	Language Revision	Clarified the percentage that represents "full infiltration"
	13.18.060.C	Rate adjustment	Administrative	Language Revision	Added "minimum" to "2001 Standard", for clarity and alignment with current billing practice

	Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
	13.18.070	Authority to promulgate rules	Administrative	Language Revision	Replaced "administrator of the utility" to "Finance Director"
13.20 Stormwater Drainage Capital Facilities Charges					
	13.20.020.A	Definitions	Administrative	Added text	Added definition of "created impervious units" for clarity
	13.20.020.B	Definitions	Administrative	Added text	Added "construction or replacement of any" to sentence for clarity
	13.20.020.C	Definitions	Administrative	Added text	Added "impervious surface areas" to text and added examples of surfaces considered impervious for the purpose of capital facilities charges
	13.20.020.E	Definitions	Administrative	Language Revision	Changed name of map and updated the name of its source to Stormwater Technical Notebook
	13.20.030	Stormwater capital facilities charges imposed	Administrative	Language Revision	Added "citywide and" to list of stormwater capital facilities charges that public capital projects are required to pay for clarity and to match current policy
	13.20.040	Citywide stormwater capital facilities charge	Administrative	Language Revision	Reworded paragraph with some additions and removals of words for clarity and readability.
	13.20.040	Citywide stormwater capital facilities charge	Administrative	Language Revision	Removed the cost of each impervious unit and replaced it with the cost available in the current fee schedule. The CFCs are reassessed every two years so removing the cost reduces the number of code updates.

	Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
	13.20.045	Downtown sub-basin stormwater capital facilities charge	Administrative	Language Revision	Added "City's" to "regional stormwater system" for clarity
	13.20.045	Downtown sub-basin stormwater capital facilities charge	Administrative	Language Revision	Added sentence stating the Downtown sub-basin boundary is not identical to the Downtown zone boundary for clarity. Updated south boundary description from "railroad corridor" to "Redmond Central Connector".
	13.20.045.A	Downtown sub-basin stormwater capital facilities charge	Administrative	Language Revision	Added text describing an exception for facilities noted in new sub-section (13.20.045.B).
	13.20.045.B	Downtown sub-basin stormwater capital facilities charge	Administrative	Language Revision	Replaced "managed" with "fully infiltrated" for clarity in the efficacy of infiltration required for the credit.
	13.20.045.C	Downtown sub-basin stormwater capital facilities charge	Administrative	Language Revision	Removed the actual cost per each impervious unit to avoid updating with every cost increase. Add that fees are available in the current fee schedule.
	13.20.047	Overlake sub-basin stormwater capital facilities charge	Administrative	Language Revision	Added sentence stating the Overlake sub-basin boundary is not identical to the Overlake Village zone boundary for clarity. Updated name of the Stormwater Technical Notebook.

	Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
	13.20.047.A	Overlake sub-basin stormwater capital facilities charge	Administrative	Added text	Added items to list to clarify the required onsite stormwater facilities required and the level of water quality the regional facilities provide. Added "City's" to "regional system" for clarity.
	13.20.047.B	Overlake sub-basin stormwater capital facilities charge	Administrative	Language Revision	Replaced "managed" with "fully infiltrated" for clarity in the efficacy of infiltration required for the credit.
	13.20.047.B	Overlake sub-basin stormwater capital facilities charge	Administrative	Language Revision	Removed the cost of each impervious unit and replaced it with the cost available in the current fee schedule. The CFCs are reassessed every two years so removing the cost reduces the number of code updates.
	13.20.080	Recording payments	Operational	Language Revision	Changed title from "Recording payments" to "Tracking payments", to accurately reflect the City's practice and process
	13.20.080	Recording payments	Operational		Updated and added text to reflect the following: The City tracks payments of the fees, nothing is recorded by the County, provide clarity to process, and the owner/applicant provides documentation of prior payments
	13.20.100	Additional requirements for development	Administrative	Language Revision	Updated text for the following: remove pronouns, identify the source of the city standards, clarify the type of systems the owners must install, identify that other requirements may apply and are in RMC 15.24.080

	Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
13.29 Water Use Restrictions					
	13.29.010	Purpose	Administrative	Language Revision	Removed text "of the citizens of the City".
13.36 Utility Extensions Outside City Limits					
	13.36.020	Conditions for extension of service	Administrative	Language Revision	Updated text from "King County recorder" to "King County Recorder's Office". Changed Study Area to the City's potential annexation area for clarity.
	13.36.030	Application	Administrative	Language Revision	Added text "or outside the Novelty Hill Service Area" to clarify area for which this section applies, changed "mylar" to "sheet". Changed Study Area to the City's potential annexation area for clarity.
13.38 Administrative and Processing Services – Cost Recoupment					
	13.38.020	Construction drawing review project processing fee	Administrative	Language Revision	Changed "flat fee" to "base fee" to match permitting system.
	13.38.040	Engineering report review deposit	Operational	Language Revision	Updated section title from "fee" to "deposit" to reflect current practice, added text to clarify purpose of deposit, included "third party consultant" hours to basis of deposit amount estimate.
	13.38.040	Engineering report review deposit	Administrative	Language Revision	Updated text to simplify deposit calculation estimate, additional payments, and payment refunds.

	Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
	13.38.045	Hydraulic model computer analysis fee deposit	Operational	Language Revision	Updated section title to include model computer and from "fee" to "deposit", added text to describe deposit calculation estimate, additional payments, and payment refunds to reflect current process.

Substantive change alters legal meaning, obligations, or scope of the code and are significant enough that they warrant closer review by the Council and Public
Administrative change clarifies or corrects language, references, or structure without changing intent, process, or legal effect.
Operational change adjusts how the code is implemented or enforced to reflect current procedures or workflows.

Minor changes throughout document

Changed to gender neutral terms he/she, his/her, them
Replace outdated term "City Treasurer" with "City Finance Director"
Changed "Storm Water" to "Stormwater" to reflect currently accepted spelling
Changed "Sanitary Sewer" and Sewage" to "Wastewater" to reflect current term when referring to the system.
Made references to Public Works Director consistent and removed specific references to designee
Renumbering of sections and subsections
Capitalizations, example "public works director" to "Public Works Director"
Revised chapter titles and section headings as needed to be consistent with code sections
Updated language for clarity, changed "which" to "that" where applicable.
Updated language for clarity, changed "shall" to "must" where applicable.
Corrected spelling and grammar

Public Comments Matrix

Requests/Feedback for Public Comments on RMC Title 15 Updates

Date	Email	Section	Comment	Staff Person	Response and revision to RMC if applicable
1/2/2026	Anonymous User	15.04.020 Definitions	Regarding Redmond Municipal Code Title 15 Buildings and Construction 15.04.020 Definitions - Do we really want to open the door of the definition of "historic structure" to both actual and "possible" structures? This could slow and hamper development and other efforts.	Rob C	The definition of Historic Structure in Title 15 is consistent with, and a subset of, the Historic Property definition in the Redmond Zoning Code. No revision made.

	Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
SUBSTANTIVE CHANGES					
	15.24.050	Activities requiring permits	Substantive	Language Revision	Changed length of cumulation of thresholds. Cumulation of thresholds are intended to capture multiple smaller projects done at different times but on the same site to prevent applicants splitting up large projects into smaller ones that have fewer requirements (like stormwater management) than a single large project. Considering length of design, permitting, and construction, a greater length of time is needed to capture more than a single small project
	15.24.050	Activities requiring permits	Substantive	Language Revision	Identified the source for assessed value of property/improvements shall be from the King County Tax Assessor's website.
	15.24.091	Conflicts	Substantive	Added new section	Added new section to give authority to the Director to determine which code will be followed if conflicts within codes occur.
ADMINISTRATIVE AND OPERATIONALCHANGES					
15.02 Accessory Improvements					
	15.02.010	Compliance with city standards	Administrative	Language Revision	Replaced "sanitary sewer" with "wastewater" to be in alignment with current naming practice
	15.02.040	Plan approval required	Administrative	Language Revision	Deleted references to Director's "designees" to clarify authority.

	Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
	15.02.060	Enforcement/ penalty for violation	Administrative	Language Revision	Deleted references to Director's "designees" to clarify authority.
15.04 Flood Control					
	15.04.020	Definitions	Administrative	Language Revision	Updated various definitions for clarity and to more closely match those in Zoning Code.
	15.04.020	Definitions	Administrative	Language Revision	Removed definition for "area of special flood hazard" and replaced it with "Special Flood Hazard Area" to reflect current term.
	15.04.020	Definitions	Administrative	Language Revision	Added definition for "Public Works Director" to refer to Title 2.64.030 which will be added with upcoming changes to Title 2. This will say "Where used in this Code, the term Public Works Director shall include any representatives (designee or delegate) authorized to act by them in their place.
	15.04.020	Definitions	Administrative	Language Revision	Updated definition of "Historic structure" and clarified the list of sources from which a structure's inclusion will be determined.
	15.04.030	Lands to which this chapter applies	Administrative	Language Revision	Substituted "Special Flood Hazard Area" to reflect current term
	15.04.040	Basis for establishing Special Flood Hazard Areas	Administrative	Language Revision	Substituted "Special Flood Hazard Area" to reflect current term

	Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
	15.04.045	Compliance with state Flood Control Zone Permit Program required – Administration by city.	Administrative	Language Revision	Removed outdated reference to hydraulics map which is no longer a map that is maintained by the City.
Chapter 15.22 MOVING BUILDINGS					
	15.22.040	Applicability	Administrative	Language Revision	Deleted references to Director's "designees" to clarify authority.
	15.22.070	Permits – Deposits and fees	Administrative	Language Revision	Deleted references to Director's "designees" to clarify authority.
Chapter 15.24 CLEARING, GRADING, AND STORMWATER MANAGEMENT					
	15.24.020.A	Design, construction and maintenance – General requirements	Administrative	Language Revision	Added text to clarify the version of reference material.
	15.24.030	Director	Administrative	Language Revision	Revised definition for "Public Works Director" to refer to Title 2.64.030 which will be added with upcoming changes to Title 2. This will say "Where used in this Code, the term Public Works Director shall include any representatives (designee or delegate) authorized to act by them in their place.
	15.24.040	Issuance of permits	Administrative	Language Revision	Updated "Public Works Director" to "Director", deleted references to Director's "designee" to clarify authority.

	Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
	15.24.050.J	Activities requiring permits	Operational	Language Revision	Clarified that maintenance of privately owned stormwater facilities does not require a permit
	15.24.050.K	Activities requiring permits	Administrative	Language Revision	Added that removal of water from privately owned stormwater facilities prior to maintenance/repair requires a permit to ensure adequate and proper disposal of the water. Added item is in alignment with and supports RMC 13.06.070.D.
	15.24.055.A	Activities that do not require a clearing, grading, and stormwater permit	Administrative	Language Revision	Clarified which permits are not required under this section.
	15.24.055.C	Activities that do not require a clearing, grading, and stormwater permit	Administrative	Language Revision	Added that the listed activities are not an exempt practice if they are part of new development or redevelopment projects to prevent owners from claiming exempt practice for portions of a project in order to avoid costs for other requirements such as stormwater management
	15.24.055.C.3	Activities that do not require a clearing, grading, and stormwater permit	Administrative	Language Revision	Added clarification that this vegetation maintenance is associated with road right-of-way (such as planter strips) only.

	Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
	15.24.055.C.3	Activities that do not require a clearing, grading, and stormwater permit	Operational	Language Revision	Added paragraph to include maintenance of public vegetated areas, such as parks or other public facilities, as an exempt practice. Also provided guidelines for classifying artificial turf removal and replacements an exempt practice; to clarify stormwater requirements for public maintenance practice
	15.24.055.C.4	Activities that do not require a clearing, grading, and stormwater permit	Administrative	Language Revision	Added text to provide examples of utility projects applicable to item 4.
	15.24.060.A	Activities that do not require a clearing, grading, and stormwater permit	Administrative	Language Revision	Clarified which activities may be reviewed under the umbrella of a larger permit
	15.24.060.B	Classification of clearing, grading and storm water management construction activities	Operational	Language Revision	Updated "Director" to "Director of Planning and Community Development" to clarify responsible for permit process

	Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
	15.24.060.C	Classification of clearing, grading and storm water management construction activities	Operational	Language Revision	Updated "Director" to "Director of Planning and Community Development" to clarify responsible for permit process
	15.24.060.D	Classification of clearing, grading and storm water management construction activities	Administrative	Language Revision	Updated terminology for clarity, added types of permits applicable to the various projects, changed "Development Services Division" to Public Works Right of Way Group" for Right-of-Way projects.
	15.24.082	Topographic change (cut and fill) limits	Administrative	Language Revision	Updated text for clarity. Changed "cut" to "permanent cut", to differentiate from cuts that can occur during temporary construction work.
	15.24.170	Penalties	Administrative	Language Revision	Added text to give authority to the Director to stop work, revised text describing investigation fee to match other sections of Title 15.
Chapter 15.30 CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING AND REUSE					

	Current Municipal Code Section	Section Name	Type of Change	Nature of Proposed Changes	Rationale
	15.30.010	Definitions	Administrative	Language Revision	Revised definition for "Public Works Director" to refer to Title 2.64.030 which will be added with upcoming changes to Title 2. This will say "Where used in this Code, the term Public Works Director shall include any representatives (designee or delegate) authorized to act by them in their place.

Substantive change alters legal meaning, obligations, or scope of the code and are significant enough that they warrant closer review by the Council and Public
Administrative change clarifies or corrects language, references, or structure without changing intent, process, or legal effect.
Operational change adjusts how the code is implemented or enforced to reflect current procedures or workflows.

Minor changes throughout document

Changed to gender neutral terms he/she, his/her, them
Made references to Public Works Director consistent
Revised chapter titles and section headings as needed to be consistent with code sections
Capitalizations, example "director" to "Director"
Corrected spelling and grammar

Memorandum

Date: 4/7/2026
Meeting of: Committee of the Whole - Planning and Public Works

File No. CM 26-212
Type: Committee Memo

TO: Committee of the Whole - Planning and Public Works
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

Public Works	Aaron Bert	425-556-2786

DEPARTMENT STAFF:

Public Works	Brandon Buehler	Acting Deputy Director, Mobility and Infrastructure
Public Works	Steve Gibbs	Capital Projects Division Manager
Parks	Quinn Kuhnhausen	Facilities Manager
Public Works	John Mork	Project Manager

TITLE:
Award Construction Contract to Dickson Company for the Old Fire House Teen Center Demolition Project and Increase the Total Funding for this Project

OVERVIEW STATEMENT:
Public Works is requesting to award the construction contract for the Old Fire House Teen Center Demolition project, Project No. 2569, to Dickson Company in the amount of $388,895. This project will complete the hazardous material abatement and building demolition.

Public Works is also requesting Council increase the total funding for this project from $425,000 to $525,100. This increase of $100,100 is primarily related to the bid amount being more than originally estimated and to establish a standard contingency.

☒ **Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

☐ **Receive Information** ☒ **Provide Direction** ☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
  Facilities Plan

- **Required:**
  Council approval is required to award a Public Works contract that exceeds $300,000 (2018 City Resolution 1503)

- **Council Request:**
  N/A
- **Other Key Facts:**
  Public Works is requesting this item go forward for Council approval at the April 21, 2026, Council business meeting.

OUTCOMES:
Approving this action keeps the City on the path to completing the building demolition phase of the project, which will help prepare the site for the new teen center.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
  The Teen Center closed in March 2025 based on the results of a 2024 facility condition assessment. From March to November, there were multiple rounds of community involvement and stakeholder engagement, as well as additional facility conditions assessments. In November 2025, Redmond City Council voted to rebuild the Teen Center at the same location as the existing building.

- **Outreach Methods and Results:**
  Project information will be available through the City website at redmond.gov/OFH, social media, flyers and signage.

- **Feedback Summary:**
  N/A

BUDGET IMPACT:

Total Cost:
$388,895

Approved in current biennial budget: ☐ **Yes** ☐ **No** ☒ **N/A**

Budget Offer Number:
CIP

Budget Priority:
Safe and Resilient

Other budget impacts or additional costs: ☒ **Yes** ☐ **No** ☐ **N/A**

If yes, explain:
Public Works is requesting an additional $100,100 to complete the project.

Funding source(s):
General Fund, Real Estate Excise Tax and General Government CIP

Budget/Funding Constraints:
N/A

☒ **Additional budget details attached**

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
7/22/2025	Study Session	Provide Direction
9/23/2025	Committee of the Whole - Parks and Environmental Sustainability	Receive Information
10/28/2025	Committee of the Whole - Parks and Environmental Sustainability	Receive Information
11/12/2025	Study Session	Provide Direction
11/18/2025	Business Meeting	Approve

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
4/21/2026	Business Meeting	Approve

Time Constraints:
Award of bid must occur within 60 days of the bid opening (which occurred on March 12, 2026) or the contractor may withdraw their bid.

ANTICIPATED RESULT IF NOT APPROVED:
Not approving contract will result in delaying demolition, increasing the cost to complete the project.

ATTACHMENTS:
Attachment A: Old Fire House Teen Center Demolition Project Information Sheet
Attachment B: Additional Project Information

CIP Project Information Sheet

Project Name: Old Fire House Teen Center Building Demolition

Project Status: Existing
Functional Area(s): Facilities
Relevant Plan(s) Capital Facilities Functional Plan
Neighborhood: Downtown

Time Frame: 2025-2026
Budget Priority: Safe and Resilient
Citywide Rank: N/A
Functional Area Priority Medium

Location: 16510 NE 79th Street

Description:
Demolition and removal of the Old Fire House Teen Center building. The site will be cleared and secured for the upcoming rebuilding of the Teen Center.

Anticipated Outcomes: ***Primary:*** Safety ***Secondary:***

Request: ***Primary Reason(s):***
Project approved in the 2025-2030 CIP budget process.

Budget:	Prior	2025	2026	2027	2028	2029	2030	Future	Total
Original Budget		$859	$424,141						$425,000
Approved Changes									
Current Approved Budget		**$859**	**$424,141**						**$425,000**
Proposed New Budget		**$859**	**$524,241**						**$525,100**

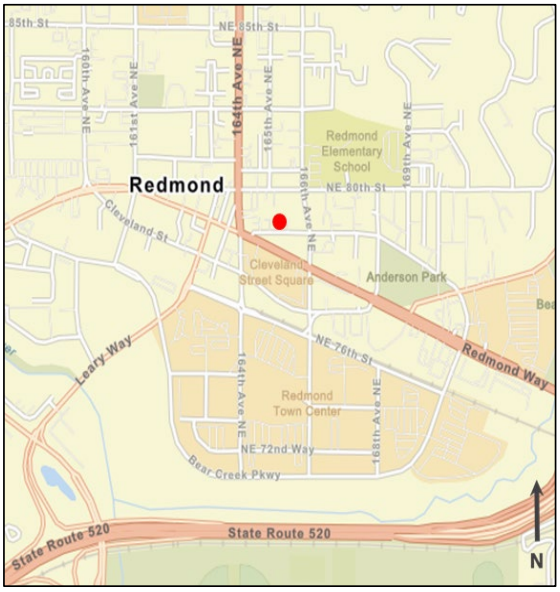
Proposed changes due to ___ Scope Change ___ Schedule Change X Budget Change

Project Phasing:	Prior	2025	2026	2027	2028	2029	2030	Future	Total
Preliminary Design (0-30%)		$859	$4,970						$5,829
Right of Way									
Design (31-100%)			$44,171						$44,171
Construction			$435,000						$435,000
Contingency			$40,100						$40,100
Total		$859	$524,241						$525,100

Estimated M&O Impacts:	Prior	2025	2026	2027	2028	2029	2030	Future	Total
Cost									

Explanation:

Proposed Funding Sources:	Prior	2025-2030	Future	Total
Real Estate Excise Tax		$200,000		$200,000
General Fund		$100,100		$100,100
Gen Gov't/Facililities CIP		$225,000		$225,000
Total		$525,100		$525,100



3/19/2026

Attachment B – Additional Project Information

Old Fire House Teen Center Demolition Project

Project Discussion

The Old Fire House Teen Center is nearly 75 years old and is in a condition where major building systems are failing. The building has water damage and hazardous material throughout and the building is not properly braced for a seismic event. This project will complete the hazardous material abatement and building demolition.

Bid Results

The project was advertised in the *Daily Journal of Commerce* on February 25, 2026, and March 4, 2026. Bids were received and opened on March 12. The City received eight bids which are summarized below.

Bidder	Bidder Location	Bid Amount
Dickson Company	**Tacoma, WA**	**$388,895.04**
Rivers Edge Environmental Services	Enumclaw, WA	$409,289.23
Skycorp, Ltd	Arlington, WA	$439,060.80
Construction Group International, LLC	Woodinville, WA	$468,510.00
3 Kings Environmental, Inc.	Vancouver, WA	$504,231.73
NW Construction General Contracting Inc	Battle Ground, WA	$536,863.39
Ascendent LLC	Puyallup, WA	$6,043,733.18
Engineer's Estimate		**$553,656.00**

One bid was deemed non-responsive and is not included above. Ascendent LLC's bid had an error on their bid form that caused their bid price to be adjusted. Our bidding instructions clearly state: "Where conflict occurs between the unit price and the total amount specified for any item, the Unit Price shall prevail, and totals shall be corrected to conform thereto." Ascendent entered the total amount in the unit price for a bid item with a quantity of 200, thus increasing their bid. This bid error did not change the low bidder.

All bidders' unit prices, extensions, and additions have been checked for accuracy and unbalanced bid items. The contractor's references were checked and found to be acceptable. Staff recommends awarding contract to Dickson Company.

Fiscal Information

Current Project Budget	
General Government CIP	$225,000
Real Estate Excise Tax	$200,000
Total Funding	**$425,000**

Estimated Project Costs	
Design	$47,815
Construction	$433,895
Contingency	$43,390
Total Estimated Project Cost	**$525,100**
Project Funding	**$425,000**
Budget Difference	**$100,100**

Memorandum

Date: 4/7/2026
Meeting of: Committee of the Whole - Planning and Public Works

File No. CM 26-215
Type: Committee Memo

TO: Committee of the Whole - Planning and Public Works
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

Public Works	Aaron Bert	425-556-2786

DEPARTMENT STAFF:

Public Works	Brandon Buehler	Acting Deputy Director
Public Works	Paul Cho	TOSE Manager and Traffic Eng.
Public Works	Patty S. Criddle	Transp. Engineering Supervisor

TITLE:
Approval of an Ordinance Executing the Olympic Pipeline Franchise Agreement

OVERVIEW STATEMENT:
Public Works recommends Council approve the subject Ordinance to execute a new 10-year franchise with Olympic Pipe Line Company (OPL). The City of Redmond has an existing franchise with OPL that authorizes operation of petroleum pipeline facilities within the City's rights-of-way. The franchise was originally adopted under Ordinance No. 2289 (2006) and has continued on a year-to-year basis since its expiration in 2016.

The proposed ordinance establishes a new ten-year franchise, effective January 1, 2026, with provisions for renewal for an additional ten-years. Continuing under the expired agreement exposes to the City to outdated insurance, environmental, and cost recovery provisions.

Differences between the 2006 agreement and the new agreement include that the updated franchise:

- Increases the fee the franchisee pays to the City. The fee originally started out at $12,000 plus annual CPI increases since 2006 and increases to a $23,000 annual fee in 2026 plus annual CIP increases starting in 2027.
- Strengthens environmental indemnification and increases insurance amounts incurred by franchisee.
    - Franchisee is required to have $50M in pollution liability and a $5M umbrella insurance.

Attachment B highlights differences between the 2006 and 2026 Franchise Agreements.

Council is being asked to approve updated terms governing an existing pipeline in City right of way-not to approve new infrastructure.

Similar to the updated Puget Sound Energy franchise agreement, the ordinance itself serves as both the granting instrument and the agreement - no separate contract document will be executed.

☐ **Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

☐ **Receive Information** ☒ **Provide Direction** ☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
  N/A
- **Required:**
  Council approval is required for passage of an ordinance.
- **Council Request:**
  N/A
- **Other Key Facts:**
  N/A

OUTCOMES:
Adoption of the updated franchise ordinance will:

- Replace the expired 2006 ordinance with a current, legally robust franchise framework;
- Ensure clear operational, indemnity, and environmental protections for the City;
- Clarify renewal and termination provisions to prevent future lapses.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
  N/A
- **Outreach Methods and Results:**
  N/A
- **Feedback Summary:**
  N/A

Note: The franchise governs continued use of existing underground facilities. No new pipeline; no expansion of capacity or footprint; no construction or community impacts anticipated.

BUDGET IMPACT:

Total Cost:
N/A

Approved in current biennial budget: ☐ **Yes** ☐ **No** ☒ **N/A**

Budget Offer Number:
N/A

Budget Priority:
N/A

Other budget impacts or additional costs: ☐ **Yes** ☒ **No** ☐ **N/A**
If yes, explain:
N/A

Funding source(s):
N/A

Budget/Funding Constraints:
N/A

☐ **Additional budget details attached**

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
N/A	Item has not been presented to Council	N/A

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
4/21/2026	Business Meeting	Approve

Time Constraints:
The current franchise agreement is expired and continues on a year-to-year basis. Continuing under the expired agreement, the City to outdated insurance, environmental, and cost recovery provisions.

ANTICIPATED RESULT IF NOT APPROVED:
If the City does not adopt a new franchise ordinance, OPL will continue operating under the expired 2006 ordinance, which lacks current legal, insurance, and environmental safeguards.

ATTACHMENTS:
Attachment A: Ordinance - Olympic Pipeline Franchise Agreement
Attachment B: 2006 vs 2026 Franchise Comparison

NON-CODE

CITY OF REDMOND
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, GRANTING OLYMPIC PIPE LINE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS A NONEXCLUSIVE FRANCHISE TO CONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, AND REPAIR PIPELINE FACILITIES, TOGETHER WITH EQUIPMENT AND APPURTENANCES THERETO, FOR THE TRANSPORTATION OF PETROLEUM PRODUCTS WITHIN AND THROUGH THE FRANCHISE AREA OF THE CITY OF REDMOND, PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, Olympic Pipe Line Company LLC (hereinafter "Company") entered into a nonexclusive ten (10)-year Franchise Agreement with the City of Redmond (hereinafter "City") effective May 27, 2006, via Ordinance No. 2289, to operate and maintain a petroleum pipeline through certain public rights of way and property within the City; and

WHEREAS, the Franchise Agreement has been automatically renewing on a year-to-year basis upon conclusion of the initial ten (10) year term; and

WHEREAS, that Franchise Agreement will continue to run until December 31, 2025; and

WHEREAS, the City and the Company desire to enter into a new franchise agreement commencing on January 1, 2026; and

WHEREAS, the City Council finds that it is in the public interest to enter into a new nonexclusive franchise agreement with the Company for a ten (10)-year period commencing on January 1, 2026; and

WHEREAS, RCW 35A.47.040 authorizes the City to grant nonexclusive franchises for the use of City rights-of-way, streets, public ways, or other ways.

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

Section 1. Classification. This is a non-code ordinance.

Section 2. Definitions.

For the purposes of this new Franchise, the following terms, phrases, words and their derivations shall have the meaning given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural include the singular, and words in the singular include the plural. Words not defined shall be given their common and ordinary meaning.

2.1. Construct or Construction shall mean removing, replacing, and repairing existing pipeline(s) and Facilities and may include, but is not limited to, digging and excavating for the purposes of installing, removing, replacing, and repairing pipeline(s) and Facilities.

2.2. Effective Date shall be as provided in this Franchise, namely January 1, 2026.

2.3. Environmental Laws shall include any valid and applicable federal, state, or local law, statute, code, or ordinance or valid and applicable federal or state administrative rule, regulation, order, decree, or other valid law as now or at any time hereafter in effect pertaining to the protection of human health or the environment.

2.4. Facilities shall mean the Company's pipeline system, lines, valves, mains, and appurtenances used to transport or distribute the Company's Petroleum Product(s), existing as of the effective date of this Franchise or as those components may be modified or improved consistent with the terms of this Franchise.

2.5. Franchise shall mean this Franchise and any amendments, exhibits, or appendices to this Franchise.

2.6. Franchise Area means the Right-of-Way within the jurisdictional boundaries of the City, including any areas annexed by the City (but excluding properties upon which the Company holds a private easement, license, or other property interest for its Facilities) during the term of this Franchise, in which case the annexed area shall become subject to the terms of this Franchise.

2.7. Hazardous Substance or Hazardous Substances means any hazardous, toxic, or dangerous substance, material, waste, pollutant, or contaminant, including all substances designated under any federal, state, or local law, statute, code or ordinance or lawful rule, regulation, order, decree, or other law as now or at any time hereafter in effect. The term shall specifically include Petroleum and Petroleum Products. The term shall also be interpreted to include any substance which, after release into the environment, will or may reasonably be anticipated to cause death, disease, behavior abnormalities, cancer, or genetic abnormalities.

2.8. Improve or Improvements shall mean modifications to, but not a change in the nature of, the existing pipeline(s) or Facilities as required and necessary for safe operation.

2.9. Maintenance or Maintain shall mean examining, testing, inspecting, repairing, and replacing the existing pipeline and Facilities or any part thereof as required and necessary for safe operation.

2.10. Operate or Operations shall mean the use of the Company's pipeline(s) and/or Facilities for the transportation, distribution and handling of Petroleum or Petroleum Products within and through the Franchise Area.

2.11. Other Ways means the highways, streets or roads not held by the City.

2.12. Petroleum or Petroleum Products shall include, but is not limited to, motor gasoline, diesel fuel, and aviation jet fuel, and shall exclude natural gas.

2.13. Pipeline Corridor shall mean the pipeline pathway through the jurisdictional boundaries of the City in which the pipeline(s) and Facilities of the Company are located, including any Rights-of- Way, Public Ways, Other Ways, and/or easement over and through private property.

2.14. Public Ways shall mean any highway, street, alley, utility easement (unless their use is otherwise restricted for other users), or other public Rights-of-Way for motor vehicle or other use under the jurisdiction and control of the City.

2.15. Rights-of-Way means land acquired or dedicated to the public or that is hereafter dedicated to the public and maintained under public authority or by others, including, but not limited to, public streets or roads, highways, avenues, lanes, alleys, bridges, sidewalks, easements and similar public property located within the Franchise Area.

Section 3. Purpose.

The City grants this nonexclusive Franchise to Company to construct new Facilities and operate and maintain its Facilities as a liquid petroleum product delivery system for Company's business. This Franchise is granted subject to the police powers, land use authority and franchise authority of the City and is conditioned upon the terms and conditions contained herein and Company's compliance with any applicable federal, state or local regulatory programs that currently exist or may hereafter be enacted by any federal, state or local regulatory agencies with jurisdiction over the Company. The purpose of this Franchise is to delineate the conditions relating to Company's use of the Franchise Area and to create a foundation for the parties to work cooperatively in the public's best interests after this Ordinance becomes effective. By granting this Franchise, the City is not assuming any risks or liabilities therefrom, which shall be solely and separately borne by Company. The Company agrees and covenants, at its sole cost and expense, and within its authority and control, to take all necessary and prudent steps to protect, support and keep safe from harm its pipeline(s) and Facilities, or any part thereof, when necessary to protect the public health and safety.

Furthermore, this Franchise is granted upon the express condition that it shall not in any manner prevent the City from granting other or further franchises in, under, on, across, over, through, along, or below any Rights-of-Ways, Public Ways, and Other Ways.

This and other franchises shall, in no way, prevent or prohibit the City from using any of its Rights-of-Ways, Public Ways, and Other Ways or affect its jurisdiction over them or any part of them, and the City hereby retains full power to make all changes, relocations, repairs, maintenance, establishments, improvements, dedications or vacations of same as the City may deem fit, including the dedication, establishment, maintenance and improvement of all new Rights-of-Way, streets, avenues, thoroughfares, and Public Ways, or Other Ways.

Section 4. Rights Conveyed.

4.1. Pursuant to the laws of the State of Washington including, but not limited to, RCW 35A.47.040, the City hereby grants, under the terms and conditions contained herein, to Company the non-exclusive right, privilege, authority and Franchise to construct, operate, maintain and improve its Facilities, together with all equipment and appurtenances as may be necessary thereto,

for the transportation and handling of any Petroleum or Petroleum Products within the Franchise Area.

4.2. This Franchise is only intended to convey a limited right and interest as to that Right-of-Way in which the City has an actual interest. It is not a warranty of title or interest in the City's Rights-of-Way. None of the rights granted herein shall affect the City's jurisdiction over its property, streets, or Rights-of-Way.

4.3. The limited rights and privileges granted under this Franchise shall not convey any right to Company to install any new pipeline(s) and/ or Facilities without the express written consent of the City.

4.4. The Company acknowledges and warrants by acceptance of the rights and privileges granted herein, that it has carefully read and fully comprehends the terms and conditions of this Franchise and is willing to and does accept all reasonable risks of the meaning of the provisions, terms and conditions herein. The Company further acknowledges and states that it has fully studied and considered the requirements and provisions of this Franchise, and believes that the same are consistent with all local, state and federal laws and regulations currently in effect. If in the

future the Company becomes aware that a provision of this Franchise may be unlawful or invalid, it will not use such potential invalidity to unilaterally ignore or avoid such provision. Instead, the Company will promptly advise the City of the potential invalidity or illegality, and the parties will meet within thirty (30) days and endeavor jointly to cure the invalidity or illegality.

Section 5. Term.

5.1. Each of the provisions of this Franchise shall become effective upon Company's acceptance of the terms and conditions of this Franchise and shall remain in effect for ten (10) years commencing on January 1, 2026. At any time not more than three (3) years nor less than one hundred eighty (180) days before the expiration of the initial Franchise term, the Company may make a written request and the City may consider, at its sole discretion, renewing this Franchise for an additional ten (10) year renewal period. If both parties express their intention in writing to renew this Franchise at the conclusion of the initial ten (10) year term, then this Franchise shall be renewed for an additional ten (10) years.

Either party may terminate this Franchise at the conclusion of the initial ten (10) year term or at the conclusion

of any one (1) year extension by giving at least thirty (30) days prior written notice to the other party.

5.2. If the parties fail to formally renew or terminate the Franchise prior to the expiration of its term or any extension thereof, the Franchise shall be extended on a year-to-year basis until a renewed Franchise is executed or until one Party terminates the Franchise.

Section 6. Assignment and Transfer of Franchise.

6.1. This Franchise and the Facilities shall not be sold, assigned, transferred, leased or disposed of, either in whole or in part, nor shall title thereto, either legal or equitable, pass or vest in any person or entity without the prior written consent of the City Council, acting by ordinance or resolution, which consent shall not be unreasonably withheld. Such consent shall not be deemed to waive any rights of the City to subsequently enforce non-compliance issues relating to this Franchise that existed at or before the time of the City's consent.

6.2. If such consent is given by the City, then the Company shall, within thirty (30) days, file with the City a written instrument evidencing such sale, assignment or transfer of

ownership, whereby the assignee(s) or transferee(s) shall agree to accept and be bound by all of the provisions of this Franchise.

6.3. Any transfer or assignment of this Franchise by the Company without the prior written consent of the City shall be void.

Section 7. Compliance with Laws.

The Company shall, in carrying out any authorized activities under the privileges granted herein, comply with all valid and applicable local, state and federal laws, including, but not limited to, pipeline laws, environmental laws, and any laws or regulations that may be subsequently enacted by any governmental entity with jurisdiction over Company or the Facilities.

Section 8. Construction on or within Rights-of-Way, Public Ways, and Other Ways.

8.1. All work performed on Facilities within the Franchise Area will be accomplished in a good and workmanlike manner, by means that, to the extent practicable, minimize interference with the free passage of pedestrian or vehicular traffic, and by methods that allow for reasonable access to adjoining property, whether public or private. The Company will post and maintain proper barricades, flags, flaggers, lights,

flares, safety devices, and other measures as required by law. If any work by the Company on Facilities within the Franchise Area impairs the lateral support of the Rights-of-Way or adjacent properties, the Company will take such action as is reasonably necessary to restore and maintain the lateral support of the Rights-of-Way or such adjacent properties.

8.2. Except in the event of an emergency, Company shall first obtain at its expense all required permits from the City to perform maintenance or construction work on Company's Facilities within the Franchise Area. The permit application shall contain detailed plans and specifications showing the position, depth and location of all such Facilities in relation to existing Rights-of-Ways, Public Ways, and Other Ways, or other City property, hereinafter collectively referred to as the "Plans." The Plans shall specify the class and type of material and equipment to be used, manner of excavation, construction, installation, backfill, erection of temporary structures and facilities, erection of permanent structures and facilities, traffic control, traffic turnouts and road obstructions, and all other necessary information. The Company shall file as-built plans and, when available, maps in GIS format with the City showing the final location of the Facilities. Such work shall only commence upon the

issuance of required permits and payment of the associated fees, which permits shall not be unreasonably withheld or delayed after submission of a complete application and fees. Except in the event of an emergency, the Company shall provide the City with at least seventy-two (72) hours written notice prior to any construction or maintenance of the Company's Facilities within the Franchise Area.

Nothing in this Franchise shall be deemed to impose any duty or obligation upon the City to determine the adequacy or sufficiency of the Company's plans and designs or to ascertain whether the Company's proposed or actual construction, testing, maintenance, repairs, replacement or removal is adequate or sufficient or in conformance with the plans and specifications reviewed by the City.

8.3. In the event of an emergency requiring immediate action by the Company for the protection of the pipeline(s) or Facilities, the City's property or the property, life, health or safety of any individual, the Company may take action immediately to correct the dangerous condition without first obtaining any required permit so long as: (1) the Company notifies the City's Fire Department through the dispatch system of the emergency; and (2) the Company informs the City permitting authority of the nature, location, and extent of the emergency, and the work to be

performed, prior to commencing the work if such notification is practical, or where such prior notification is not practical, the Company shall notify the City permitting authority on the next business day; and (3) such permit is obtained by the Company as soon as practicable following cessation of the emergency.

8.4. Before undertaking any of the work, installation, improvements, construction, repair, relocation, or maintenance authorized by this Franchise, as a condition precedent to the issuance of any permits by the City, the Company shall, upon the request of the City, furnish a bond executed by the Company and a corporate surety authorized to operate a surety business in the State of Washington, in such sum as may be set and approved by the City as sufficient to ensure performance of the Company's obligations under this Franchise. The bond shall be conditioned so that the Company shall observe all the covenants, terms and conditions and shall faithfully perform all of the obligations of this Franchise, and repair or replace any defective work or materials discovered in the City's road, streets, or property.

8.5. All work done hereunder by Company or upon Company's direction or on Company's behalf, including any work performed by contractors or subcontractors, shall be undertaken and completed in a workmanlike manner and in accordance with the

descriptions, plans and specifications provided to the City. The Company's activities (including work done at the direction of the Company, or by its contractors or subcontractors) shall be conducted in such a manner as to avoid damage or interference with other utilities, drains or other structures, and not unreasonably interfere with public travel, park uses or other municipal uses, and the free use of adjoining property and so as to provide safety for persons and property. The Company's construction and maintenance shall be in compliance with all valid and applicable laws and regulations and specifications of governmental agencies with jurisdiction.

The Company’s contractors and subcontractors performing work on behalf of the Company within the Franchise Area shall be licensed and bonded as required by law. Such work by the Company’s contractors and subcontractors is subject to the same restrictions, limitations, and conditions as if the work were performed by the Company and shall be performed in compliance with the Franchise and law. As between the Parties and for purposes in this Franchise, the Company shall be responsible for all such work performed on the Company’s behalf by its contractors and subcontractors within the Franchise Area.

8.6. In case of damage caused by the Company, its agents or employees or by the Facilities of the Company to Rights-of-Way, Public Ways, or Other Ways, the Company agrees to repair the damage at its own cost and expense. The Company shall, upon discovery of any such damage, immediately notify the City. The City will inspect the damage and set a time limit for completion of the repair. If the City discovers damage caused by the Company in the Franchise Area, the City shall give the Company notice of the damage and set a time limit in which the Company must repair the damage. In the event the Company does not make the repair as required in this Section, the City may repair the damage at the Company's expense.

8.7. The Company shall place and maintain line markers pursuant to federal regulations within and along the Pipeline Corridor. Additionally, Company agrees to continue its voluntary practice of placing continuous markers underground, when and where appropriate, indicating the pipeline's location each time Company digs to the pipeline, or such other “industry best practices” as may from time to time be developed as a method of alerting excavators of the presence of the pipeline.

8.8. The Company shall continuously be a member of the State of Washington one number locator service under RCW 19.122,

or its approved equivalent, and shall comply with all such applicable rules and regulations.

8.9. The Company's Facilities shall be located and maintained within the Franchise Area so as not to interfere with the reasonable ingress or egress to the properties abutting the Franchise Area.

8.10. The Company shall, after the installation, construction, relocation, maintenance, removal or repair of any of the Company’s Facilities within the Franchise Area or any damage, restore the surface of the Franchise Area, adjacent properties and any other property which may be disturbed or damaged by such work, to at least the same condition as it was immediately in prior to any such work. The City shall have final approval of the condition of the Franchise Area after restoration pursuant to the provisions of applicable City codes, ordinances, regulations, laws, standards and procedures, as now exist or as may be hereafter amended or superseded.

8.11. The Company will post an appropriate performance bond in advance, as determined by the City, to ensure satisfactory restoration of the Franchise Area following the completion of the Company's work therein. The Company shall also provide

construction bonds as required or requested by the City covering faithful performance of the work in the amount of one hundred twenty-five percent (125%) of the cost of construction. The Company shall pay all premiums or costs associated with maintaining the bond(s) and shall keep the same in full force and effect until construction and restoration are completed to the satisfaction of the City.

8.12. All survey monuments which are disturbed or displaced by the Company in its performance of any work under this Franchise shall be referenced and restored by the Company, as per Chapter 332-120 WAC, as from time to time amended, and all pertinent federal, state and local standards and specifications.

8.13. The Company and City shall each exercise best efforts to coordinate any construction work that either may undertake within the Franchise Area so as to promote the orderly and expeditious performance and completion of such work as a whole. Such efforts shall include, at a minimum, reasonable and diligent efforts to keep the other party and utilities within the Franchise Area informed of its intent to undertake such construction work. The Company and City shall further exercise best efforts to minimize any delay or hindrance to any construction work undertaken by the other within the Franchise Area.

8.14. The Company will have the right to cut, clear, prune and remove vegetation encroaching on, overhanging, or growing into Facilities within the Rights-of-Way so as to prevent such vegetation from coming in contact with such Facilities and to maintain safe and reliable operations of such Facilities. The Company shall use a certified arborist that has the requisite professional certifications in the reasonable opinion of the City and the Company and its arborist shall meet industry approved arborist standards. The exercise of such right will be subject to the City's prior written approval, which will not be unreasonably withheld, conditioned, or delayed. The Company's tree trimming activities will preserve the appearance, integrity, and health of the trees to the extent reasonably possible. The Company will be responsible for all debris removal from such activities.

Section 9. Abandonment and Removal of Facilities.

9.1. The Company shall notify the City of any abandoned Facilities or cessation of use of any of its Facilities within thirty (30) days after such abandonment or cessation of use.

9.2. In the event of abandonment or Company's permanent cessation of use of its Facilities, or any portion thereof within the Franchise Area, the Company shall, within one hundred eighty (180) days after the abandonment or permanent cessation of use,

remove the Facilities at the Company's sole cost and expense. Provided that, notwithstanding the foregoing, in the City's sole discretion and with the City's prior written consent, the Company may, at Company's sole cost and expense, secure the underground Facilities in such a manner as to cause them to be as safe as is reasonably possible, by removing all Petroleum Products, purging vapors, displacing the contents of the line with an appropriate inert material and sealing the pipe ends with a suitable end closure, all in compliance with valid and applicable regulations, and abandon them in place, provided that portions of the Facilities which are aboveground shall be removed at Company's sole cost and expense. The Company shall be responsible for any environmental review required by law for the abandonment of any pipeline(s) or Facilities and the payment of any costs of such environmental review.

9.3. In the event of the removal of all or a portion of the Facilities, Company shall restore the Franchise Area as nearly as possible to a condition that existed prior to installation of Company's Facilities. Such property restoration work shall be done at Company's sole cost and expense and to the City's reasonable satisfaction. The City shall have final approval of the condition of the Franchise Area after restoration pursuant to the provisions

of applicable City codes, ordinances, regulations, laws, standards and procedures, as now exist or as may be hereafter amended or superseded. If Company fails to remove or secure the Facilities and fails to restore the premises or take such other mutually agreed upon action, the City may, after reasonable notice to Company, remove the Facilities, restore the premises or take such other action as is reasonably necessary at Company's expense and the City shall not be liable therefor.

This remedy shall not be deemed to be exclusive and shall not prevent the City from seeking a judicial order directing that the Facilities be removed. The City shall not charge the Company franchise fees for pipelines or pipeline segments abandoned or removed in compliance with this Section. However, the City's consent to the abandonment of Facilities in place shall not relieve the Company of the obligation and costs to remove, alter or re-secure such Facilities in the future in the event it is reasonably determined, as adjudged in the sole discretion of the City, that removal, alteration or re-securing the facilities is necessary or advisable for the health, safety, necessity or convenience of the public, in which case the Company shall perform such work at no cost to the City.

Section 10. Operations and Maintenance - Inspection and Testing.

10.1. The Company shall operate and maintain its Facilities in full compliance with the applicable provisions of Title 49, Code of Federal Regulations, Part 195, and Chapter 480-75 WAC, as now enacted or hereafter amended, all environmental laws, and any other current or future laws or regulations that are applicable to Company's Facilities, enacted by any governmental entity with jurisdiction over Company or Company's Facilities.

10.2. The City shall use reasonable efforts to inform all excavators subject to a City grading or right-of-way permit working within one hundred (100) feet of the Company's Facilities of their responsibility to notify the Company at least forty-eight (48) hours prior to the start of any work and to ensure compliance with the requirements of the State of Washington one-number locator services law (Chapter 19.122 RCW). If the Company becomes aware that a third party conducts any excavation or other significant work that may affect the Facilities, the Company shall conduct such inspections and testing as are necessary to determine that no direct or indirect damage was done to the Facilities and that the work did not abnormally load the Company's Facilities or impair the effectiveness of the Company's cathodic protection system.

Upon written request, the Company shall report to the City its inspection and findings in person.

10.3. At the City's request, the Company shall provide, at its sole cost and expense, a briefing by qualified testing experts to explain the inspection results and Company's proposed corrective action(s). Said qualified testing experts may be employees or representatives of the Company.

Section 11. Undergrounding.

11.1. The Company shall maintain a written program to prevent damage to its Facilities from excavation activities, as required by applicable state and federal guidelines.

11.2. The Company and City shall comply with applicable and valid federal, state and local requirements regarding underground utilities, including Chapter 19.122 RCW (one-number locator services).

11.3. The Company shall regularly inspect the surface conditions on or adjacent to the Pipeline Corridor, as required by applicable state and federal regulations.

Section 12. Leaks, Spills and Emergency Response.

12.1. The Company shall have in place, at all times during the term of this Franchise, a system for remotely monitoring pressures and flows across the Franchise Area. The remote monitoring must be able to accurately detect pipeline ruptures.

12.2. The Company warrants that it will adhere to the Comprehensive Emergency Management Plan that is in compliance with the applicable requirements of local, State, and federal agencies with jurisdiction. Upon written request by either party, the parties agree to meet periodically to review the Comprehensive Emergency Management Plan and procedures.

The Company's emergency plans and procedures shall designate the Company's responsible local emergency officials and a direct 24-hour emergency contact number for the control center operator. The Company shall, after being notified of an emergency, cooperate with the City and make every effort to respond as soon as possible to protect the public's health, safety and welfare.

12.3. The Company shall cooperate with the City and respond to protect public health and safety in the event of a pipeline emergency. The Company warrants that it will at all times have available, on the regional level, sufficient emergency

response equipment and materials to immediately and fully respond to any spill, leak, rupture or other release of Petroleum Products or Hazardous Substances from the Company's pipeline(s) or Facilities and that Company shall be solely responsible for all necessary costs incurred by any agency in responding appropriately to any spill, leak, rupture or other release of Petroleum Products or Hazardous Substances from the Company's pipeline(s) or Facilities, including, but not limited to, detection and removal of any contaminants from earth or water, all remediation costs, equipment replacement, and staffing costs, except for any spill, leak, or other release that results from the sole negligence or willful misconduct of the City or its contractors. Any costs that are the responsibility of the Company shall be considered extraordinary costs, shall not be borne by the City and shall not be considered administrative expenses of the City. Nothing in this Section shall be construed as limiting the Company's right to seek recovery from third parties.

12.4. Leaks, spills, ruptures and other emergencies shall be investigated and reported as required by applicable federal, state and local regulations and the City shall be notified promptly.

12.5. The Company shall be solely responsible for all necessary costs incurred by the City, County, special district or state agencies in responding to any rupture, spill, or leak from the Company's pipeline(s) or Facilities, including, but not limited to, detection and removal of any contaminants from the air, earth or water, and all actual remediation costs unless arising from the negligent acts or omissions, or intentional misconduct of the City. This Section shall not limit the Company's or City's rights or causes of action against any third party or parties who may be responsible for a leak, spill or other release of hazardous liquid from the Company's pipeline, including such third party's insurers.

Section 13. Required Relocation of Facilities.

13.1. In the event that the City undertakes or approves the construction of, or changes to the grade or location of, any water, sewer or storm drainage line, street, sidewalk or any other Improvement Project and the City determines that the Improvement Project reasonably requires changes to or the relocation of Company's Facilities, then Company shall make such changes or relocations as required herein at Company's sole cost, expense and risk.

13.2. The City shall provide the Company reasonable written notice of any Improvement Project in the interest of public health, safety, welfare, necessity or convenience that requires changes to or the relocation of Company's Facilities. The City will endeavor, where practical, to provide the Company with at least one hundred twenty (120) days prior written notice, or such additional time as may reasonably be required, of such Improvement Project. However, nothing in this Section shall be construed as to relieve Company of its duty and obligation to relocate its Facilities to accommodate any Improvement Project undertaken by the City after written notice of any Improvement Project.

13.3. The City shall further provide the Company with copies of pertinent portions of the final plans and specifications for such Improvement Project so that the Company may make the required changes to or relocate its facilities to accommodate such Improvement Project.

13.4. The Company may, after receipt of written notice requiring changes to or relocation of its Facilities, submit to the City within sixty (60) days, written alternatives to such relocation. The City shall evaluate such alternatives and advise the Company in writing if one or more of the alternatives are suitable to accommodate the Improvement Project that would

otherwise necessitate changes to or relocation of the Facilities. If so requested by the City, the Company shall submit additional information to assist the City in making such evaluation, including actual field verification of the location(s) of the Company's underground Facilities within the Improvement Project area by excavating (e.g., pot holing), at no expense to the City. The City shall give each alternative proposed by the Company full and fair consideration but retains sole discretion to decide whether to utilize its original plan or an alternative proposed by the Company.

13.5. If any portion of the Company's Facilities that has been required by the City to be relocated under the provisions of this Section is subsequently required to be relocated again within five (5) years of the original relocation, the City will bear the entire cost of the subsequent relocation.

13.6. The Company shall not be required to relocate its Facilities at its expense for the benefit of private developers or third-party projects. However, in the event the City reasonably determines and notifies the Company that the primary purpose for requiring such changes to or relocation of the Company's Facilities in connection therewith is to cause or facilitate the construction of an Improvement Project or other similar plan, then the Company

shall change or otherwise relocate its Facilities at Company's sole cost, expense and risk.

13.7. The City shall work cooperatively with the Company in determining a viable and practical route within which the Company may relocate its Facilities in order to minimize costs while meeting the City's project timelines and objectives. The City's requirements with regard to the required changes or relocation (i.e., depth of cover, distance from other utilities, etc.) must not be unreasonable and must be consistent with applicable federal and state requirements. However, nothing in this Section shall be construed as to limit the City's police power, land use authority, franchise authority or the City's authority to regulate the time, place and manner of Company's use of the Rights-of-Way, Public Ways and Other Ways.

13.8. Upon receipt of the City's notice, plans and specifications, the Company shall take all necessary and prudent measures to complete relocation of such Facilities so as to accommodate the Improvement Project at least ten (10) calendar days prior to commencement of the Improvement Project or such other time as the parties may agree in writing.

13.9. The City shall take reasonable steps to cooperate with the Company on any effort by the Company to apply for and obtain any local, state or federal funds that may be available for the relocation of the Company's Facilities, provided, however, that the Company's application for any such funds shall not delay the City Improvement Project. To the extent such funds are made available, the Company may apply funds towards the costs incurred to relocate the Company's Facilities.

Section 14. Violations, Remedies and Termination.

14.1. The Company shall be in compliance with the terms and provisions of this Franchise at all times. The City reserves the right to apply any of the following remedies, alone or in combination, in the event Company violates any provision of this Franchise. The remedies provided for in this Franchise are cumulative and not exclusive; the exercise of one remedy shall not prevent the exercise of another or any rights of the City at law or in equity.

14.2. The City may terminate this Franchise if the Company breaches or otherwise fails to perform, comply with or otherwise observe any of the material terms or provisions of this Franchise, and fails to cure or make reasonable effort to cure such breach within thirty (30) calendar days of receipt of written

notice thereof, or, if not reasonably curable within thirty (30) calendar days, within such other reasonable period of time as the parties may agree upon.

14.3. If the Company's right to operate its Facilities within the Franchise Area is ultimately terminated, the Company shall comply with the terms of this Franchise regarding removal, abandonment and restoration of the Right-of-Way and with all directives of applicable federal and state agencies with jurisdiction.

Section 15. Dispute Resolution.

15.1. In the event of a dispute (other than a material breach under Section 14 above) between the City and the Company arising by reason of this Franchise, or any obligation hereunder, the dispute shall first be referred to the representatives designated by the City and the Company to have oversight over the administration of this Franchise. Said officers or representatives shall meet within thirty (30) calendar days of either party's request for said meeting, and the parties shall make a good faith effort to attempt to achieve a resolution of the dispute.

15.2. In the event that the parties are unable to resolve the dispute under the procedure set forth in Subsection 15.1, then

the parties hereby agree that the matter shall be referred to mediation. The parties shall endeavor to select a mediator acceptable to both sides. If the parties cannot reach agreement, then each party shall secure the services of a mediator, who will in turn work together to mutually agree upon a third mediator to assist the parties in resolving their differences. Any expenses incidental to mediation shall be borne equally by the parties.

15.3. If either party is dissatisfied with the outcome of the mediation, that party may then pursue any available judicial remedies, provided that, if the party seeking judicial redress does not substantially prevail in the judicial action, it shall pay the other party's reasonable legal fees, expenses and costs incurred in the judicial action.

15.4. Subject to state and federal regulation, the Company shall be permitted to continuously operate its Facilities during dispute resolution.

Section 16. Indemnification.

16.1. General Indemnification. The Company shall indemnify, defend and hold harmless the City, its City Council, agents, officers or employees from and against any and all liability, loss, damage, cost, expense, and any claim whatsoever,

including reasonable attorneys' and experts' fees incurred by the City in the defense thereof, whether at law or in equity, arising out of or related to, directly or indirectly, the construction, operation, use, location, testing, repair, maintenance, removal or abandonment of the Company's Facilities, or from the existence of the Company's pipeline and other appurtenant facilities, and of the products contained in, transferred through, released or escaped from said pipeline and appurtenant facilities, from any and all causes whatsoever, except the City's sole negligence. If any action or proceeding is brought against the City by reason of the pipeline or its appurtenant facilities, the Company shall defend the City at the Company's complete expense, provided that, for uninsured actions or proceedings, defense attorneys shall be approved by the City, which approval shall not be unreasonably withheld.

16.2. Environmental Indemnification. The Company shall also indemnify, defend and hold harmless the City, its City Council, agents, officers or employees, from and against any and all liability, loss, damage, cost, expense, and any claim whatsoever, including reasonable attorneys' and experts' fees incurred by the City in the defense thereof, whether at law or in equity, caused by, directly or indirectly: (a) the Company's

violation of any environmental laws applicable to the Facilities or (b) from any release of a hazardous substance on or from the Facilities. This indemnity includes, but is not limited to: (a) liability for a governmental agency's costs of removal or remedial action for hazardous substances; (b) damages to natural resources caused by hazardous substances, including the reasonable costs of assessing such damages; (c) liability for any other person's costs of responding to hazardous substances; (d) liability for any costs of investigation, abatement, correction, cleanup, fines, penalties, or other damages arising under any environmental laws; and (e) liability for personal injury, death, property damage, or economic loss arising under any statutory or common-law theory.

16.3. The Company agrees that its obligations under this Section 16 extend to any claim, demand, or cause of action brought by, or on behalf of, any of its employees or agents. For this purpose, the Company, by mutual negotiation, hereby waives, as respects the City only, any immunity that would otherwise be available against such claims under the Industrial Insurance provisions of RCW Title 51.

Section 17. Insurance.

17.1. The Company shall procure and maintain for the duration of the Franchise and any renewal term and three (3) years

thereafter, insurance, or provide self-insurance, against all claims for death and injuries to persons and damages to property which may arise from or in connection with the exercise of the rights, privileges and authority granted hereunder to the Company, its agents, representatives or employees or any omissions by any of them hereunder. The Company shall provide an insurance certificate, together with an endorsement naming the City, its officers, elected officials, agents, employees, representatives, consultants and volunteers as additional insureds (except Worker's Compensation coverage required by section 17.1 C.), to the City upon the Company's acceptance of this Franchise, and such insurance certificates as applicable shall evidence the following minimum coverages:

A. Commercial general liability insurance including coverage for premises-operations, explosions and collapse hazard, underground hazard and products completed hazard, with limits not less than $100,000,000 per occurrence and in the aggregate for bodily injury or death to each person; and in the aggregate for property damage resulting from any one accident; and in the aggregate for general liability;

B. Automobile liability for owned, non-owned and hired vehicles with a limit of $1,000,000 for each person and $1,000,000 for each accident;

C. Worker's compensation within statutory limits;

D. Employer's liability insurance with limits of not less than $2,000,000;

E. Pollution Legal Liability, to be in effect throughout the ten (10) year term of this Franchise and any renewal term thereafter with a limit not less than $50,000,000 per occurrence and in the aggregate to the extent such coverage is available in the marketplace; and

F. Excess umbrella liability policy with limits of no less than $5,000,000 per occurrence and in the aggregate.

17.2. If coverage is purchased on a "claims made" basis, then the Company warrants continuation of coverage, either through policy renewals or the purchase of an extended discovery period, if such extended coverage is available, for not less than three (3) years from the date of revocation, expiration or termination of this Franchise or conversion from a "claims made" form to an "occurrence" coverage form.

17.3. Any deductibles shall be the sole responsibility of the Company. The insurance certificates required by this Section shall contain a clause stating that coverage shall apply separately to each insured against whom a claim is made, or suit is brought, except with respect to the aggregate limits of the insurer's liability.

17.4. The Company's insurance shall be primary insurance with respect to the City, its officers, officials, employees, agents, consultants, and volunteers. Any insurance maintained by the City, its officers, officials, employees, consultants, agents,

and volunteers shall be in excess of the Company's insurance and shall not contribute with it.

17.5. In addition to the coverage requirements set forth in this Section and as commercially available, the certificates of insurance shall provide that:

The above-described policies will not be canceled before the expiration date thereof, without the issuing company giving thirty (30) days written notice to the certificate holder.

In the event of modification, cancellation or a decision not to renew, the Company shall obtain and furnish to the City evidence of self-insurance or replacement insurance policies meeting the requirements of this Section before the cancellation date.

17.6. The certificates and endorsements shall be signed by a person authorized by the insurer and must be received and approved by the City prior to the commencement of any work.

17.7. The Company’s insurance policies shall contain a waiver of subrogation and waiver of any right of recovery against the City, its officers, officials, employees and agents.

17.8. The indemnity and insurance provisions herein under Sections 16 and 17 shall survive the expiration, termination or

revocation of this Franchise and shall continue for as long as the Company's Facilities shall remain in, under, above or on the Franchise Area.

Section 18. Franchise Fees and Administrative Costs.

18.1. In consideration for granting this Franchise and for use of the Franchise Area, there is hereby established an initial Annual Fee of $23,000.00 (Twenty-Three Thousand Dollars), intended to cover the City's reasonable costs related to administering the Franchise and its attendant oversight of the Franchise Area. Each year's annual fee will cover the upcoming twelve (12) month period.

18.2. The Annual Fee shall increase after the first year of the term of this Franchise and all following years by the increase in the prior years' Consumer Price Index for All Urban Consumers (CPI-U) for the Seattle-Tacoma-Bellevue area (the Annual CPI-U). The Annual CPI-U is published by the U.S. Bureau of Labor Statistics on or after January 15th of each year. The increase in the annual fee will be determined by multiplying the prior year's annual fee by the Annual CPI-U and rounding that product to the next whole $10 (Ten Dollars).

18.3. The annual fee payment shall be due thirty (30) days after receipt of a City-provided invoice. The invoice will document the prior year's annual fee amount, published Annual CPI-U, the calculated annual fee increase, a record of receipt of the prior payment made, and balance due. Interest shall accrue on any late payment at the rate of twelve percent (12%) per annum. Such interest shall be in addition to any applicable penalties for late payment. Any partial payment shall first be applied to any penalties, then interest, and then to principal.

18.4. The Company agrees to pay a fee or a charge so that the City recovers its actual, reasonable administrative expenses directly related to this Franchise. Nothing herein shall preclude the City from also charging administrative fees or recovering administrative costs incurred by the City in the approval of permits or in the reasonable supervision, inspection or examination of all work by the Company in the Franchise Area to ensure compliance with the terms of this Franchise and the applicable permits, as required by the applicable provisions of the Municipal Code.

18.5. The foregoing annual fee and administrative expenses do not include any generally applicable taxes that the

City may legally levy. The Company shall also bear the cost of publication of this Franchise.

Section 19. "AS-IS" "WHERE IS" Condition.

19.1. The Company accepts the Franchise Area in an "As Is" "Where Is" condition, with any and all patent and latent defects, and is not relying on any representations or warranties, express or implied, of any kind whatsoever from the City. The Company agrees that the City has never made any guarantees as to the suitability, security or safety of the location of the Company's Facilities or the Facilities themselves or possible hazards or dangers arising from other uses or users of the Rights-of Way, Public Ways and Other Ways or other property including by the City, the general public or utilities. As between the City and the Company, the Company shall remain solely and separately liable for the function, testing, maintenance, operation, replacement and repair of the Facilities or other activities permitted hereunder.

19.2. This Franchise Ordinance shall not create any duty of the City or any of its officials, employees or agents and no liability shall arise from any action or failure to act by the City or any of its officials, employees or agents in the exercise of the powers reserved herein. Further, this Ordinance is not intended to acknowledge, create, imply or expand any duty or

liability of the City with respect to any function in the exercise of its police power or for any other purpose. Any duty that may be deemed to be created in the City hereunder shall be deemed a duty to the general public and not to any specific party, group or entity.

Section 20. Receivership and Foreclosure.

20.1. The Company shall immediately notify the City in writing if it: files a voluntary petition in bankruptcy, a voluntary petition to reorganize its business, or a voluntary petition to effect a plan or other arrangement with creditors; files an answer admitting to the jurisdiction of the Bankruptcy Court and the material allegations of an involuntary petition filed pursuant to the Bankruptcy Code, as amended; or is adjudicated bankrupt, makes an assignment for the benefit of creditors, or applies for or consents to the appointment of any receiver or trustee of all or any part of its property including all or any parts of its business operations, pipeline(s) or Facilities within or affecting the Franchise Area.

20.2. Upon the foreclosure or other judicial sale of all or a substantial part of the Company's business operations, pipeline(s) or Facilities within or affecting the Franchise Area, or upon the termination of any lease covering all or a substantial

part of the pipeline(s) or Facilities within or affecting the Franchise Area, or upon the occasion of additional events which effectively cause termination of the Company's rights or ability to operate the pipeline(s) or Facilities within or affecting the Franchise Area, the Company shall notify the City of such fact, and such notification or the occurrence of such terminating events shall be treated as a notification that a change in control of the Company has taken place, and the provisions of this Franchise governing the consent of the City to such change in control of the Company shall apply.

20.3. The City shall have the right to cancel this Franchise one hundred twenty (120) days after the appointment of a receiver or trustee to take over and conduct the business of the Company, whether in receivership, reorganization, bankruptcy, or other action or proceeding, unless such receivership or trusteeship shall have been vacated prior to the expiration of said one hundred twenty (120) days, or unless: a) Within one hundred twenty (120) days after the election or appointment, such receiver or trustee shall have fully complied with all of the provisions of this Franchise and remedied any existing violations and/or defaults; and b) Within said one hundred twenty (120) days, such receiver or trustee shall have executed an agreement, duly

approved by the court having jurisdiction, whereby such receiver or trustee assumes and agrees to be bound by each and every provision of this Franchise granted to the Company except where expressly prohibited by Washington law.

Section 21. Company's Acceptance.

The City may void this Franchise Ordinance if the Company fails to file its unconditional written acceptance of this Franchise within sixty (60) calendar days from the final passage of same by the City Council. The Company shall file its unconditional written acceptance with the City Clerk of the City of Redmond.

Section 22. Notice.

22.1. All notices, demands, requests, consents and approvals which may, or are required to be, given by any party to the other party hereunder shall be in writing and shall be deemed to have been duly given if delivered personally, sent by a nationally recognized overnight delivery service, or if mailed or deposited in the United States mail and sent by registered or certified mail, return receipt requested, postage prepaid to:

City:

City of Redmond
15670 NE 85th Street

Redmond, WA 98052
Attn: Public Works Director

With a copy to:
City of Redmond
15670 NE 85th Street
Redmond, WA 98052
Attn: Chief Operating Officer

Company:
Olympic Pipe Line Company LLC
Attn: President & Right of Way Dept.
2319 Lind Avenue S.W.
Renton, Washington 98057

With a copy to:
Michael Fandel
Miller Nash LLP
605 5th Avenue S, Suite 900
Seattle, WA 98104

or to such other address as the foregoing parties hereto may from time to time designate in writing and deliver in a like manner. All notices shall be deemed complete upon actual receipt or refusal to accept delivery. Electronic transmission of any signed original document shall be the same as delivery of an original document.

22.2. To ensure effective cooperation, the Company and the City shall each designate a representative responsible for communications between the Parties.

Section 23. Miscellaneous.

23.1. No provision of this Franchise shall be deemed to bar the right of the City or the Company to seek judicial relief

from a violation of any provision of the Franchise, to recover monetary damages for such violations from the other party, or to seek enforcement of the other party's obligations under this Franchise by means of specific performance, injunctive relief or any other remedy at law or in equity.

23.2. This Franchise will be governed by, subject to and construed under the laws of the State of Washington, Federal law and local law.

23.3. Any action relating to this Franchise shall be brought in King County Superior Court or, in the case of a federal action, the United States District Court for the Western District of Washington in Seattle.

23.4. As of the Effective Date, this Franchise shall supersede the prior Franchise Ordinance No. 2289 previously granted to the Company by the City. Termination of the prior franchise shall not, however, relieve the parties from any obligations which accrued under said franchise prior to its termination, including, but not limited to, any outstanding indemnity, insurance, reimbursement or administrative fee payment obligations.

23.5. This Franchise may be amended only by a written instrument, signed by both parties, which specifically states that it is an amendment to this Franchise and is approved and executed by their duly authorized representatives.

23.6. Subject to the provisions of Subsection 23.5, this Franchise constitutes the entire agreement between the parties with respect to the subject matter of this Franchise, and supersedes all prior agreements and understandings, oral and written, between the parties, with respect to the same.

23.7. Whenever this Franchise sets forth a time for any act to be performed, such time shall be deemed to be of the essence, and any failure to perform within the allotted time may be considered a material violation of this Franchise.

23.8. Failure of a party to exercise any rights or remedies under this Franchise shall not constitute a waiver of any such right or remedy or any other right or remedy and shall not prevent the party from pursuing such right or remedy or any other right or remedy at any future time.

23.9. In the event that the City or Company is prevented or delayed in the performance of any of its obligations under this Franchise by reason(s) beyond the reasonable control of that party,

then performance shall be excused during the Force Majeure occurrence. Upon removal or termination of the Force Majeure occurrence, the affected party shall promptly perform the affected party's obligations in an orderly and expedited manner under this Franchise or procure a substitute for such obligation or performance that is satisfactory to the other party.

23.10. The Section and subsection headings in this Franchise are for convenience only, and do not purport to and shall not be deemed to define, limit, or extend the scope or intent of the Section or subsection to which they pertain.

23.11. By entering into this Franchise, the parties expressly do not intend to create any obligation or liability or promise any performance to any third party, nor have the parties created for any third party any right to enforce this Franchise.

23.12. This Franchise and all of the terms and provisions hereof shall be binding upon and inure to the benefit of the parties hereto, their respective permitted successors and assigns.

23.13. In addition to the indemnification and insurance provisions, the removal, relocation and restoration obligations of the Company and any other pertinent provisions of this Franchise, which by their nature necessarily need to survive the revocation,

termination or expiration of this Franchise, shall do so as long as the Company has Facilities in the Franchise Area.

23.14. In the event of a conflict between this Franchise and the Municipal Code, the provisions which most favor the City shall control.

Section 24. Severability. 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 25. Effective date. This ordinance shall become effective on January 1, 2026, provided five days have passed since the date of publication of a summary in the City's official newspaper or as otherwise provided by law.

ADOPTED by the Redmond City Council this _____ day of _____, 2026.

CITY OF REDMOND

_____
ANGELA BIRNEY, MAYOR

ATTEST:

_____
CHERYL XANTHOS, MMC, CITY CLERK (SEAL)

APPROVED AS TO FORM:

_____
REBECCA MUELLER, CITY ATTORNEY

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.

UNCONDITIONAL ACCEPTANCE BY OLYMPIC PIPE LINE COMPANY LLC:

I, the undersigned officer of Olympic Pipe Line Company LLC, am authorized to bind Olympic Pipe Line Company LLC and to unconditionally accept the terms and conditions of the foregoing Franchise (Ordinance No. _____), which are hereby accepted by Olympic Pipe Line Company LLC this ____ day of _____, 2026.

OLYMPIC PIPE LINE COMPANY LLC

By:_____
Name:_____
Title:_____

Subscribed and sworn to before me this ____ day of _____, 202__.

_____
Print Name:_____
Notary Public in and for the State of Washington
Residing at _____
My commission expires _____

Received on behalf of the City this ____ day of _____, 202__.

_____
Print Name:_____
Title:_____

Attachment B: Redmond - Olympic Pipe Line Franchise Comparison Matrix dated 3-06-2026

Proposed 2026 Ordinance No. XXXX vs. 2006 Ordinance No. 2289

The proposed 2026 ordinance modernizes the 2006 franchise by strengthening environmental, financial, and legal protections, standardizing insurance and fee structures, and ensuring clear renewal and compliance mechanisms.

Section / Category	Proposed 2026 Franchise Ordinance	2006 Franchise Ordinance No. 2289
General Provisions		
§ 2 Definitions	Non-code ordinance. Expanded and clarified terms to align with pipeline and ROW management standards (*Franchise Area, Pipeline Corridor, Hazardous Substance,* etc.).	Non-code ordinance. Contained fewer definitions and complex Federal citations.
§3 Purpose and Scope	Confirms City's police power; grants a nonexclusive franchise for continued operation; protect public health and safety.	Authorized use of ROW for liquid petroleum transport; City consent required for new facilities but less explicit.
§§ 4 – 7 Rights Conveyed / Term / Assignment / Compliance	Ten-year term with mutual ten-year renewal or year-to-year extension; assignment requires City Council approval by ordinance / resolution; compliance with laws.	Ten-year term; Ten-year renewal at City's discretion; now operating year-to-year since 2016. Assignment approval required from City Council.
Operational & Construction Standards		
§ 8 Construction & Permitting	Requires detailed permit applications, 72-hour notice, GIS maps, and bonding of 125% of construction costs; defines emergency work protocol.	General permit requirement; no bond amount specified.
§ 9 Abandonment / Removal	Notice to City within 30 days of abandonment; removal within 180 days unless secured in place with City approval.	Notice within 60 days; removal within 180 days.
§ 10 Operations & Maintenance	Must comply with 49 CFR Part 195 and Chapter 480-75 WAC; City may request inspection briefings at Company's cost.	General maintenance in compliance with laws and regulations.
§ 11 Undergrounding / Surface Conditions	Requires a written program to prevent damage from excavation of Company's Facilities and regular inspection of surface conditions on pipeline corridor.	Not addressed as a standalone section.
§ 12 Leaks, Spills & Emergency Response	Adhere to Comprehensive Emergency Management Plan, 24-hour emergency contact, and Company responsibility for all response and remediation costs, except for the sole negligence or willful misconduct of the City.	Spill-emergency response at the County level.
§ 13 Relocation of Facilities	Relocation at Company's cost for City Improvement Projects; if relocated again within 5 years, City pays; detailed coordination steps provided.	Required relocation for City projects.

Section / Category	Proposed 2026 Franchise Ordinance	2006 Franchise Ordinance No. 2289
Legal Protections & Remedies		
§§ 14 – 15 Violations / Dispute Resolution	Remedies are cumulative; notice and right to cure; dispute resolution process.	Enforcement and disputes including escalation.
§§ 16 – 17 Indemnification / Insurance	Expansive indemnification language along with environmental indemnification and RCW Title 51 waiver; requires $100M CGL, $50M pollution liability, $5M umbrella, and other coverages; City named additional insured.	$100M CGL plus auto/employer's liability ($2M); no pollution coverage; no RCW 51 waiver.
§ 18 Franchise Fees & Costs	$23,000 base annual fee + CPI annual increase (2027 onward).	$12,000 initial base fee + annual CPI increase (Seattle-Everett area).
§ 19 "As-Is / Where-Is" Condition	Company accepts ROW "as is" "where is"; City provides no warranty; reaffirms City disclaimers.	Similar language but less explicit.
§ 20 Receivership / Foreclosure	Adds notice and City termination rights in bankruptcy or receivership events.	Bankruptcy not explicitly addressed.
§§ 21 – 23 Acceptance / Notices / Miscellaneous	Acceptance required within 60 calendar days; formalizes notice addresses and representatives; adds governing law (WA), venue (King County Superior Court / U.S. District Court- Seattle), and mutual force majeure clause.	30-day acceptance; no specified venue; force majeure applies only to the Company.
§§ 24 – 25 Severability / Effective Date	Standard severability clause; effective January 1, 2026, five days after the date of publication.	Standard clause; effective May 27, 2006.

Memorandum

Date: 4/7/2026
Meeting of: Committee of the Whole - Planning and Public Works

File No. CM 26-218
Type: Committee Memo

TO: Committee of the Whole - Planning and Public Works
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

Planning and Community Development	Carol Helland	425-556-2107

DEPARTMENT STAFF:

Planning and Community Development	Seraphie Allen	Deputy Director
Planning and Community Development	Jeff Churchill	Long Range Planning Manager
Planning and Community Development	Lauren Alpert	Senior Planner

TITLE:
2025 Legislative Conformance, Business Improvement, and Fences Zoning Code Amendments

OVERVIEW STATEMENT:
Staff recommend that the City Council adopt an ordinance amending the Redmond Zoning Code related to 2025 Legislative Conformance, Business Improvement, and Fences.

2025 Legislative Conformance
In 2025 the state legislature enacted several new laws affecting local development regulations. This amendment package will result in updates to the Redmond Zoning Code to address new state laws. It will also address several clean-ups related to Redmond 2050. Topics include subdivision regulations, zoning for child care centers, parking, permitting timelines, building conversions, and miscellaneous corrections.

Business Code Improvements
The City's Economic Development team monitors business interaction with our development regulations. Annually, staff prepares a package of code amendments proposed to improve business use of these regulations. This package includes:

- Ensuring commercial floor area is provided in mixed-use developments by removing opportunity for deviation from adopted code requirements;
- Requiring placement of "Businesses Open" where pedestrian access to businesses are impacted by sidewalk closures;
- Simplifying and clarifying opportunities for Food Truck and Pop-Up Retail Courts and for Publicly Accessible Enhanced Amenity Spaces (PEAS); and
- Improving definitions of allowed business uses.

Fences and Retaining Walls
The fence updates are intended to synchronize and add clarity to fence requirements, and to evaluate the purpose and intent of regulating fence and retaining wall location, dimensions, permit requirements, and design.

☒ **Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

☐ **Receive Information** ☒ **Provide Direction** ☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
  The following Redmond 2050 policies: EV-4, EV-19, EV-21, EV-22, EV-23 TR-11, TR-16, FW-LU-2, LU-2, LU-5, and LU-7.
  The Economic Development Strategic Plan relevant actions include Action 6B.3, Strategy 1B, action 1B.1, and The Tourism Strategic Plan's Goal 1, Initiative 20.
- **Required:**
  Items in this code package were required by several 2025 Legislative session bills: SB 5559, HB 1096, SB 5509, SB 5611, SB 5814, HB 1183, and HB 1757.
- **Council Request:**
  N/A
- **Other Key Facts:**
  N/A

OUTCOMES:
This code updates local development regulations to address changes from the 2025 state legislative session, clarifies fence and retaining wall regulations, and improves business use of regulations.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
  Community feedback was completed from November 10, 2025 - January 10, 2026
- **Outreach Methods and Results:**
  Online questionnaire, hybrid office hours with staff, and Planning Commission public hearing.
- **Feedback Summary:**
  A feedback summary is attached

BUDGET IMPACT:

Total Cost:
$5,350,743 is the total cost of the Community and Economic Development budget offer, which includes the staff time for this work.

Approved in current biennial budget: ☒ **Yes** ☐ **No** ☐ **N/A**

Budget Offer Number:
0000304

Budget Priority:
Vibrant and Connected

Other budget impacts or additional costs: ☐ **Yes** ☒ **No** ☐ **N/A**
If yes, explain:
N/A

Funding source(s):
General Fund

Budget/Funding Constraints:
N/A

☐ **Additional budget details attached**

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
N/A	Item has not been presented to Council	N/A

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
4/28/2026	Study Session	Provide Direction
5/19/2026	Business Meeting	Approve

Time Constraints:
2025 state legislation has varying timelines for implementation, the first of which is June 30, 2026.

ANTICIPATED RESULT IF NOT APPROVED:
If not adopted, the benefits of the recommended amendments will not be realized. In addition, local regulations that are inconsistent with state law may be pre-empted.

ATTACHMENTS:
Attachment A - Draft Ordinance
Attachment B - Exhibits 1 - 15
Attachment C - Planning Commission Report with appendices
Attachment D - Community Feedback Summary

CITY OF REDMOND
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING TITLE 21 OF THE REDMOND MUNICIPAL CODE, KNOWN AS THE REDMOND ZONING CODE, ADDRESSING 2025 STATE LEGISLATION, CONDUCTING MISCELLANEOUS CLEAN-UP, IMPROVING BUSINESS USE OF REGULATIONS, CLARIFYING FENCE AND RETAINING WALL REGULATIONS, PROVIIDNG FOR SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the Growth Management Act (GMA) requires that comprehensive plans and development regulations be subject to continuing evaluation and review; and

WHEREAS, the GMA requires that development regulations be consistent with comprehensive plan policies; and

WHEREAS, development regulations must be consistent with state law; and

WHEREAS, these amendments address state legislation passed in 2025; and

WHEREAS, these amendments advance comprehensive plan policies for economic vitality, community design, and plan implementation; and

WHEREAS, these amendments address known errors and ambiguities in the code; and

WHEREAS, state agencies were sent 60-day notices of proposed RZC amendments on February 4, 2026; and

WHEREAS, from February 11, 2026, to March 11, 2026, the Planning Commission conducted study sessions and held public hearings for amendments to the RZC and subsequently transmitted recommendations to the City Council for consideration; and

WHEREAS, from April 7, 2026, to May 19, 2026, the City Council held meetings to study the Planning Commission's recommendations; and

WHEREAS, having considered the Planning Commission's recommendations and community input, the City Council desires to amend the Redmond Zoning Code.

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

Section 1. Classification. This is a code ordinance.

Section 2. Findings and Conclusions. The City Council hereby adopts the findings and conclusions contained in the associated Planning Commission Report, including all related attachments and exhibits to those reports, City file nos. LAND-2026-00015 and SEPA 2026-00016.

Section 3. RZC 21.04 Land Uses and General Provisions. RZC 21.04 Land Uses and General Provisions is amended as shown in

Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 4. RZC 21.08 Neighborhood and Mixed-Use Regulations. RZC 21.08 Neighborhood and Mixed-Use Regulations is amended as shown in Exhibit 2, attached hereto and incorporated herein by this reference as if set forth in full.

Section 5. RZC 21.10 Downtown Regulations. RZC 21.10 Downtown Regulations is amended as shown in Exhibit 3, attached hereto and incorporated herein by this reference as if set forth in full.

Section 6. RZC 21.12 Overlake Regulations. RZC 21.12 Overlake Regulations is amended as shown in Exhibit 4, attached hereto and incorporated herein by this reference as if set forth in full.

Section 7. RZC 21.13 Marymoor Village Regulations. RZC 21.13 Marymoor Village Regulations is amended as shown in Exhibit 5, attached hereto and incorporated herein by this reference as if set forth in full.

Section 8. RZC 21.20 Affordable Housing. RZC 21.20 Affordable is amended as shown in Exhibit 6, attached hereto and incorporated herein by this reference as if set forth in full.

Section 9. RZC 21.24 Fences. RZC 21.24 Fences is amended as shown in Exhibit 7, attached hereto and incorporated herein by this reference as if set forth in full.

Section 10. RZC 21.25. RZC 21.25 Retaining Walls is established as shown in Exhibit 8, attached hereto and incorporated herein by this reference as if set forth in full.

Section 11. RZC 21.36 Open Space. RZC 21.36 Open Space is amended as shown in Exhibit 9, attached hereto and incorporated herein by this reference as if set forth in full.

Section 12. RZC 21.40 Parking Standards. RZC 21.40 Parking Standards is amended as shown in Exhibit 10, attached hereto and incorporated herein by this reference as if set forth in full.

Section 13. RZC 21.48 Transfer of Development Rights Program. RZC 21.48 Transfer of Development Rights Program is amended as shown in Exhibit 11, attached hereto and incorporated herein by this reference as if set forth in full.

Section 14. RZC 21.55 Development Incentive Program. RZC 21.55 Development Incentive Program is amended as shown in Exhibit 12, attached hereto and incorporated herein by this reference as if set forth in full.

Section 15. RZC 21.74 Land Division. RZC 21.74 Land Division is amended as shown in Exhibit 13, attached hereto and incorporated herein by this reference as if set forth in full.

Section 16. RZC 21.76 Review Procedures. RZC 21.76 Review Procedures is amended as shown in Exhibit 14, attached hereto and incorporated herein by this reference as if set forth in full.

Section 17. 21.78 Definitions. RZC 21.78 Definitions is amended as shown in Exhibit 15, attached hereto and incorporated herein by this reference as if set forth in full.

Section 18. Severability. 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 19. Effective date. This ordinance shall become effective five days after its publication, or publication of a summary thereof, in the city's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this _____ day of _____, 2026.

CITY OF REDMOND

_____
ANGELA BIRNEY, MAYOR

ATTEST:

_____
CHERYL XANTHOS, MMC, CITY CLERK (SEAL)

APPROVED AS TO FORM:

_____
REBECCA MUELLER, CITY ATTORNEY

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.

Exhibit 1: Chapter 21.04

LAND USES AND GENERAL PROVISIONS

Sections:

21.04.0010	Land Use Zones Introduction.
21.04.0020	Zoning Map.
21.04.0030	Comprehensive Allowed Uses Tables.
21.04.0100	Residential Use Table.
21.04.0200	Nonresidential Use Table.
21.04.1000	Special Regulations for Residential Uses.
21.04.1110	Accessory Dwelling Units and Tiny Homes.
21.04.1120	Accessory Structures.
21.04.1125	Conversions of Existing Buildings to Residential Uses.
21.04.1130	*Cottage Housing.*
21.04.1140	*Reserved.*
21.04.1150	Home-Based Businesses.
21.04.1160	Manufactured and Mobile Homes.
21.04.1170	Pet Waste Stations.
21.04.1180	*Reserved.*
21.04.1190	Retirement Residences.
21.04.2000	*Special Regulations for Nonresidential Uses.*
21.04.2010	Accessory Commercial.
21.04.2020	Active Retail Uses.
21.04.2030	Adult Entertainment Facilities.
21.04.2040	Animal Boarding, Sales, and Services – Kennels, Shelters, and Equestrian Facilities.
21.04.2050	Arts, Entertainment, Recreation, and Assembly.
21.04.2060	Bed and Breakfast Inn.
21.04.2070	Cannabis-Related Uses.
21.04.2080	Day Care Centers.
21.04.2090	Drive-Up Stand.
21.04.2100	Drive-Through Facilities.
21.04.2110	Educational Facilities.
21.04.2120	Essential Public Facilities.
21.04.2130	Faith-Based and Funerary.
21.04.2140	Food Truck and Pop-Up Retail Court.
21.04.2150	Hazardous Liquid Pipelines.
21.04.2160	Hazardous Waste Treatment and Storage.
21.04.2170	Manufacturing and Wholesale Trade.
21.04.2180	Mining and Extraction Establishments.
21.04.2190	Mini-Warehouses/Self-Storage.
21.04.2200	Outdoor Storage and Retail Display.
21.04.2210	Urban Recreation Special Use Standards.
21.04.2220	Vehicle Sales, Rentals, Repair, and Storage.
21.04.2230	Wireless Communication Facilities.
21.04.3000	*Reserved.*
21.04.4000	Temporary Uses.
21.04.4010	Temporary Encampments.
21.04.4020	Emergency Shelter.
21.04.4030	Food Trucks and Other Mobile Vendors.
21.04.4040	Kiosks and Vending Carts.
21.04.5000	Legal Nonconforming Uses and Structures.

(Ord. 3220)

[No changes to sections 0010. 0020, and 0030]

•••

21.04.0100 Residential Use Table.

Residential and Lodging Uses by Zone **P = A use class is permitted** **L = Limited use, see note number(s) indicated** **C = A conditional use permit (CUP) is required** **N = Not permitted**	**Neighborhood Zones**			**Citywide Mixed-Use Zones**		**Marymoor Village Zones**			**Downtown Zones**			**Overlake Zones**			**Nonresidential Zones**						**Notes and References**
	NR	**NMF**	**NMU**	**CMU**	**UMU**	**MME**	**MMC**	**MMM**	**DTE**	**DTC**	**TWNC**	**OV**	**OBAT**	**OUMF**	**BP**	**MP**	**I**	**UR**	**RA-5**	**COS**	
Residential																					
Dwelling unit, detached	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 7	P	N	See RZC 21.04.1160 for manufactured homes
Dwelling unit, attached	P	P	P	P	N	P	N	N	P	P	P	N	N	N	N	N	N	N	N	N	
Accessory dwelling unit	P	P	P	P	N	P	N	N	P	P	P	N	N	N	N	N	N	P	P	N	See RZC 21.04.1110
Tiny home	P	P	P	P	N	P	N	N	P	P	P	N	N	N	N	N	N	L 4	P	N	See RZC 21.04.1110
Dwelling unit, multifamily	N	P	P	P	L 3	P	L 3	N	P	P	P	L 3	L 3	P	N	N	N	N	N	N	
Permanent supportive housing, transitional housing	P	P	P	P	P	P	P	N	P	P	P	P	P	P	N	N	N	N	N	N	See RZC 21.57.010
Mixed-use residential structure	N	L 5	P	P	P	P	P	N	P	P	P	P	P	P	N	N	N	N	N	N	
Group Home/Congregate Housing																					
Dormitory or residential suite	L 8	P	P	L 8	P	P	P	N	P	P	P	L 3	L 3	L 3	N	N	N	N	N	N	
Adult family home	P	P	N	N	N	P	P	N	P	P	P	P	P	N	N	N	N	N	P	N	
Long-term care facility	N	C	N	N	P	P	P	N	P	P	P	P	P	N	N	N	N	N	N	N	
Residential care facility	C	C	N	N	P	P	P	N	P	P	P	P	P	N	N	N	N	N	C	N	
Retirement residence	P / C 6	P / C 6	N	N	P / C 6	P / C 6	P / C 6	N	P / C 6	P / C 6	P / C 6	P / C 6	P / C 6	N	N	N	N	N	N	N	A CUP may be required. See Note 6.
Emergency housing or emergency shelter	N	N	N	N	P	P	P	N	P	P	P	P	P	N	N	N	N	N	N	N	See RZC 21.57.010 and 21.57.020
Lodging																					
Bed and breakfast inn or boarding house	L 2	L 2	L 2	L 2	P	P	N	N	P	P	N	P	N	N	N	N	N	P /C	L 2	N	A CUP is required for bed and breakfast inns with three or more bedrooms

Residential and Lodging Uses by Zone P = A use class is permitted L = Limited use, see note number(s) indicated C = A conditional use permit (CUP) is required N = Not permitted	Neighborhood Zones			Citywide Mixed-Use Zones		Marymoor Village Zones			Downtown Zones			Overlake Zones			Nonresidential Zones						Notes and References
	NR	NMF	NMU	CMU	UMU	MME	MMC	MMM	DTE	DTC	TWNC	OV	OBAT	OUMF	BP	MP	I	UR	RA-5	COS	
Hotel or motel	N	N	N	P	P	N	P	N	N	P	P	P	P	N	N	N	N	N	N	N	

Notes and Limitations:

1 Affordable housing developments are allowed in all land use districts where faith-based uses are allowed, so long as that affordable housing development is located on real property owned or controlled by a faith-based or religious organization at the submittal of a complete building permit application. For affordable housing developed on property owned by a faith-based or religious organization, density bonuses may apply, subject to RZC 21.20.060.D.

2 Limited to bed and breakfast inns: No more than eight rental rooms are permitted.

3 Limited to mixed-use developments: Not permitted as a stand-alone use. Administrator may approve an exception where:

a. Site conditions (including but not limited to parcel size and/or slope) substantially limit mixed-use viability; or

b. The street frontage is to a neighborhood street (see RZC 21.12.510); or

c. Ground floor residential is allowed.

4 One tiny home is allowed for each allowed dwelling unit. Where only one primary dwelling is on a lot, two tiny homes are allowed.

5 Maximum commercial square feet per Table 21.08.200.B.

6 If a development is not to be subdivided or sold as a condominium, then a conditional use permit shall be required for the retirement residence rather than a subdivision or binding site plan.

7 Permitted use only for dwelling units occupied by those engaged in crop production on the property or operating a stable on the property and accessory dwelling units.

8 Dormitories: limited to developments with six or more dormitory rooms. Residential Suites: Limited to developments with six or more residential suite ~~dwelling~~ units per lot. Not permitted for developments with less than six residential suite ~~dwelling units~~ per lot.

(Ord. 3186; Ord. 3220. Formerly 21.04.100)

21.04.0200 Nonresidential Use Table.

Nonresidential Uses by Zone P = A use class is permitted L = Limited use, see note number(s) indicated C = A conditional use permit (CUP) is required N = Not permitted	Neighborhood Zones			Citywide Mixed-Use Zones		Marymoor Village Zones			Downtown Zones			Overlake Zones			Nonresidential Zones						Notes and References
	NR	NMF	NMU	CMU	UMU	MME	MMC	MMM	DTE	DTC	TWNC	OV	OBAT	OUMF	BP	MP	I	UR	RA-5	COS	
General Sales or Service																					
Retail sales	N	N	L 1, 2	L 2	L 2	L 1, 2	L 2	L 2, 7J	L 1, 2, 3e	L 2	L 2	L 1, 2	L 1, 2	L 1, 2, 3A, 3B, 3C	L 2, 20 / C	L 2, 15, 16 / C	L 2, 14, 23, 24, 25	N	N	N	Gasoline sales require a CUP. For kiosks and other temporary uses see RZC 21.04.4000 For animal sales, see RZC 21.04.2040 For vehicle sales, see RZC 21.04.2220
Cannabis retail sales	N	N	N	P	P	N	N	N	P	P	P	P	P	N	P	L 15	N	N	N	N	See RZC 21.04.2070
Business and service	N	N	L 1	P	P	P	P	L 7J	P	P	P	L 3E / C	L 3E	L 1, 3A, 3B, 3C, 3E	L 21	L 2, 7F, 7G, 7H, 16	L 2, 23	N	N	N	A CUP is required for auto rental and animal sales and services
Food and beverage	N	N	L 1	P	P	P	P	L 1, 17, 18, 19a	P	P	P	L 4	P	L 1, 4	L 17, 18, 19b	L 10, 17, 18, 19a	L 17, 18, 19b / C	N	N	N	For food carts, food trucks, and other temporary uses see RZC 21.04.4000
Food truck, pop-up retail court	N	L 1	L 1	P	P	P	P	N	P	P	N	P	P	N	P	P	P	N	N	N	See RZC 21.04.2140
Drive-up stand	N	N	N	P	P	P	P	P	P	P	P	P	P	N	P	P	N	N	N	N	See RZC 21.04.2090
Animal kennel/shelter	N	N	N	P	L 1	L 1	L 1	N	L 1	L 1	L 1	L 1	L 1	N	N	L 15	N	L 1 ~~15~~	C	N	See RZC 21.04.2040
Arts, Entertainment, and Recreation																					
Arts, entertainment, recreation, and assembly	L 1, 7a, 7b, 7c / C	L 1, 7a, 7b, 7c / C	L 1 / C	P	P	P	P	C	P	P	P	P	P	L 1, 7 / C	L 22	P	N	C	C	C	A CUP is required for athletic, sports, and play fields, marine recreation, and commercial swimming pools. See RZC 21.04.2210 and 21.04.2050 For special regulation for uses in the UR zone see RZC 21.04.2210
Golf course	L 2 / C	L 2 / C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2 / C	L 2 / C	N	See RZC 21.04.2210

Nonresidential Uses by Zone P = A use class is permitted L = Limited use, see note number(s) indicated C = A conditional use permit (CUP) is required N = Not permitted	Neighborhood Zones			Citywide Mixed-Use Zones		Marymoor Village Zones			Downtown Zones			Overlake Zones			Nonresidential Zones						Notes and References
	NR	NMF	NMU	CMU	UMU	MME	MMC	MMM	DTE	DTC	TWNC	OV	OBAT	OUMF	BP	MP	I	UR	RA-5	COS	
Natural and other recreational park	P / C	P / C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P / C	C	A CUP is required for commercial facilities. See RZC 21.04.2210
Adult entertainment facilities	N	N	N	N	C	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	See RZC 21.04.2030
Education, Public, Health, and Other Institutions																					
Education, government, health care and other institution	L 1 / C	L 1 / C	L 1 / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	L 2, 7D, 7E, 16 ~~15~~ / C	N	N	L 26 / C	N	A CUP is required for educational facilities with capacity > 150 full-time-equivalent students. A CUP is required in the RA-5 zoning district.
Day care center	P ~~L 13 / C~~	P ~~L 13 / C~~	P ~~L 13~~	P	P	P	P	P	P	P	P	P	P	P	P	L 15	N	N	P ~~N~~	N	~~A CUP is required in NR and NMF. See RZC~~ 21.04.2080
Family day care provider	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	P	P	See RZC 21.04.1150
Faith-based	P / C	P / C	N	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	N	N	N	N	A CUP is required for uses with over 250 seats. See RZC 21.04.2130
Funerary	P / C	P / C	N	N	P	N	P	P	P / C	P / C	P / C	P / C	P / C	N	N	P / C	N	N	N	N	A CUP is required for uses with over 250 seats. See RZC 21.04.2130
Secure community transition facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	See RZC 21.76.070.M
Manufacturing and Wholesale Trade																					
Manufacturing and wholesale trade	N	N	N	N	L 2	N	L 1, 2	L 1, 2	N	N	N	L 3D	L 3D	N	L 2	L 2	L 2	N	N	N	See RZC 21.04.2170
Artisanal manufacturing, retail sales, and service	N	N	L 1	L 1	P	L 1	P	P	L 1	L 1	L 1	L 1, 3E	L 1, 3E	N	P	L 2	L 2	N	N	N	
Cannabis processing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	See RZC 21.04.2070

Nonresidential Uses by Zone P = A use class is permitted L = Limited use, see note number(s) indicated C = A conditional use permit (CUP) is required N = Not permitted	Neighborhood Zones			Citywide Mixed-Use Zones		Marymoor Village Zones			Downtown Zones			Overlake Zones			Nonresidential Zones						Notes and References
	NR	NMF	NMU	CMU	UMU	MME	MMC	MMM	DTE	DTC	TWNC	OV	OBAT	OUMF	BP	MP	I	UR	RA-5	COS	
Transportation, Communication, and Utilities																					
Postal services	N	N	N	N	N	N	N	P	P	P	P	P	P	N	N	P	N	N	N	N	
Automobile parking facility	N	N	N	N	L 27	N	P	N	N	P	P	N	N	N	L 27 ~~P~~	N	N	N	N	N	See also RZC 21.40 and RZC 21.58.5310. In shorelines see RZC 21.68.140.
Truck and freight transportation	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	L 2	L 2	N	N	N	See RZC 21.04.2220
Towing operators and auto impoundment yards	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	L 2	N	N	N	See RZC 21.04.2220
Road, ground passenger, and transit transportation	N	N	N	N	P	L 1	L 1	P	N	P	P	P	P	N	P	P	P	N	N	N	
Rail transportation	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	
Heliport	L 9 / C	L 9 / C	N	N	P	N	C	C	N	N	N	N	N	N	C	C	C	N	N	N	
Rapid charging station	N	N	N	P	P	L 14	P	P	P	P	P	L 1	L 1	L 1	L 14	L 14	L 14	N	N	N	
Wireless communication facilities	P	P	L 1 / C	P	P	L 1 / C	P	P	L 1 / C	P	P	L 1 / C	L 1 / C	P	P	P	P	N	P	P	See RZC 21.04.2230. A CUP is required for large satellite dishes; amateur radio tower; antenna array, base station, and support structures
Local utilities	P	P	L 1 / C	L 1 / C	P	L 1 / C	L 1 / C	L 1 / C	P	P	P	P / C	P / C	P / C	P	P	P	N	P	P	A CUP is required if 40 feet in height or greater
Regional utilities	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	P / C	P / C	P / C	P	P	P	N	C	C	A CUP is required if 40 feet in height or greater
Solid waste transfer and recycling	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2	L 2	N	N	N	
Hazardous waste treatment and storage, incidental	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2	L 2	L 2	N	N	N	See RZC 21.04.2160
Hazardous waste treatment or storage, primary	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2 / C	L 2	N	N	N	See RZC 21.04.2160

Nonresidential Uses by Zone P = A use class is permitted L = Limited use, see note number(s) indicated C = A conditional use permit (CUP) is required N = Not permitted	Neighborhood Zones			Citywide Mixed-Use Zones		Marymoor Village Zones			Downtown Zones			Overlake Zones			Nonresidential Zones						Notes and References
	NR	NMF	NMU	CMU	UMU	MME	MMC	MMM	DTE	DTC	TWNC	OV	OBAT	OUMF	BP	MP	I	UR	RA-5	COS	
Water extraction well	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2	N	N	
Agriculture																					
Animal production	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 11	L 11	N	See RZC 21.04.2040
Crop production	P	P	P	N	N	P	N	N	P	N	N	P	P	P	N	N	N	P	P	N	
Cannabis production	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	See RZC 21.04.2070
Equestrian facility	L 12 /C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	See RZC 21.04.2040
Roadside produce stand	P	P	P	P	P	P	P	N	P	P	P	P	P	N	N	N	N	P	P	N	
Other																					
Construction-related business	N	N	N	N	N	N	N	P	N	N	N	L 3D, 3E, 6	L 3D, 3E, 6	N	P	L 2	L 2	N	N	N	
Mining and extraction establishment	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2/C	N	N	N	See RZC 21.04.2180
Wetland mitigation banking	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	

Notes and Limitations

1 Shall not be materially detrimental in terms of noise, truck traffic, vibrations, odors, and other potential operational impacts with neighborhood units or nearby mixed-use/residential developments. Application of this note is limited in the MMC and MMM zoning districts to new structures permitted after June 17, 2017.

2 For properties in a CARA this use may be restricted or prohibited. See RZC 21.64.050.

3 Uses Not Permitted.

a. Gasoline service;

b. Outdoor automobile sales, rental or service;

c. Rental storage and mini-warehouses;

d. Warehouse and storage services;

e. Outdoor storage.

4 Limited to less than 75,000 square feet gross floor area in a single use.

5 Membership wholesale/retail warehouse limited to showroom only with a maximum size of 75,000 square feet gross floor area.

6 Administrative office/business functions only.

7 Is limited to:

a. Athletic, sports, and play fields.

b. Marine recreation.

c. Commercial swimming pools.

d. Education facilities allowed in MP zones outside of MP Overlay but limited to technical, trade, and other specialty schools only.

e. Animal kennels.

f. Real estate services limited to mini-warehouse/self-storage only.

g. Professional services limited to research and development services and other uses that support another permitted use within the MP zone only.

h. Administrative services limited to corporate headquarters and regional offices associated with manufacturing and wholesale trade uses within an MP zone.

i. Athletic club or fitness center.

j. Repair and rental of goods (unless permitted as a supplementary use per 21.04.2220.J).

8 Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.

9 Permitted only abutting Lake Sammamish. Excludes medical airlift.

10 Limited to mixed-use developments. Not permitted as a stand-alone use.

11 All commercial livestock, dairy and fowl enterprises limited to lots 35,000 square feet in size or larger, and must meet Seattle-King County Health Department regulations and the regulations of Redmond's Municipal Code. Personal, noncommercial livestock, dairy, and fowl activities are considered an accessory use and are allowed; provided, that all Health Department and Municipal Code requirements are met.

12 Limited to lots 35,000 square feet or larger.

13 ~~Day care uses are only permitted in a building or building complex used for other uses, such as a school, church, meeting hall, or some other building used for more than one purpose.~~ *[REPEALED]*

14 Shall not be located on a parcel that abuts a Neighborhood Residential or Neighborhood Multifamily zone.

15 Only allowed in the MP Overlay (see note 7D for educational facilities).

16 The following uses are limited ~~Limited~~ to MP Overlay only: pet and animal sales or services (except veterinary), ambulatory and outpatient health care services, health and personal care, and finance and insurance.

17 Shall be located in multi-tenant buildings or a single building in a multibuilding, multi-tenant complex.

18 Fifty-person seating capacity, except when associated with manufacture of food or kindred products. In that case, maximum is 100-person seating capacity, so long as the seating area does not occupy more than 25 percent of combined gross floor area. The seating limit does not apply when the use is secondary to a winery or brewery, but the 25 percent limit continues to apply.

19 Hours of operation limited to:

a. 6:00 a.m. – 12:00 p.m. in the MMM and MP zoning districts.

b. 6:00 a.m. – 10:00 p.m. in the BP and I zoning districts.

20 Not permitted north of NE 90th Street and west of Willows Road.

21 Finance and insurance, convenience use, and personal services uses:

a. Permitted in Willows/Rose Hill Neighborhood north of NE 95th Street only.

b. Must be closed a minimum of four hours in any 24-hour period.

c. Minimum size per tenant is 1,000 square feet gfa.

d. Maximum size per tenant is 20,000 square feet gfa.

e. Shall be secondary use in multi-tenant building; shall not be located in separate building containing only convenience uses.

22 Maximum size is 30,000 square feet gfa in Willows/Rose Hill Neighborhood north of NE 95th Street.

23 For automobile sales, service, or repair:

a. May occupy up to 25 percent of the combined gross floor area.

b. Vehicle display area shall be outside of required parking and landscape areas.

c. Vehicles shall be stored on paved surfaces.

d. Advertising signs are not permitted on the outside of vehicles. Signs providing information about the vehicle, such as year, make, model, etc., may be displayed on the outside of or in the windows of vehicles.

e. Vehicle repair shall be conducted indoors.

24 Outdoor loudspeaker systems are prohibited.

25 Razor wire, chain link, and barbed wire fences prohibited on street or access frontage.

26 Limited to government and administration uses only.

27 Not allowed within 500 ft of Neighborhood zones.

(Ord. 3186; Ord. 3220. Formerly 21.04.200)

...

[No changes to section 1000]

...

21.04.1110 Accessory Dwelling Units and Tiny Homes.

A. ***Purpose.*** The purpose of the accessory dwelling unit (ADU) and tiny home provisions is to:

1. Provide a housing type that responds to changing needs and lifestyles (e.g., small families, retired couples) and that allows persons of all ages and incomes to live in a neighborhood by promoting diversity in the size, type, and price of new single-family development;

2. Enhance opportunities for ownership housing;

3. Better utilize existing infrastructure and community resources;

4. Add to Redmond's stock of affordable dwelling units; and

5. Ensure that ADUs and tiny homes are compatible with surrounding land uses by appropriately regulating their bulk, size and scale.

B. ***Applicability.*** The provisions of this section apply to all accessory dwelling units and tiny homes.

C. ***Requirements.***

1. *Number of ADUs.* Two ADUs or tiny homes shall be allowed on each residential lot.

2. *Location.*

a. An ADU may be added to or included within the primary unit, or located in a detached structure on the same lot as the primary dwelling unit.

b. Detached ADUs and the primary dwelling unit must each conform to all lot coverage restrictions and any other standards or regulations required of a detached dwelling unit in a residential zone. Detached ADUs may be sited immediately abutting a lot line if the lot line abuts a public alley or right-of-way, overriding other setback regulations.

c. Tiny homes located within public view shall provide landscaping to fully screen the tandem axle trailer or similar configuration of trailer base.

3. *Size/Scale.*

a. The total square footage of an ADU shall not exceed 1,000 square feet.

b. If an ADU occupies an entire single floor of the primary dwelling unit, the Administrator may allow for an increase in the allowed size of the ADU in order to efficiently use all of the floor area, so long as all other standards of this section are met.

c. If the site size is larger than 10,000 square feet, the Administrator may allow for an increase in the allowed size of the ADU so long as all other standards of this section are met and the following criteria are met:

i. The ADU is an affordable housing unit; or

ii. A public benefit is provided as deemed appropriate by the Administrator.

d. A tiny home shall not exceed 400 square feet in size.

4. Home business shall be allowed, subject to existing regulations, in both the ADU and the primary unit.

~~5. *Affordability Requirement.* ADUs shall not be used to meet any requirement to provide affordable dwelling units per RZC Chapter 21.20, Affordable Housing.~~

5. ~~6.~~ *Applicable Codes – ADUs.* The portion of the dwelling in which the accessory dwelling unit is proposed must comply with all standards for health and safety contained in all applicable codes, with the exception of the ceiling height requirements of the International Building Code. The Building Official may waive the ceiling height requirements of this

chapter if it is determined that the structure was built in compliance with past building code requirements. (Ord. 3220)

...

[No changes to Section 1120]

...

21.04.1125 Conversions of Existing Buildings to Residential Uses.

A. ***Purpose.*** The purpose of the conversion provisions is to facilitate the conversion of existing buildings ~~that are zoned for~~ in commercial, ~~or~~ mixed-use, or residential zones ~~uses to residential uses,~~ for the purpose of creating new housing units in existing buildings. These provisions support serving the City's housing needs and compliance with state requirements. The intent of these provisions is to fully comply with state requirements (RCW 35A.21.440, 43.21C.450, and 19.27A.270) related to conversions of existing buildings to residential uses.

B. ***Applicability.*** Existing buildings constructed for commercial or mixed-use uses. For the purpose of this section, "existing building" means a building that received a certificate of occupancy at least three years prior to the permit application to add housing units. "Existing building" has the same meaning as explained in RCW 35A.21.440, and as thereafter amended.

C. ***Special Allowances.*** For compliance with state requirements, for applications related to the conversion of existing buildings that are constructed for commercial or mixed-use uses to residential uses, the City review process shall not restrict or impose the following:

1. A restriction on housing unit density that prevents the addition of housing units at a density up to 50 percent more than what is allowed in the underlying zone if constructed entirely within an existing building envelope in a building located within a zone that permits multifamily housing; provided, that generally applicable health and safety standards, including but not limited to building code standards and fire and life safety standards, can be met within the building;

2. Impose parking requirements on the addition of dwelling units or living units added within an existing building; however, cities may require the retention of existing parking

that is required to satisfy existing City residential parking requirements and for nonresidential uses that remain after the new units are added;

3. With the exception of emergency housing and transitional housing uses, impose permitting requirements on the use of an existing building for residential purposes beyond those requirements generally applicable to all residential development within the building's zone, including requiring a change of use permit;

4. Impose design standard requirements, including setbacks, lot coverage, and floor area ratio requirements, on the use of an existing building for residential purposes beyond those requirements generally applicable to all residential development within the building's zone;

5. Impose exterior design or architectural requirements on the residential use of an existing building beyond those necessary for health and safety of the use of the interior of the building or to preserve character-defining streetscapes, unless the building is a designated landmark or is within a historic district established through a local preservation ordinance;

6. Prohibit the addition of housing units in any specific part of a building except ground floor commercial or retail that is required by RZC standards, unless the addition of the units would violate applicable building codes or health and safety standards;

7. Require unchanged portions of an existing building that have been used for residential or previously permit-approved conditioned space purposes to meet the current energy code solely because of the addition of new dwelling units within the building.~~; however, if any portion of an~~ When any other existing building is converted to new dwelling units, changed portions of each of those new units must meet the requirements of the current energy code~~;~~ except if:

a. The square footage of new dwelling units does not exceed 2,500 square feet or 50 percent of the total building square footage, whichever is greater; or

b. The building owner submits documentation, in a form acceptable to the City, showing the building's residential units' projected energy use intensity is less than or equal to the energy use intensity target in accordance with the clean buildings performance standard in RCW 19.27A.210; or

c. In all areas zoned for residential housing, an additional housing unit is created within an existing home;

8. Deny a building permit application for the addition of housing units within an existing building due to nonconformity regarding parking, height, setbacks, elevator size for gurney transport, or modulation, unless the Administrator makes written findings that the nonconformity is causing a significant detriment to the surrounding area; or

9. Require a transportation concurrency study under RCW 36.70A.070 or an environmental study under RCW Chapter 43.21C based on the addition of residential units within an existing building.

D. ***Life Safety Standards.*** Nothing in this section shall require the City to approve a building permit application for the addition of housing units constructed entirely within an existing building envelope in a building located within a zone that permits multifamily housing in cases in which the building cannot satisfy life safety standards. (Ord. 3220)

...

[No changes to sections 1130, 1140, 1150, 1160, 1170, 1180, 1190, 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070]

...

21.04.2080 Day Care Centers. [RESERVED]

~~A. ***Purpose.*** This section provides development criteria for commercial day care centers in residential zones.~~

~~B. ***Development Standards.***~~

~~1. *Commercial Day Care Centers (Residential Zones).*~~

~~a. Day care centers shall comply with all building, fire, safety, and health codes, and all applicable development standards.~~

~~b. Day care centers shall obtain a business license and maintain the use license as long as the use operates.~~

~~c. Day care centers shall obtain all required state approvals.~~

~~d. In the RA-5 zone, stand-alone day care centers are prohibited.~~

~~e. Day care centers shall not be located closer than 300 feet from another existing day care operation in residential zones.~~

~~f. The minimum lot size shall be 20,000 square feet in all residential zones.~~

~~g. Play equipment used in the day care operations shall be placed no closer than 10 feet from any property line.~~

~~h. Off-street parking for each employee shall be provided.~~

~~i. Building design, site plans and landscaping shall be of a character which is appropriate for the area.~~

~~j. Day care centers may be approved in new or existing churches and other places of worship, and no additional approval will be required, provided all other requirements of this section are met.~~

~~k. Day care centers located in residential zones shall operate within the hours of 5:00 a.m. to 10:00 p.m. (Ord. 3220)~~

...

[No changes to sections 2090, 2100, 2110, 2120, 2130]

...

21.04.2140 Food Truck and Pop-Up Retail Court.

A. ***Purpose.*** Implement the Comprehensive Plan goals for supporting small businesses and complete neighborhoods.

B. ***Location and Uses.***

1. Review Process

a. A Type II permit is required for new sites not previously approved for PEAS (per 21.36.200).

b. An Administrative Modification can be used to add Court uses to a previously approved PEAS location.

c. If a court is part of new development, it may be consolidated in that permit review process and would follow the required permit type for the underlying application.

2. Food truck courts may be used for pop-up retail, kiosks, and other temporary uses including seasonal sales (pumpkins, trees, etc.).

3. Events, including but not limited to concerts, farmers' markets, and flea markets, are allowed if the use is reviewed and approved as part of the court site plan approval.

4. Uses in the court that typically require a temporary use permit (seasonal sales, events, etc.), will not require an individual temporary use permit if the use is reviewed and approved as part of the court site plan approval.

a. The court site plan must include locations for indicated temporary uses, maximum occupancy, and show how the health, safety, and other impacts and considerations are mitigated at the site plan approval.

b. Temporary uses not included as part of the court site plan approval will require a temporary use permit.

C. ***Site Plan.***

1. A site plan must be approved pursuant to RZC Chapter 21.76.

2. The number of spaces available for food trucks must be identified on the site plan.

3. Food truck locations, drive aisles, and seating areas shall be designed and constructed in such a way that all areas can be accessed by emergency vehicles.

4. Seating area with tables and chairs – one table per truck minimum with at least four chairs (or seating spaces if a picnic table or similar) per table.

5. *Event Spaces.* The site plan may include the option of identifying a location and size for a temporary or permanent stage and other event space and size. If planning for events the following requirements shall apply:

a. Stage should be six inches to one foot above grade without fencing. If higher than one foot above grade, fencing shall be provided along sides and back of stage.

b. Stage area shall be provided with electrical outlets, weather coverage with open beams, and lighting.

c. Neighborhood Residential (NR) limitations:

i. No amplification of music is allowed.

ii. Use of generators shall be limited to daylight hours.

iii. Maximum noise levels are limited Class A restrictions identified in RMC 6.36.030.

iv. If outdoor dining or if live music is planned to be provided outdoors, a Type I – Solid Screen shall be provided at property lines where adjacent to NR or NMF zone (see Table 21.32.120). Administrative design flexibility limited to Type I – Solid Screening may be allowed; provided, that the resulting screening design meets or exceeds the purpose of visual screening and sound mitigation.

D. ***Required Facilities and Utilities.***

1. Electrical hookups must be provided to each food truck.

a. Generators shall not be allowed unless such generator operates at less than 60 decibels as measured 10 feet away.

b. Generators shall not be placed adjacent to event stage or eating areas and must be placed to vent away from public gathering spaces to minimize exposure to exhaust fumes.

2. At least one water tap must be provided and accessible to food trucks.

3. Permanent restrooms facilities that comply with Health Department standards and accessibility standards. Facilities may be shared with permanent on-site structure if there is capacity.

4. Permanent parking facilities must be provided: minimum of three parking stalls, including one van-accessible ADA stall.

E. ***Operations.***

1. Mobile food court operators shall be responsible for properly disposing of refuse, recycling, trash, and litter generated by operations of the food trucks as would any business and shall have a contract for refuse and recycling removal.

2. All food truck court operators are responsible for all lessee operations and ordinance compliance and are held responsible for all infractions.

F. ***Noise Management.*** A noise management plan is required. (Ord. 3220)

...

[No changes to sections 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 3000]

...

21.04.4000 Temporary Uses.

...

C. ***Exemptions.***

1. The following activities and structures are exempt from requirements to obtain temporary use approval. Substantive requirements applicable to any use identified in this subsection shall still be met. Additional land use approvals or other permits may be required.

a. Manufactured homes, portable units, modular structures, travel trailers when used as a dwelling while a residential building on the same lot is being constructed or when a damaged residential building is being repaired, if adequate sewer and water are available.

b. Manufactured homes, portable units, modular structures, or travel trailers when used to support construction or site development.

c. Guests of Redmond residents in recreational vehicles when in compliance with RZC 21.40.010.G, Parking and Storage of Recreational, Utility, and Commercial Vehicles and Vessels in Residential Neighborhoods.

d. Temporary recycling and collection events that meet all of the following requirements:

i. Containers and structures shall be located on private property and not on public rights-of-way. The property owner's approval must be obtained, and the Planning Department notified that the event will be located at that site;

ii. Structures shall not interfere with traffic circulation or visibility at intersections;

iii. The property owner's name and telephone number shall be clearly posted on site; and

iv. If located in a parking area, the structures or containers shall take up no more than three parking stalls. One collection structure and associated staff booth are allowed in parking lots of 200 stalls or less and one additional container and staff booth for every additional 200 stalls.

e. Model homes or apartments and related real estate sales and display activities located within the subdivision or residential development to which they pertain.

f. Garage sales, moving sales, and similar activities for the sale of personal belongings when operated not more than three days in the same week and not more than twice in the same calendar year. Allowed in all residential zoning districts.

g. Fundraising car washes that meet the requirements for discharge of wastewater established by the City of Redmond Environmental and Utility Services Division.

h. Motorized catering that remains at one location for no more than three hours per day.

i. Mobile services that:

i. Are located outside the public right-of-way and not located on on-street parking;

ii. Are located at a site for no more than 14 total days over a period of three months;

iii. Are not located in required drive aisles or any area that would impede emergency or ADA access; and

iv. Are located on a lot with no more than one other mobile service vehicle at any given time.

j. Circuses, carnivals, fairs, or similar transient amusement or recreational activities. Such uses are subject to RMC Chapter 5.28, Carnivals, Circuses and Amusement Activities.

k. Activities, vendors and booths associated with City of Redmond-sponsored or authorized special events which have an approved special events permit.

l. Weekend (Saturday and Sunday) only, warehouse sales in Business Park, Manufacturing Park, and Industry zones, when held no more than once a month in an existing facility.

2. Temporary Uses approved as part of a PEAS (see RZC 21.36.200) or Food Truck and Pop-Up Retail Court (see RZC 21.04.2140) are exempt from a temporary use permit under this section.

D. ***Temporary Use Permit Duration and Administration.***

...

[No changes to sections 4010, 4020, 4030, 4040, 5000]

Exhibit 2: Chapter 21.08
NEIGHBORHOOD AND MIXED-USE REGULATIONS

Sections:

21.08.100 Neighborhood and Mixed-Use Zones.
21.08.110 References.
21.08.150 Mixed-Use Transition Strategy.
21.08.200 Development Standards.
21.08.300 Street Typology and Relationship to Buildings.

Administrative note: there are only changes to Table 21.08.200.B and 21.08.300.A

21.08.200 Development Standards.

A. All legal lots in Citywide Mixed-Use zones are allowed the greater of either the maximum allowed floor area ratio (FAR) or 10,000 square feet of buildings, provided all other applicable site requirements are met.

B. Table 21.08.200.B contains the basic zoning regulations that apply to development within the Neighborhood and Mixed-Use zones.

Table 21.08.200.B. Neighborhood and Mixed-Use Development Standards

Development Standards	Neighborhood Zones			Citywide Mixed-Use		References
	NR[9]	NMF	NMU	CMU	UMU	
Base Maximum Dwelling Units Per Lot	6	N/A	N/A	N/A	N/A	

Development Standards	Neighborhood Zones			Citywide Mixed-Use		References
	NR[9]	NMF	NMU	CMU	UMU	
(w/o one on-site affordable housing unit)						
Base Maximum Dwelling Units Per Lot (with one on-site affordable housing unit)	8	N/A	N/A	N/A	N/A	RZC 21.20.060.A.1, at least one affordable unit, affordable to households earning up to 80 percent AMI, must be provided on site on the same lot.
Base Maximum FAR (w/o Incentives)	N/A	1.1 [1]	0.6 [1]	2.0 [1]	4.5 [1]	
Maximum FAR with incentives (outside TOD Focus Area / inside TOD Focus Area)	N/A	1.5 / N/A	1.0 [2] / N/A	3.0 / N/A	6.5 / 8.0	Portions of UMU zones qualify for Marymoor Village TOD incentives. See RZC Chapters 21.05 and 21.55.
Commercial Square Feet	N/A	N/A	Min. 500 sq. ft.	N/A	No Net Loss [3]	

Development Standards	Neighborhood Zones			Citywide Mixed-Use		References
	NR[9]	NMF	NMU	CMU	UMU	
Ground Floor Ceiling Height (minimum)	N/A	N/A	N/A	16 ft. [4, 5]	20 ft. [4, 5]	Applicable to nonresidential and mixed-use projects.
Base Maximum Height (w/o Incentives)	38 ft.	60 ft.	38 ft.	45 ft. [6]	60 FT [6]	• See RZC Chapter 21.58 for design standards options impacting maximum building height. • Portions of UMU zones qualify for Marymoor Village TOD incentives. See RZC Chapters 21.05 and 21.55. • See RZC Chapter 21.55 for incentive adjustments to building height. • See RZC 21.58.5200, Towers, for
Maximum Height with Incentives (outside TOD Focus Area / inside TOD Focus Area)	N/A	N/A	N/A	65 ft. / N/A [6]	85 ft. / 144 ft. [6]	

Development Standards	Neighborhood Zones			Citywide Mixed-Use		References
	NR[9]	NMF	NMU	CMU	UMU	
						additional regulations regarding building heights and floorplates.
Maximum Impervious Surface	70% [7]	75% [7]	70% [7]	70% [7]	75% [7]	
Lot Coverage	50% / 60% [8]	60%	60%	65%	70%	
Average Minimum Lot Size	3,000 sq. ft.	n/a	3,000 sq. ft.	n/a	n/a	
Lot Frontage Minimum	20 ft.	30 ft.	20 ft.	n/a	n/a	
Minimum Open Space	20%	20%	n/a	n/a	n/a	Measured as percent of total lot area

NOTES:

1 The FAR may be calculated for the entire project then distributed across the site throughout multiple buildings and phases provided the maximum FAR is not exceeded. Where publicly accessible open space and amenities are provided on upper stories or rooftop, and spaces meet all requirements of RZC 21.36.400, the FAR for those spaces may be excluded from maximum FAR calculations when spaces include access to adjacent outdoor spaces designed per RZC 21.36.400, plaza and open space design criteria.

2 Maximum FAR can be increased through incentives if the property contains one or more housing units. Incentives are not available for properties that do not contain housing. See RZC Chapter 21.55.

3 New development must retain or replace existing commercial square footage (excluding hotel and lodging uses). Development may reallocate or modify areas allocated to commercial uses, subject to a minimum floor area and active pedestrian uses requirements to be negotiated as a condition to any development agreement.

4 Exemptions from ground floor ceiling height requirements:

a. Buildings that do not contain nonresidential uses; and

b. Buildings where 100 percent of residential units are affordable housing units meeting the affordability threshold of RZC Chapter 21.20; and

c. Where buildings that are interior to the lot and not adjacent to a public parking garage, an urban pathway or other pedestrian-oriented sidewalks or pathways; and

d. Parcels zoned UMU within the Marymoor Village Center shall have a minimum 16-foot ground floor ceiling height to be consistent with the adjacent Marymoor Core zone.

5 A minimum of 50 percent of the first floor nonresidential space must meet the minimum ceiling height. First floor nonresidential spaces shall have a ceiling height of 16 feet minimum for the entire first floor.

a. Where first floor ceiling height varies, the tallest ceiling heights shall be provided on street frontage, spaces fronting urban pathways and/or mid-block connections, and in parking garage loading/unloading and waste pickup areas.

b. For portions of the building that have a first floor ceiling height greater than 10 feet to meet minimum ground floor ceiling height requirements, the additional ground floor ceiling height may increase the maximum building height. For example, if first floor is 20 feet, the maximum building height increases by 10 feet (20 - 10 = 10 foot increase in max building height).

6 Properties in the CARA

a. In the critical aquifer recharge area (CARA), construction methods for building foundation support will be limited to types that can be constructed to meet temporary construction dewatering (TCD) requirements of RMC Chapter 13.25.

b. Where underground parking is not possible due to RMC Chapter 13.25's TCD limitations, the maximum building height may be exceeded by up to 12 feet if all of the following criteria are met:

i. The additional height is the result of building a maximum of one level of additional above-grade parking; and

ii. Proposed parking added by the additional height shall not exceed the maximum fully dedicated parking ratios in RZC Chapter 21.40; and

iii. The additional height on street frontages meets a 20 foot step-back to limit impacts to the pedestrian realm.

7 Other regulations will impact the impervious surface area and may result in less than the maximum impervious area. These include but are not limited to critical areas requirements, open space and landscaping requirements, parking, mid-block connections, utility easements, and stormwater management.

8 Lot coverage for structures maximum will be 60 percent of total area for lots which meet the following requirements:

a. The lot is 18,000 square feet or less; and

b. The lot contains at least three dwelling units.

9. Developments of Dormitory or Residential Suite land uses, in the Neighborhood Residential zone, are not regulated by the maximum dwelling units per lot metrics. The development must comply with all other Neighborhood Residential development standards (e.g., building height, maximum impervious surface, etc.).

C. Dimensional standards for the Neighborhood Residential zone are as shown on Table 21.08.200.C.

Table 21.08.200C. Maximum Total Gross Floor Area for All Structures Within the Lot

Standards
The maximum for the total square footage for all structures within the lot shall be determined by the quantity of dwelling units provided on the lot. Below grade floor area shall count toward maximum total gross floor area.
Developments of the Dormitory or Residential Suite land uses, in the Neighborhood Residential zone, are exempt from the per-dwelling unit regulations of Table 21.08.200.C. Maximum Total Gross Floor Area for All Structures Within the Lot. Instead, the maximum for the total square footage for all structures within the lot for Dormitory or Co-Living developments is 15,000 square feet.
Provisions for the measuring of gross floor area for all structures within the Neighborhood Residential zone are described in RZC 21.16.200, Building Measurements and Placement Standards.

Total Number of Dwelling Units for All Structures on Lot	Maximum Square Footage for Total Structures

1	4,500
2	6,000
3	7,500
4	9,000
5	10,500
6	12,000
7	13,500
8	15,000

21.08.300 Street Typology and Relationship to Buildings.

A. ***Building and Street Relationships.***

1. The table below sets standards that contribute to an attractive public realm.

2. Improvements less than 30 inches above grade, including decks, patios, walks and driveways are permitted in setbacks. Fences, landscaping, flagpoles, street furniture, transit shelters, and slope stability structures are permitted in setback areas; provided, that all other applicable requirements are met. No other structures, including accessory structures, are permitted in setback areas.

3. Administrative design flexibility for setbacks is allowed for site-specific conditions that limit the ability to place the building at the street level, including but not limited to topography, easements, SR 520 ROW, or trails.

Table 21.08.300.A. Neighborhood and Mixed-Use Building Placement Standards

Development Standards	Neighborhood Zones			Citywide Mixed Use		References
	NR	NMF	NMU	CMU	UMU	
Front Setback Min.	10 feet	30 feet	10 feet	10 feet	10 feet	NMU reduced front setback for commercial spaces (2 feet)
Side (Street) Setback Min.	10 feet [1]	15 feet	10 feet	10 feet	10 feet	
Side (Interior) Setback Min.	3 feet [1]	15 feet	3 feet	10 feet	10 feet	
Rear Setback Min.	5 feet	10 feet	5 feet	10 feet	10 feet	
Garage Setback from main building frontage, Min.[2]	N/A	N/A	3 feet [2]	N/A	N/A	
Alley Setback Min.	2 feet	4 feet	2 feet	N/A	N/A	
Lake Sammamish Setback Min.	35 feet	35 feet	35 feet	N/A	N/A	
Building Separation Min.	5 feet [1]	15 feet	5 feet	N/A	N/A	

NOTE:

1 Zero lot line exception: Standards may vary for developments that comply with the zero lot line regulations in RZC 21.16.200.D.

2 If a residential garage door or carport faces the street front, the minimum driveway depth outside the building – measured from the outer edge of the existing or ultimate sidewalk, or from the right-of-way line, whichever is closer to the building – shall be at least 18 feet, to prevent vehicle parking on the driveway from overhanging into the sidewalk or right-of-way area.

Exhibit 3:

Chapter 21.10 DOWNTOWN REGULATIONS

Sections:

21.10.100 Downtown Zones.
21.10.150 Transition to New Standards.
21.10.200 Downtown Development Standards.
21.10.300 Public Realm Standards.

Administrative note: there are only changes to footnote 4(b) in Table 21.10.200.

21.10.200 Downtown Development Standards.

A. All legal lots are allowed the greater of either the maximum allowed floor area ratio (FAR) or 10,000 square feet of buildings provided all other applicable site requirements are met.

B. Table 21.10.200 contains the basic zoning regulations that apply to development within the Town Center (TWNC), Downtown Core (DTE), and Downtown Edge (DTE) zoning districts.

Table 21.10.200. Downtown Development Standards

Development Standards	Downtown Zones			Notes
	TWNC	DTC	DTE	
Base Max FAR (w/o incentives)	5.0 [1]	4.5 [1]	3.0 [1]	
Max FAR w/ incentives	6.5 / 8.0 [1]	6.5 / 8.0 [1]	3.75 [1] / N/A	Additional floor area can be earned with

Development Standards	Downtown Zones			Notes
	TWNC	DTC	DTE	
(outside TOD focus area/inside TOD focus area)				incentives (see RZC Chapter 21.55) and through the transfer of development rights program (see RZC Chapter 21.48).
Base Max Height (w/o incentives)	60 ft. [2]	60 ft. [2]	45 ft. [2]	• See RZC Chapter 21.58 for building design options with building height impacts. • See RZC Chapter 21.55 for incentive adjustments to building height. • See RZC 21.58.5200, Towers, for additional regulations regarding
Max Height with Incentives (outside TOD Focus Area 144 / inside TOD Focus Area)	85 ft. / 144 ft. [2,3,4,5]	85 ft. / 144 ft. [2,3,4,5]	60 ft. [2,3,4,5] / N/A	

Development Standards	Downtown Zones			Notes
	TWNC	DTC	DTE	
				building heights and floorplates.
Ground Floor Ceiling Height (minimum) in TOD Focus Area	16 ft. [3,4]	16 ft. [3,4]	16 ft. [3,4]	Applicable to nonresidential and mixed-use projects.
Lot Coverage	100% [6]	100% [6]	100% [6]	

Notes:

1 Floor Area Ratio: The FAR may be calculated for the entire project then distributed across the site throughout multiple buildings and phases, provided the maximum FAR is not exceeded.

2 Building Height

a. Building height is limited to three stories for parcels fronting Leary Way from NE 80th Steet to a half-block south of NE 76th Street.

b. Additional height can be earned with incentives (see RZC Chapter 21.55) and through the transfer of development rights program (see RZC Chapter 21.48).

c. Additional height can be earned by utilizing specified architectural techniques in RZC Chapter 21.58 or via incentives in RZC Chapter 21.55.

d. The height limit in the Shoreline Jurisdiction (SMP) is 35 feet (see RZC 21.68.020).

3 Exemptions from ground floor ceiling height requirements:

a. Buildings that do not contain nonresidential uses; and

b. Buildings where 100 percent of residential units are affordable housing units meeting the affordability threshold of RZC Chapter 21.20; and

c. Where buildings that are interior to the lot and not adjacent to a public parking garage, an urban pathway or other pedestrian-oriented sidewalks or pathways.

4 A minimum of 50 percent of the first floor nonresidential space must meet the minimum ceiling height of 16 feet.

a. Where first floor ceiling height varies, the tallest ceiling heights shall be provided on street frontage, spaces fronting urban pathways and/or mid-block connections, and in parking garage loading/unloading and waste pickup areas.

b. For portions of the building that have a first-floor ceiling height greater than 10 feet to meet minimum ground-floor ceiling height requirements, the additional ground floor ceiling height may increase the maximum building height. For example, if first floor is 16 feet, the maximum building height increases by six ~~10~~ feet (16 - 10 = six foot increase in maximum building height).

5 Properties in the CARA

a. In the critical aquifer recharge area (CARA), construction methods for building foundation support will be limited to types that can be constructed to meet temporary construction dewatering (TCD) requirements of RMC Chapter 13.25.

b. Where underground parking is not possible due to RMC Chapter 13.25's TCD limitations, the maximum building height may be exceeded by up to 12 feet if all of the following criteria are met:

i. The additional height is the result of building a maximum of one level of additional above-grade parking; and

ii. Proposed parking added by the additional height shall not exceed the maximum fully dedicated parking ratios in RZC Chapter 21.40; and

iii. The additional height on street frontages meets a 20-foot step-back to limit impacts to the pedestrian realm.

6 Other regulations will impact the maximum lot coverage and may result in less than the maximum, including critical area requirements, open space and landscaping requirements, parking, mid-block connections, utility easements, and stormwater management.

Exhibit 4:

Chapter 21.12 OVERLAKE REGULATIONS

Sections:

21.12.300 Overlake Zoning Districts.

21.12.305 References.

21.12.310 Overlake Master Planning.

21.12.400 Overlake Land Use Regulations.

21.12.500 Overlake Development Standards.

21.12.505 Transition to New Standards.

21.12.510 Street Typology and Relationship to Buildings.

21.12.520 Repealed.

21.12.600 Repealed.

[No edits to sections 300, 305, 310, 400, 505, 510, 520, or 600]

...

21.12.500 Overlake Development Standards.

The following table contains the basic zoning regulations that apply to development within the Overlake Village (OV), Overlake Business and Advanced Technology (OBAT), and Overlake Urban Multifamily (OUMF) zones:

Table 21.12.500. Overlake Development Standards

Development Standards	Overlake Zoning Districts			Notes
	OV	OBAT	OUMF	
Maximum Base FAR [1] (w/o Incentives)	5	3	3	
Maximum FAR With Incentives	FAR maximum waived when maximizing	Outside TOD Focus Area: maximum 9.5 FAR Inside TOD Focus Area: FAR		See RZC Chapter 21.55, Development

Development Standards	Overlake Zoning Districts			Notes
	OV	OBAT	OUMF	
	incentive program	maximum waived when maximizing incentive program		Incentive Program, for incentive related adjustments to FAR [3]
Minimum Height	4 stories or 45 feet, whichever is less [2]	In TOD Focus Area: 4 stories or 45 feet whichever is less [2] Elsewhere: 3 stories or 35 feet, whichever is less [2]	3 stories or 35 feet, whichever is less [2]	
Base Maximum Height (w/o Incentives)	Mixed-use: 14 stories or 150 feet, whichever is less [3, 4] Nonresidential: 8 stories or 120 feet, whichever is less [3, 4]	Mixed-use: 14 stories or 150 feet, whichever is less [3, 4] Nonresidential: 8 stories or 120 feet, whichever is less [3, 4]	8 stories or 85 feet, whichever is less [3]	
Maximum Height With Incentives	300 feet [4b]	Outside TOD Focus Area: 230 feet [4] Inside TOD Focus Area: 300 feet [4b]	160 feet [4]	See RZC 21.12.600 for incentive related adjustments to building height.
Ground Floor Ceiling Height (Minimum) in TOD Focus Area	16 feet [5, 6]	16 feet [5, 6]	14 feet [5]	Ground floor ceiling height not applicable outside of TOD Focus Area
Maximum Impervious Surface	100% [7]	80%[7]	60%[7]	

Notes:

1 The FAR may be calculated for the entire project then distributed across the site throughout multiple buildings and phases provided the maximum FAR is not exceeded and no building is less than the minimum building height. Where publicly accessible open space and amenities are provided on upper stories or rooftop, and spaces meet all requirements of RZC 21.55.600 (see note 1 for Table 21.55.600), the FAR for those spaces may be excluded from maximum FAR calculations when spaces include access to adjacent outdoor spaces designed per RZC 21.36.400 open space design requirements.

2 Minimum building height

a. Portions of a building may be lower than the minimum building height providing that 80 percent of the building meets or exceeds minimum building height. Covered entryway features, including port-cochere pick-up and drop-off zones, are exempt from minimum building height requirements. Sites with multiple buildings may average building heights provided 80 percent of the buildings or portions of buildings on the project site meet or exceed minimum building height.

b. Accessory and temporary building are exempt.

3 Maximum height is limited to three stories or 35 feet, whichever is less, within 150 feet of adjacent Neighborhood Residential zoning districts or equivalent zoning district outside of Redmond.

4 Building Height Exemptions:

a. Maximum building height does not include mechanical equipment (see RZC 21.58.5200.C.4, Tower Rooftop, for rooftop screen design standards).

b. Where rooftop amenities are offered, including restaurants, observation areas, childcare and activity spaces, and services for tenants and/or are publicly accessible, those amenity spaces may exceed the maximum building height by one story or 14 feet, whichever is greater, but may not exceed 30 stories.

c. Maximum building height may be exceeded for ground floor ceiling heights in greater than the minimum required (see note 6b below).

5 Exemptions From Ground Floor Ceiling Height Requirements:

a. Buildings where 100 percent of residential units are affordable housing units meeting the affordability threshold of RZC Chapter 21.20; and

b. Where buildings that are interior to the lot and not adjacent to a public parking garage, an urban pathway or other pedestrian-oriented sidewalks or pathways.

c. Accessory and temporary building are exempt.

6 A minimum of 50 percent of the first-floor space must meet the minimum ceiling height. At no point do the first-floor nonresidential spaces have a ceiling height of less than 14 feet.

a. Where first floor ceiling height varies, the tallest ceiling heights shall be provided on street frontage, spaces fronting urban pathways and/or midblock connections, and in parking garage loading/unloading and waste pickup areas.

b. For portions of the building that have a first-floor ceiling height greater than 14 feet, the additional ground floor ceiling height may increase the maximum building height (example: if first floor is 20 feet, the maximum building height increases by six feet (20 - 14 = 6 additional height).

7 Other regulations will impact the impervious surface area and may result in less than the maximum allowed, including open space and landscaping requirements, parking, midblock connections, utility easements, stormwater management, etc. To meet stormwater management, the infiltration capacity of the soil must be evaluated and the building designed to accommodate full infiltration of roof areas where feasible.

(Ord. 3186; Ord. 3220)

...

Exhibit 5:

Chapter 21.13

MARYMOOR VILLAGE REGULATIONS

Sections:

21.13.100 Marymoor Village Center Zones.
21.13.110 References.
21.13.150 Transition to New Standards.
21.13.200 Marymoor Village Development Regulations.
21.13.300 Marymoor Village Street Typology and Relationship to Buildings.

[No edits to sections 100, 110, 150, or 300.]

...

21.13.200 Marymoor Village Development Regulations.

A. All legal lots are allowed the greater of either the maximum allowed floor area ratio (FAR) or 10,000 square feet of buildings, provided all other applicable site requirements are met.

B. Each zone has a minimum FAR; the minimum FAR is the minimum required FAR for a development proposal requiring a land use permit, excluding administrative modifications. In no case shall proposed FAR exceed the maximum combined FAR.

C. Master plans are required for all developments encompassing at least three acres and are optional for sites under three acres.

D. The following table contains the basic zoning regulations that apply to development within the Marymoor Core (MMC), Marymoor Edge (MME), and Marymoor Manufacturing (MMM) zoning districts.

Table 21.13.200.D. Marymoor Village Development Standards

Development Standards	Marymoor Village Districts	Notes

	MMC	MME	MMM	
Min. FAR	1.5	1.5	0.5	
Max. FAR (no incentives / with incentives)	3.0 / 8.0 [1]	2.54 / 8.0 [1]	1.4 / 2.0 [1]	See RZC Chapter 21.55 for incentive adjustments to FAR
Max. Height (no incentives / with incentives)	45 ft. / 144 ft. [2]	38 ft. /144 ft. [2]	38 ft / 45 ft [2]	• See RZC Chapter 21.55 for incentive adjustments to building height. • See RZC 21.13.300.E, upper story step-backs, and RZC 21.58.5200, Towers, for additional regulations regarding building heights and floorplates. • Development above six stories does not qualify for the Marymoor Village Infill Exemption (see RZC 21.70.095).
Ground Floor Ceiling Height (min.) in TOD Focus Area	16 ft [3,4]	16 ft [3,4]	16 ft [3,4]	• Applicable to nonresidential and mixed-use projects. • See RZC 21.13.300.D, Ground Floor Uses.
Max. Impervious Surface	75% [5]	70% [5]	70% [5]	
Min. Land Dedication for Stormwater Infiltration	7%	7%	7%	
Max. Lot Coverage	70%	65%	55%	

Notes:

1 FAR may be calculated for the entire project then distributed across the site throughout multiple buildings and phases provided the maximum FAR is not exceeded. Where publicly accessible open space and amenities are provided on upper stories or rooftop, and spaces meet all requirements of RZC 21.36.200, the FAR for those spaces may be excluded from max FAR calculations when spaces include access to adjacent outdoor spaces designed per RZC Chapter 21.36, Open Space.

2 Properties in the CARA

a. In the critical aquifer recharge area (CARA), construction methods for building foundation support will be limited to types that can be constructed to meet temporary construction dewatering (TCD) requirements of RMC Chapter 13.25.

b. Where underground parking is not possible due to RMC Chapter 13.25's TCD limitations, the maximum building height may be exceeded by up to 12 feet if all the following criteria are met:

i. The additional height is the result of building a maximum of one level of additional above-grade parking; and

ii. Proposed parking added by the additional height shall not exceed the maximum fully dedicated parking ratios in RZC Chapter 21.40; and

iii. The additional height on street frontages meets a 20-foot step-back to limit impacts to the pedestrian realm.

3 Exemptions from ground floor ceiling height requirements:

a. Buildings that do not contain nonresidential uses; and

b. Buildings where 100 percent of residential units are affordable housing units meeting the affordability threshold of RZC Chapter 21.20; and

c. Where buildings that are interior to the lot and not adjacent to a public parking garage, an urban pathway or other pedestrian-oriented sidewalks or pathways.

4 A minimum of 50 percent of the first-floor nonresidential space must meet the minimum ceiling height of 16 feet.

a. Where first floor ceiling height varies, the tallest ceiling heights shall be provided on street frontage, spaces fronting urban pathways and/or mid-block connections, and in parking garage loading/unloading and waste pickup areas.

b. For portions of the building that have a first-floor ceiling height greater than 10 feet to meet minimum ground-floor ceiling height requirements, the additional ground floor ceiling height may increase the maximum building height. For example, if the first floor is 16 ~~20~~ feet, the maximum building height increases by six ~~10~~ feet (16 - 10 = 6 foot increase in max building height).

5 Other regulations will impact the impervious surface area and may result in less than the maximum impervious area. These include but are not limited to critical areas requirements, open space and landscaping requirements, parking, mid-block connections, utility easements, and stormwater management.

(Ord. 3220)

•••

Exhibit 6:

Chapter 21.20
AFFORDABLE HOUSING

Sections:

21.20.010 Purpose.
21.20.020 Applicability.
21.20.030 General Requirements and Incentives.
21.20.040 Implementation Provisions.
21.20.050 Alternative Compliance Methods.
21.20.060 Supplemental Requirements.
21.20.070 Affordable Senior Housing.
21.20.080 Affordable Housing Agreement.

...

21.20.020 Applicability.

A. This chapter applies to:

1. All new residential and mixed-use developments**, except manufactured homes parks and manufactured homes sited within manufactured home parks**;

2. All new senior housing developments and congregate care dwelling units, not including nursing homes.

B. Payment in lieu applies to qualifying developments in the Neighborhood Residential Zone as defined in RZC 21.20.060.A.1.b. (Ord. 2753; Ord. 3186; Ord. 3220)

21.20.030 General Requirements and Incentives.

A. Pursuant to RCW 36.70A.540, the City finds that the higher income levels specified in the definition of "affordable housing" set forth in the definitions section of this Zoning Code are necessary to address local housing market conditions in the City. The income levels specified in

the definitions section of this Zoning Code are used in lieu of the "low-income household" income levels set forth in RCW 36.70A.540.

B. Certain provisions in RZC 21.20.030 such as affordability levels, quantity of required affordable housing units, payment in lieu obligations, development unit count thresholds for applicability of affordable housing requirements, bonuses, and other considerations, may not apply or may be superseded as otherwise specified in RZC Chapter 21.20, Affordable Housing, or RMC Chapter 3.38, Multifamily Housing Property Tax Exemption.

C. Unless superseded in RZC Chapter 21.20, Affordable Housing, or elsewhere in the Redmond Zoning Code, at least 10 percent of the units in new housing developments in those areas specified in RZC 21.20.020, Applicability, of 10 units or greater must be affordable housing units made affordable to households earning up to 80 percent AMI, adjusted for household size. RZC Chapter 21.20 requirements pertaining to affordable unit household earnings must be adjusted for household size.

D. There are no bonus market rate units or density bonuses for affordable housing units unless otherwise specified.

E. ~~**Reserved.**~~ **Substitutions of 50 percent AMI units. Unless superseded by other provisions in RZC 21.20, Affordable Housing, developments may provide 50 percent AMI affordable housing units to satisfy affordable housing unit requirements of 80 percent AMI affordable housing units. Each 50 percent AMI affordable housing unit provided counts as two 80 percent AMI affordable housing units for the purpose of satisfying the affordable unit requirements associated with that development.**

F. ***Rounding.*** The number of required affordable housing units is determined by rounding fractional numbers up to the nearest whole number from 0.5. Certain provisions in RZC 21.20.030 on rounding may not apply or may be superseded as otherwise specified in RZC Chapter 21.20, Affordable Housing, or RMC Chapter 3.38, Multifamily Housing Property Tax Exemption.

G. *Reserved.*

H. *Reserved.*

I. Depending on the level of affordability provided, the affordable housing units may be eligible for the transportation impact fee exemptions described in RMC 3.10.105.

J. Multifamily properties providing affordable housing may be eligible for property tax exemption as established in RMC Chapter 3.38.

K. Measurement in square feet of floor area of all affordable units is defined by the gross leasable area within the unit.

L. Accessory dwelling units (ADUs) may be used to meet the requirements of RZC 21.20.030 in the Neighborhood Zones; provided, that the ADU is at least 900 square feet~~.~~ **and all other applicable RZC 21.20 requirements are satisfied, including an affordable housing agreement as described in RZC 21.20.080.**

(Ord. 2733; Ord. 2803; Ord. 2883; Ord. 2958; Ord. 2978; Ord. 3186; Ord. 3220)

....

Redmond Zoning Code in effect at the time of the issuance of the land use permit(s). (Ord. 2803; Ord. 3186; Ord. 3220)

The Redmond Zoning Code is current through Ordinance 3226, passed September 2, 2025.

Disclaimer: The City Clerk's Office has the official version of the Redmond Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: www.redmond.gov

Hosted by General Code.

Exhibit 7:

Chapter

21.24 FENCES

Sections:

21.24.010 Purpose.

21.24.020 Repealed.

21.24.030 Height.

21.24.040 Prohibited Locations.

21.24.050 Electric, Barbed Wire, and Swimming Pool Fences.

21.24.060 Additional Residential Neighborhood Requirements.

21.24.010 Purpose.

A. ~~Protect or enhance property and life and that are compatible with residential neighborhoods while protecting the public from hazardous fences or fences that may blight residential neighborhoods;~~

Allow privacy while maintaining a built environment that is cohesive with the surrounding community.

B. Protecting the public from hazardous fences.

~~B. Increase visibility of front yards by using the principles of the Crime Prevention Through Environmental Design (CPTED) Program to increase public safety and to deter crime;~~

C. Promote and enhance the City's neighborhoods as walkable places and reduce impacts on the pedestrian experience that may result from taller fencing;

D. ~~Maintain the open space character of certain residential neighborhoods and~~ **P**romote public view corridors by encouraging the application of **lower-height fencing,** non-solid styles of fencing, and landscaped screens.

Effective on: 4/16/2011

21.24.020 Permits.

Repealed by Ord. 3153.

Effective on: 4/16/2011

21.24.030 Height.

A. ***Maximum Height.*** The maximum height of fences shall be as follows; provided, that the requirements of RZC 21.52.040, *Sight Clearance at Intersections*, are met:

Table 21.24.030.A
Maximum Fence Height

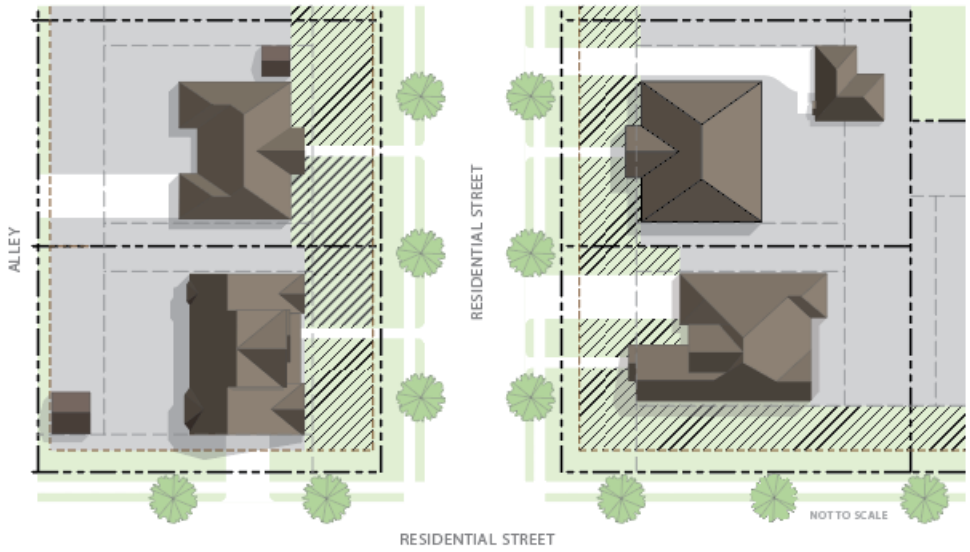
Zones	Permitted Height Permitted Height (1)(2)(3)
UR, RA-5, NR, NMF, Centers (Downtown, Marymoor, Overlake)	~~Six feet anywhere on the lot (see RZC 21.24.060, *Additional Residential Neighborhood Requirements*, for additional information)~~  A Walls and fences located in any front yard must be 4 feet or less otherwise B 6 feet

Table 21.24.030.A
Maximum Fence Height

Zones	Permitted Height Permitted Height (1)(2)(3)
All other zones	Eight feet anywhere on the lot, subject to landscaping requirements in RZC Chapter 21.32, *Landscaping*

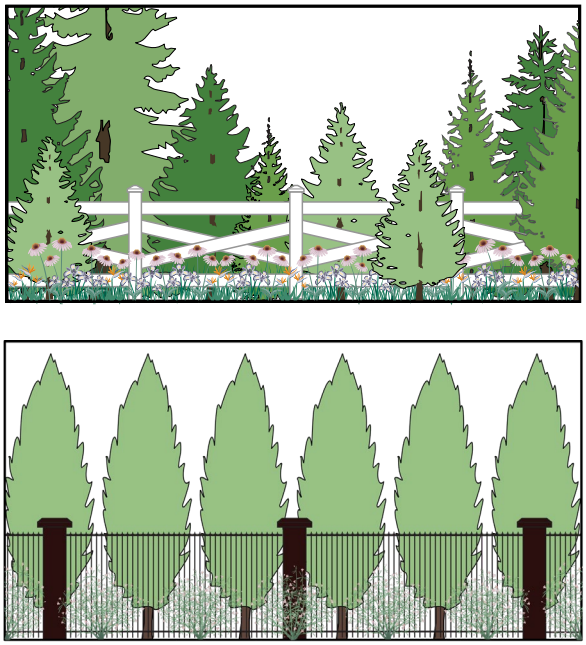
(1) This excludes areas of a lot regulated by RZC 21.52.040 – Sight Clearance at Intersections, where the height limit may be lower.

(2) Maximum fence height may be exceeded without the requirement for a variance when specified in federal or state requirements due to safety and security. Documentation of this requirement shall be provided by the applicant and approved by the Administrator.

(3) When the City's Building Code has requirements, such as where a guard rail is required to be placed atop a retaining wall or rockery, additional height is permitted but additional height must not exceed the minimum required to meet the building code.

Figure 21.24.030 B

Examples of **Low See-Through Fences**



Low, see-through fences (maximum height 42 inches) can add variety and human scale.

~~B. Fences Adjacent to Rockeries or Retaining Walls.~~

~~1. Where a fence and a rockery or retaining wall lying within a building setback area are within five feet of each other, the combined height of the fence and rockery or retaining wall shall not exceed a maximum of eight feet except as provided in RZC 21.24.030.B.2 and B.3.~~

~~2. Staff may approve a modification to the combined height limit for fences and rockeries or retaining walls if either:~~

~~a. The City's Building Code requires additional height, such as where a guard rail is required to be placed atop a retaining wall or rockery; or~~

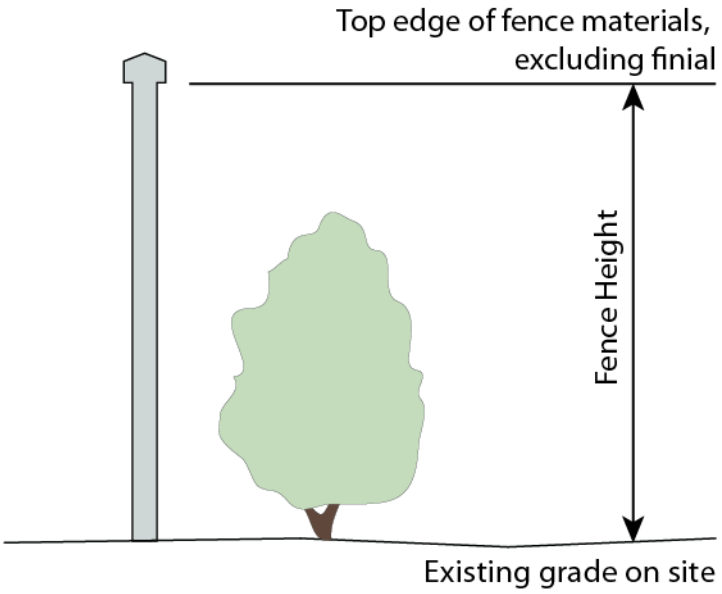
~~b. The design of the rockery or retaining wall includes terraces that are deep enough to incorporate landscaping or other techniques that reduce the visual mass of the wall, and the fence is designed to be no more than 50 percent solid.~~

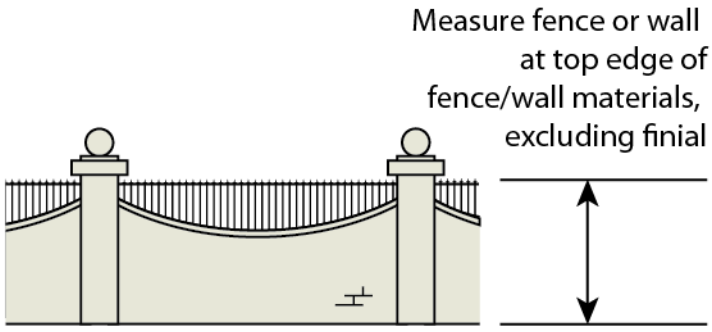
~~3. The Technical Committee may approve a modification to the combined height limit for fences and rockeries or retaining walls if the modification is necessary because of the size, configuration, topography, or location of the subject property, to provide the property with the use rights and privileges permitted to other properties in the vicinity or zone in which the property is located, and the modification will not be materially detrimental to the public welfare or to abutting properties:~~

B. Fences combined with Rockeries and Retaining Walls Height. Fence and wall height shall be measured as follows:

1. Fence height shall be measured as the vertical distance between the existing grade on the site at the base of the fence and the top edge of the slats or other fence material (exclusive of fence posts). See Figure 21.24.030 B1

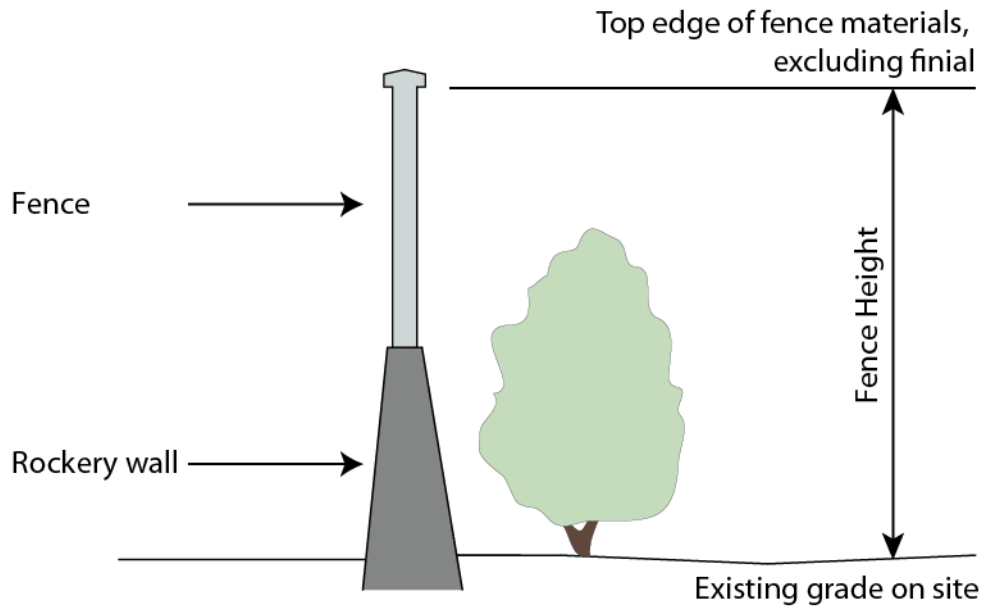
Figure 21.24.030B1
Measurement of Fence and Wall Height





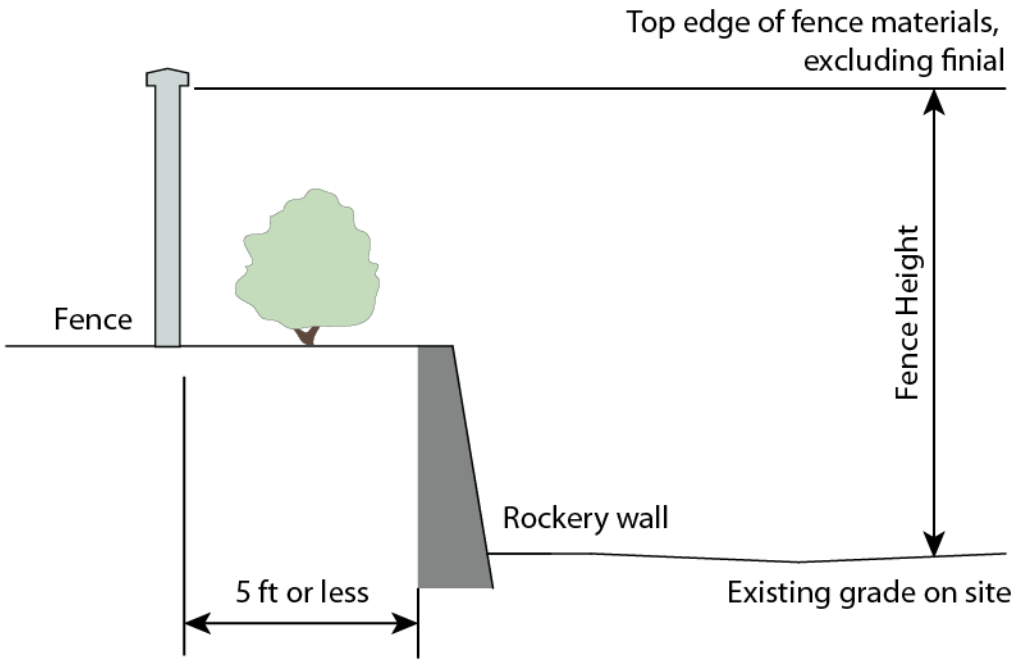
2. Fence height when fences are on top of a wall/rockery must not exceed fence heights in Table 21.24.030A.

Figure 21.24.030B.2
Measurement of Fence and Wall Height



3, A fence and a rockery or retaining wall within five feet of each other, the combined height of the fence and rockery or retaining wall shall not exceed fence heights in Table 21.24.030.A

Figure 21.24.030B.3
Measurement of Fence and Wall Height



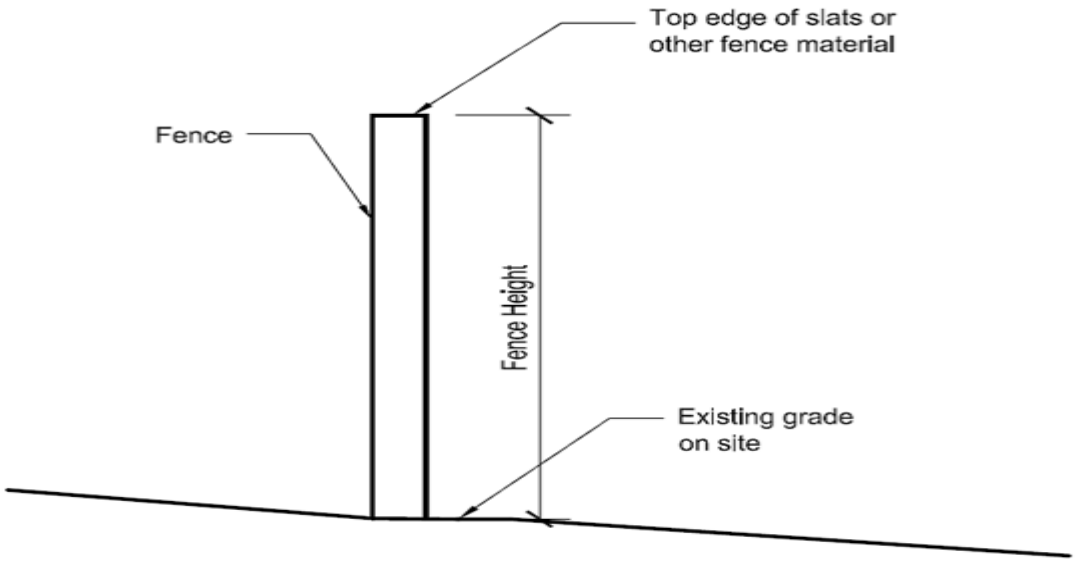
~~Where a fence and a rockery or retaining wall lying within a building setback area are within five feet of each other, the combined height of fence and wall are used to measure fence height~~

***shall not exceed fence heights in Table 21.24.030A

~~C. ***Measurement of Fence and Wall Height.*** For purposes of this chapter, fence and wall height shall be measured as follows:~~

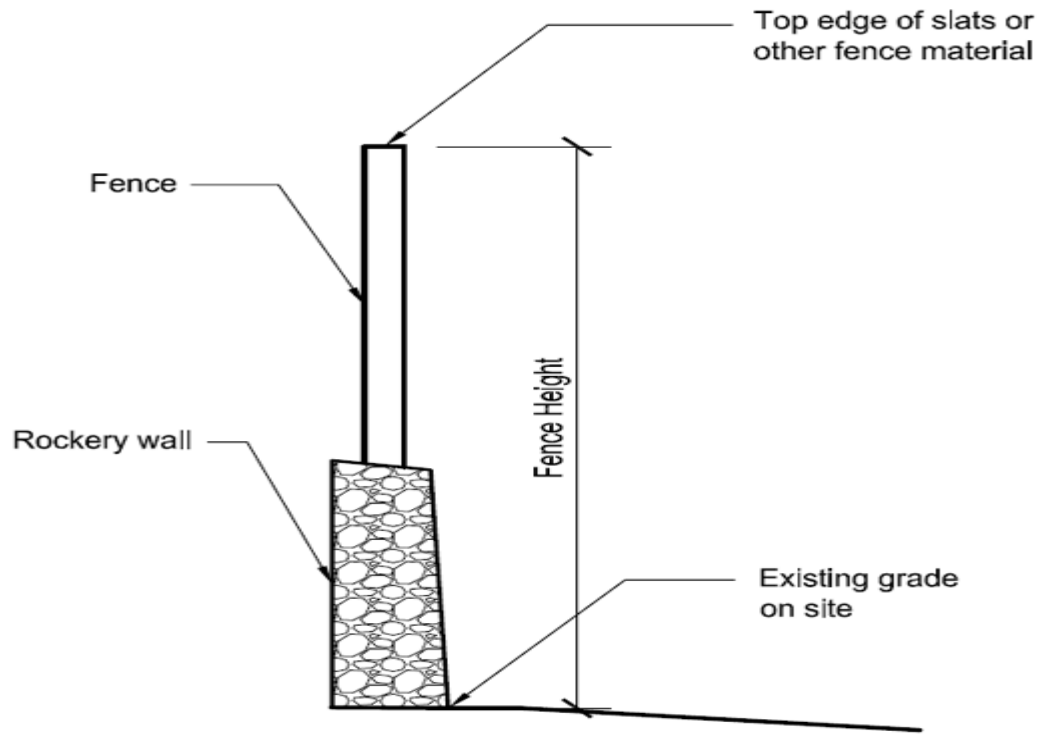
~~1. Fence height shall be measured as the vertical distance between the existing grade on the site at the base of the fence and the top edge of the slats or other fence material (exclusive of fence posts).~~

~~Figure 21.24.030A~~
~~Measurement of Fence and Wall Height~~



~~2. The combined height of fencing placed on top of a wall or rockery shall be measured as the vertical distance between the existing grade on the site at the base of the wall and the top edge of the slats or other fence material (exclusive of posts).~~

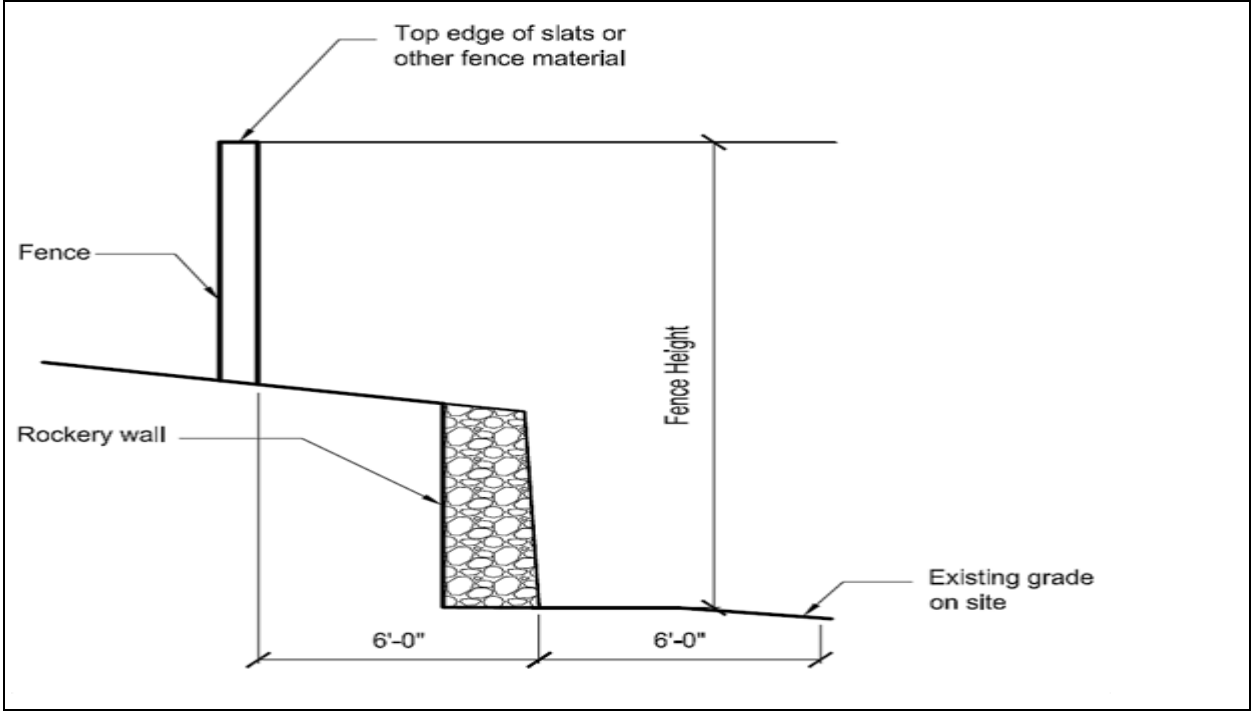
~~Figure 21.24.030B~~
~~Measurement of Fence and Wall Height~~



~~3. Where the grade within six feet of the base of a fence or wall differs from one side of the fence or wall to the other (as~~

~~when a fence is placed at the top or bottom of a slope or at the top of a rockery or retaining wall), the height shall be measured from the side with the lowest existing grade.~~

~~Figure 21.24.030C~~
~~Measurement of Fence and Wall Height~~



~~(Ord. 3153; Ord. 3220)~~
Effective on: 6/18/2018

21.24.040 Prohibited Locations.

Fences are prohibited in critical areas, critical area buffers, native growth protection areas, designated greenbelts, and designated open space, except as required by RZC 21.64.010.R.2.

Effective on: 4/16/2011

21.24.050 Electric, Barbed Wire, and Swimming Pool Fences.

Electric, barbed wire, and swimming pool fences are permitted or required as follows:

Table 21.24.050
Electric, Barbed Wire, and Swimming Pool Fences

Fence Type	Permitted Zones	Special Requirements	Other Code Requirements
(A) Electric Fences	UR, RA-5 May be used in conjunction with the keeping of large domestic animals where allowed in NR through NMF zones.	A. Permanent signs must be posted every 50 feet stating that the fence is electrified. B. Fences, appliances, equipment, and materials must be listed or labeled by a qualified testing agency and be installed in accord with manufacturer's specifications. C. Except in the UR zone, all electric fences must be set back at least two feet from property lines adjacent to public rights-of-way and NR through NMF zones, and a second and more substantial fence with a mesh size small enough to prevent a child from reaching through, shall be located along the property line. D. Prohibited when fronting shoreline public access areas (Shoreline Public Access System Map, Figure S-1 of the Shoreline Master Program).	All electric fences must comply with RMC Chapter 15.12, *Electrical Code*.
(B) Barbed or Razor Wire Fences	UR, RA-5, but not along property lines adjacent to other residential and commercial zones **and parks, open**	A. Commercial storage, utility and public uses may use barbed wire only on top of a fence at least six feet in height. The barbed wire shall not extend more than 18 inches above the top of the fence. B. Prohibited when fronting shoreline public access areas (Shoreline Public Access System	None

Table 21.24.050 Electric, Barbed Wire, and Swimming Pool Fences			
Fence Type	**Permitted Zones**	**Special Requirements**	**Other Code Requirements**
	space, trails, and gardens.	Map, Figure S-1 of the Shoreline Master Program).	
(C) Swimming Pool Fences	All zones	All outdoor swimming pools must be surrounded with a fence at least five feet in height.	All swimming pool fencing must comply with King County Health Department requirements.

(Ord. 3220)

Effective on: 6/18/2018

~~21.24.060 Additional Residential Neighborhood Requirements.~~

~~A. The following additional fence, rockery wall, and retaining wall requirements apply to properties located in the neighborhoods listed. The boundaries of each neighborhood are set forth in the Redmond Comprehensive Plan, Map LU-1. Where a conflict exists between the neighborhood requirements in RZC 21.24.060 and the other provisions of this chapter, the requirements of RZC 21.24.060 shall control. Where there is no specific regulation listed for the neighborhood, the other provisions of this chapter control.~~

~~Table 21.24.060 Additional Neighborhood Requirements~~				
~~Neighborhood~~	~~Applicability~~	~~Fence or Wall Height~~	~~Design Requirements~~	~~Other Requirements~~
~~Education Hill~~	~~Applies to fences and walls in the front yard setback or adjacent to public recreational trails.~~	~~42 inches when built in the front setback (See Figure 21.24.060, except where home fronts onto arterial street.)~~	~~A. No sight-obscuring fencing materials allowed. B. Fence must be of a non-solid type, such as split rail fencing or split rail fencing combined with dark-colored vinyl or powder-coated chain link fence.~~	~~New gated communities in short subdivisions and subdivisions with security fencing are prohibited.~~

Table 21.24.060
Additional Neighborhood Requirements

Neighborhood	Applicability	Fence or Wall Height	Design Requirements	Other Requirements
North Redmond (except Wedge Subarea)	Applies to fences and walls in the front yard setback or adjacent to public view corridors, and public recreational trails.	42 inches in any front setback area, and 42 inches in any street side or rear setback area adjacent to an identified pedestrian or public view corridor. (See Figure 21.24.060)	A. No sight-obscuring fencing materials allowed. B. Fence must be of a non-solid type, such as split rail fencing or split rail fencing combined with dark-colored vinyl or powder-coated chain link fence.	None
North Redmond Wedge Subarea	Applies to the Wedge Subarea defined in the Neighborhoods Element of the Comprehensive Plan.	No special height requirements	Private residential fences may be constructed and maintained along and west of the western edge of the required maintenance easement for retaining systems on the west side of Redmond-Woodinville Road.	
Willows/Rose Hill	Applies to fences in the front yard setback.	42 inches	No special design requirements	New gated communities in short subdivisions and subdivisions with security fencing are prohibited.

B. The Administrator may approve alternative materials or a combination of materials for the fences and walls described above when such alternative materials or combinations are demonstrated to better meet the intent of this chapter.

C. The Administrator may also approve deviations from the maximum fence height requirements set forth in the above table in the North Redmond and Willows/Rose Hill Neighborhoods for fencing associated with swimming pools, landscaping alternatives (such as landscaped berms), or other designs that clearly meet the intent of this chapter.

~~Figure 21.24.060~~
~~Low See-Through Fences~~



~~Low, see-through fences (maximum height 42 inches) can add variety and human scale.~~

(Ord. 3220)

Effective on: 6/18/2018

The Redmond Zoning Code is current through Ordinance 3226, passed September 2, 2025.

Disclaimer: The City Clerk's Office has the official version of the Redmond Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: www.redmond.gov

Hosted by General Code.

Exhibit 8:

Chapter 21.25 RETAINING WALLS

21.25.010 Purpose

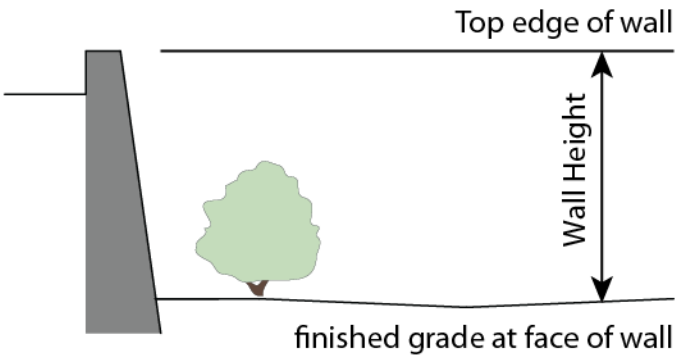
The purpose of this chapter is to provide for retaining walls and rockeries that:

A. Minimize modification of the existing topography of properties in the City, by minimizing the amount of earth being exported or imported to a site, and to minimize the height of walls related to development.
B. Minimize the visual impact of retaining walls having excessive heights that may be detrimental to the aesthetics of neighborhoods or nearby properties.
C. Maintain compatibility with the nearby properties by minimizing changes in topography and excessive excavation.

21.25.100 Height

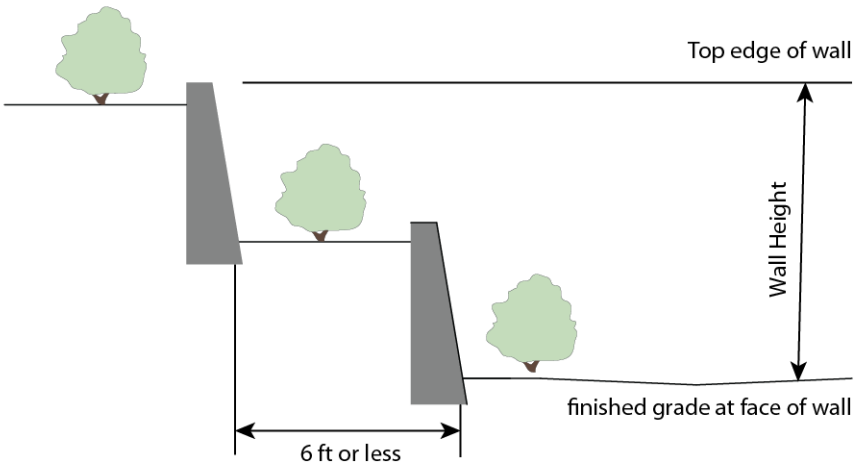
A. Retaining wall and rockeries shall have a maximum wall height of 8 feet. Deviation requests may be approved subject to provisions of 21.25.300
B. Measurement of Wall Height. For purposes of this chapter, retaining wall and rockery height shall be measured as follows:
    1. Retaining walls and rockeries height shall be measured as the vertical distance between finished grade at the face of wall to the top of the wall.

Figure 21.25.100.B.1. Retaining wall measurement



2. Retaining walls and rockeries with 6 feet or less horizontal separation between tiers, shall be measured as one retaining structure for determining the wall height. Horizontal separation shall be measured as the distance between the face of the lower wall to the face of the upper wall.

Figure 21.25.100.B.2. Measurement for retaining walls closer than 6 ft apart



21.25.200 Terraced RETAINING WALLS [RESERVED]

21.25.300 Deviations

A. The Technical Committee may approve a deviation to the height limit for rockeries and retaining walls if the deviation is necessary because of the size, configuration, topography, or location of the subject property, to provide the property with the use rights and privileges permitted to other properties in the vicinity or zone in which the property is located, and the modification will not be materially detrimental to the public welfare or to abutting properties.

B. The deviation will not be granted for the purposes of increasing building area or usable lot space.

21.25.400 Prohibited Locations

A. Retaining walls and rockeries are prohibited in critical areas (except critical aquifer recharge areas), critical area buffers, native growth protection areas, designated greenbelts, and designated open space, and public and private easements except as required by RZC 21.64.010.R.2.

B. Private retaining walls and rockeries and their associated wall drain(s) and backfill shall be entirely within the private property in which they are installed and shall be placed outside of the public right-of-way.

21.25.500 Additional Requirements

A. Planner and Engineer approval is required prior to Technical Committee approval.

B. All retaining walls and rockeries constructed to support land used for new private development shall be placed outside of the public right-of-way and public and private easements.

C. Retaining wall reinforcements such as tiebacks, soil nails, and geogrid mesh must not extend into the public right-of-way and public easements. Tiebacks and soils nails are allowed to extend into public right-of-way with an approved Right-of-Way Use Agreement.

D. Retaining wall reinforcements such as tiebacks, soil nails, and geogrid mesh **extending into private property require a private easement on that property.**

E. Retaining walls within the street section that are necessary for the street, that will be visible to the general public, and above 4 feet in height shall be constructed of either cast-in-place concrete or shotcrete, with a finish that reproduces the look of stone or masonry or having geometric patterns on the wall face. Allowable finish methods will be either stamped finish, sponge finish, troweled patterns, or modular blocks. Wall type and aesthetic pattern shall be approved by the Administrator.

F. Install rockeries **and retaining walls** per **City Standard Specifications and Standard Details.**

G. All retaining walls and rockeries must also meet the design standards in Section 5.6.7 "Rockeries/Retaining Walls" in the Stormwater Technical Notebook 2025 -- Issue 9A, **or its successor**.

H. Retaining walls above 4-feet in height in the lot frontage ~~and~~ must have landscaping for visual screening according RZC 21.32 Landscaping with approval by Planning and Engineering.

Figure 21.25.500.H. Retaining wall landscape screening example

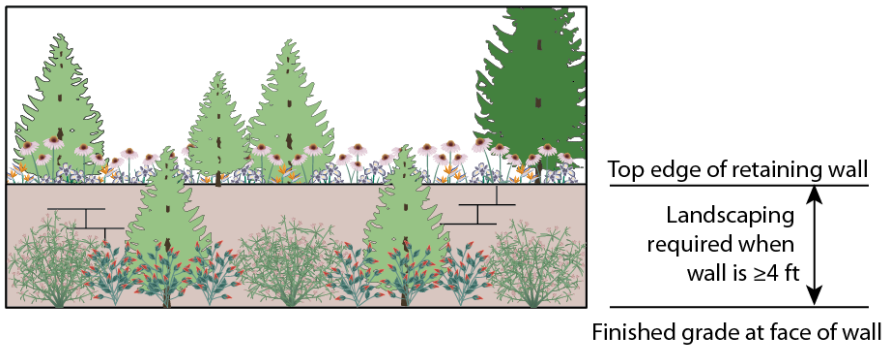


Exhibit 9:

Chapter 21.36

OPEN SPACE

Sections:

21.36.010	**Purpose.**
21.36.020	**Applicability.**
21.36.030	**Types of Open Space.**
21.36.040	***Repealed.***
21.36.050	***Repealed.***
21.36.100	**Mixed-Use and Urban Residential Open Space Requirements.**
21.36.200	**Publicly Accessible Enhanced Amenities Spaces (PEAS).**
21.36.300	**Residential Open Space Requirements.**
21.36.400	**Design Requirements.**
21.36.500	**Open Space Disposition and Maintenance.**

Administrative note: there are changes only to section 200.

21.36.200 Publicly Accessible Enhanced Amenities Spaces (PEAS).

A. ***Purpose.*** ... *Administrative note: there are no changes to subsections A through D.*

.

.

.

E. ***PEAS Uses.***

1. PEAS may be designed to take advantage of incentive options such as child-friendly amenities and small business support, including but not limited to pop-up retail, kiosks, and performance stage, etc. Recommended child-friendly features include, but are not limited to:

a. Adjacent or nearby public restroom facilities that are open at minimum for the same duration as the amenities. Restroom facilities must provide child changing

stations (if providing restrooms by gender, changing tables must be provided in restrooms for all genders).

b. Seating for parents and caregivers that is integrated into or adjacent to the amenity provided, with the number of seats provided in scale with the occupancy load of the amenity space.

2. PEAS spaces may be used for Food Truck and Pop-Up Retail Court if the site meets the requirement in RZC 21.04.2140 and are included on the PEAS site plan.

a. Court uses can be approved with the site plan for PEAS as a consolidated review.

b. An Administrative Modification can be used to add Court uses to a previously approved PEAS location.

3. Uses in the PEAS space that typically require a temporary use permit (seasonal sales, events, etc.), will not require an individual temporary use permit if the use is reviewed and approved as part of the court site plan approval.

a. The PEAS site plan must include locations for indicated temporary uses, maximum occupancy, and show how the health, safety, and other impacts and considerations are mitigated at the site plan approval.

b. Temporary uses not included as part of the court site plan approval will require a temporary use permit.

Exhibit 10:

Chapter 21.40

PARKING STANDARDS

Sections:

21.40.010 Vehicle Parking. Revised

21.40.020 Bicycle Parking Requirements and Standards.

21.40.030 Electric Vehicle Charging Stations.

Administrative note: there are only changes to section 010.

21.40.010 Vehicle Parking.

A. ***Purpose.*** … *Administrative note: there are no changes to subsection A.*

B. ***Scope.*** … *Administrative note: there are no changes to subsection B.*

C. ***Administration.*** In the administration of RZC 21.40.010, the following rules shall be used:

1. *Nonconforming Parking.*

a. A development that met the parking requirements in effect at the time it was approved but that does not have sufficient parking spaces to meet the current requirements of RZC Chapter 21.40 may continue to operate with the parking deficiency as long as no enlargement is made that would require additional parking spaces;

b. When a development with nonconforming parking is enlarged so as to require additional parking spaces, the requirements of RZC Chapter 21.40 shall apply only to the enlargement;

c. When a preexisting building with nonconforming parking is remodeled or rehabilitated but not enlarged, the existing use of the building may continue without

providing additional parking. In the event that the land use is increased by an addition of building square footage, the minimum level of parking required, including bicycle parking required by RZC Chapter 21.40, consistent with the increased land use affected by the change must be provided, or an approved Mobility Management Program, as provided in RZC 21.52.020, Mobility Management Program, must be implemented for the site that effectively reduces parking demand;

d. When additional uses are placed on the same lot with the nonconforming parking or an enlarged lot of which the lot with nonconforming parking is a part, the requirements of this chapter shall apply only to the additional use; and

e. Developments with nonconforming parking shall not be required to provide additional parking spaces when a change of use occurs, either from non-residential to residential or non-residential to another non-residential use, or minor improvements are performed; provided, that the change of use or minor improvement does not enlarge the structure or increase the amount of nonconformity;

f. Developments, sites, and structures in Downtown, Overlake, and Marymoor Village where a portion of the sites and/or structures have been obtained under threat of condemnation shall not be required to provide additional parking spaces than that which was sufficient to meet the requirements in place during the most recent development or construction of the site.

2. *Separate Parking Facilities.* A parking facility that is required for one establishment shall not be considered as part of the parking facility required for any other enterprise, except for cooperative parking as provided in RZC 21.40.010.F, General Parking Requirements.

3. *Site Plan Entitlement Required.* All proposed parking facilities are subject to the site plan entitlement process of RZC 21.76.070.Y, Site Plan Entitlement.

4. *Car-Sharing Parking.* In all zones except Neighborhood Residential, required parking spaces may be occupied by car-sharing vehicles.

D. ***Required Off-Street Parking.***

1. The minimum required and maximum permitted number of off-street parking spaces for each land use is noted in the Parking Ratio Column of each zone. Where calculations of parking requirements result in fractional amounts, they shall be rounded up if 0.5 or over.

Table 21.40.010D. Required Off-Street Parking

	Parking Ratio: Unit of Measure (Minimum Required, Maximum Allowed)[3]		
Use Class	**Within 1/4 Mile of Frequent Transit or in a TOD Focus Area**	**In a Center, Not Within 1/4 Mile[1] of Frequent Transit, Not in a TOD Focus Area**	**All Other Locations**
Residential [1] [2]			
Dwelling unit, detached	Dwelling unit (0, –)	Dwelling unit (0, –)	Dwelling unit (1.0, –)
Dwelling unit, attached	Dwelling unit (0, –)	Dwelling unit (0, –)	Dwelling unit (1.0, –)
Accessory dwelling unit	Dwelling unit (0, –)	Dwelling unit (0, –)	Dwelling unit (0, –)
Tiny home	Dwelling unit (0, –)	Dwelling unit (0, –)	Dwelling unit (0, –)
Cottage	Dwelling unit (0, –)	Dwelling unit (0, –)	Dwelling unit (0, –)
Dwelling unit, multifamily	Dwelling unit (0, 1.0)	Dwelling unit (0.5, 1.25)	Dwelling unit (0.5, 2.0)
Mixed-use residential structure	Dwelling unit (0, 1.0)	Dwelling unit (0.5, 1.25)	Dwelling unit (0.5, 2.0)
Permanent supportive housing, transitional housing	Dwelling unit (0, –)	Dwelling unit (0, –)	Dwelling unit (0.5, –)
Group Home/Congregate Housing			
Dormitory or residential suite	Bed (0, 1.0)	Bed (0, 1.0)	Bed (0, 1.0)
Adult family home	Dwelling unit (0, 2.0)	Dwelling unit (0, 2.0)	Dwelling unit (1.0, 2.0)
Long-term care facility	Patient bed (0, 0.25)	Patient bed (0, 0.25)	Patient bed (0, 0.25)
Residential care facility	Patient bed (0, 0.25)	Patient bed (0, 0.25)	Patient bed (0, 0.25)

	Parking Ratio: Unit of Measure (Minimum Required, Maximum Allowed)[3]		
Use Class	**Within 1/4 Mile of Frequent Transit or in a TOD Focus Area**	**In a Center, Not Within 1/4 Mile[1] of Frequent Transit, Not in a TOD Focus Area**	**All Other Locations**
Retirement residence	Without skilled nursing: unit (0, 1.0) With skilled nursing: worker on largest shift (0, 1.0)	Without skilled nursing: unit (0, 1.0) With skilled nursing: worker on largest shift (0, 1.0)	Without skilled nursing: unit (0, 1.0) With skilled nursing: worker on largest shift (0, 1.25)
Emergency housing or emergency shelter	Bed (0, 1.0)	Bed (0, 1.0)	Bed (0, 1.0)
Lodging			
Bed and breakfast inn or boarding house	Rental room (0, 1.0)	Rental room (0, 1.0)	Rental room (0, 1.0)
Hotel or motel	Rental room (0, 1.0)	Rental room (0, 1.0)	Rental room (0, 1.0)
General Sales or Service			
Retail sales	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)
Cannabis retail sales	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)
Business and service	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)
Food and beverage	1,000 sq. ft. gfa (0, 5.0) No requirement for kiosks and vending carts	1,000 sq. ft. gfa (0, 7.5) No requirement for kiosks and vending carts	1,000 sq. ft. gfa (0, 9.0)
Drive-up stand	No requirement	No requirement	No requirement
Animal kennel/shelter	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)

	Parking Ratio: Unit of Measure (Minimum Required, Maximum Allowed)[3]		
Use Class	**Within 1/4 Mile of Frequent Transit or in a TOD Focus Area**	**In a Center, Not Within 1/4 Mile[1] of Frequent Transit, Not in a TOD Focus Area**	**All Other Locations**
All other general sales or service	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)
Arts, Entertainment, and Recreation			
Arts, entertainment, recreation, and assembly	1,000 sq. ft. gfa (1.0, adequate to accommodate typical use)	1,000 sq. ft. gfa (2.0, adequate to accommodate typical use)	1,000 sq. ft. gfa (2.0, adequate to accommodate typical use)
Golf course			Adequate to accommodate typical use
Natural and other recreational parks	1,000 sq. ft. land area (0, adequate to accommodate typical use)	1,000 sq. ft. land area (0, adequate to accommodate typical use)	1,000 sq. ft. land area (0, adequate to accommodate typical use)
Adult entertainment facilities	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
Water enjoyment use	No requirement	No requirement	No requirement
Piers, docks, floats, and other water-oriented accessory structures	No requirement	No requirement	No requirement
Education, Public, Health, and Other Institutions			
Education, government, health care and other institutions	1,000 sq. ft. gfa (0, adequate to	1,000 sq. ft. gfa (0, adequate to	1,000 sq. ft. gfa (2.0, adequate to accommodate typical use)

	Parking Ratio: Unit of Measure (Minimum Required, Maximum Allowed)[3]		
Use Class	**Within 1/4 Mile of Frequent Transit or in a TOD Focus Area**	**In a Center, Not Within 1/4 Mile[1] of Frequent Transit, Not in a TOD Focus Area**	**All Other Locations**
	accommodate typical use)	accommodate typical use)	
Day care center	Employee on maximum shift (0, 1.0)	Employee on maximum shift (0 ~~0.5~~, 1.0)	Employee on maximum shift (0 ~~0.5~~, 1.0)
Family day care provider	No requirement	No requirement	No requirement
Faith-based and funerary	Assembly uses: 1,000 sq. ft. gfa (5.0, 10.0) or fixed seats (0.1, 0.2) All other uses: 1,000 sq. ft. gfa (1.0, 3.0)	Assembly uses: 1,000 sq. ft. gfa (5.0, 10.0) or fixed seats (0.1, 0.2) All other uses: 1,000 sq. ft. gfa (2.0, 3.0)	Assembly uses: 1,000 sq. ft. gfa (7.5, 10.0) or fixed seats (0.1, 0.2) All other uses: 1,000 sq. ft. gfa (2.0, 5.0)
Secure community transition facility	Adequate to accommodate typical use	Adequate to accommodate typical use	Adequate to accommodate typical use
All other uses	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
Manufacturing and Wholesale Trade			
Manufacturing and wholesale trade	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)

	Parking Ratio: Unit of Measure (Minimum Required, Maximum Allowed)[3]		
Use Class	**Within 1/4 Mile of Frequent Transit or in a TOD Focus Area**	**In a Center, Not Within 1/4 Mile[1] of Frequent Transit, Not in a TOD Focus Area**	**All Other Locations**
Artisanal manufacturing, retail sales, and service	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)
Cannabis processing	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
All other uses	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
Transportation, Communication, and Utilities			
All uses except those below	1,000 sq. ft. fga (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)	1,000 sq. ft. gfa (2.0, 5.0)
Rapid charging station; local utilities; regional utilities; wireless communication facilities; automobile parking facilities; heliport; float plane facility	No requirement	No requirement	No requirement
Agriculture			
All uses	No requirement	No requirement	No requirement
Other			
Construction-related business	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
Mining and extraction establishment	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)

	Parking Ratio: Unit of Measure (Minimum Required, Maximum Allowed)[3]		
Use Class	**Within 1/4 Mile of Frequent Transit or in a TOD Focus Area**	**In a Center, Not Within 1/4 Mile[1] of Frequent Transit, Not in a TOD Focus Area**	**All Other Locations**
Wetland mitigation banking	No requirement	No requirement	No requirement

1 Distance to frequent transit is measured as the walking distance from the nearest property edge to the nearest station or stop with frequent transit.

~~1~~ 2 There is no minimum off-street parking requirement for middle housing located within one-half mile of a major transit stop as defined in RCW 36.70A.030 or its successor.

3 There is no minimum off-street parking requirement for the following uses or structure types in accordance with RCW 35A.21.445 and RCW 36.70A.817 or their successors:

a. Single-family or middle housing residences under 1,200 square feet.

b. Affordable housing as defined in RCW 36.70A.030 or its successor.

c. Senior housing (defined as retirement residence in RZC 21.78.270).

d. Ground-level non-residential spaces in mixed-use buildings.

e. Buildings that meet passive house requirements as defined in RCW 36.70A.817 or its successor.

f. Modular construction as defined in RCW 36.70A.817 or its successor.

g. Mass timber construction as defined in RCW 36.70A.817 and RCW 19.27.570 or their successors.

2. All multifamily and nonresidential development over 1,000 square feet of gross floor area must include at least two accessible parking spaces, even if doing so would exceed the required off-street parking minimums or maximums or exceed Americans with Disabilities Act (ADA) requirements. In the case where an accessible space would exceed ADA requirements, the Administrator may approve designating adjacent on-street parking as a designated accessible space in lieu of providing an on-site space. Existing on-street spaces that are designated as accessible can be counted toward the requirements of this subsection. The Administrator may waive the requirements to provide accessible parking in excess of ADA requirements if the Administrator determines that requiring the spaces would (a) not meet the nexus and rough proportionality tests as described in RZC 21.17.010.B.2, or (b) substantially impact the feasibility of the project.

3. The Administrator may approve alternative minimum parking requirements for specific uses on specific development sites where the land use permit applicant demonstrates, through a parking study prepared by a qualified expert, that the alternative requirement will provide sufficient parking to serve the specific use without adversely impacting other uses and streets in the vicinity. The Administrator may require the recording of a covenant or other instrument restricting the use of the property to the specific use for which the alternative minimum parking requirement was approved. Where a parking study does not demonstrate that available parking stalls will adequately serve the proposed use, reductions below the minimum requirement may be approved if a mobility management program that effectively reduces parking demand as provided in RZC 21.52.020, Mobility Management Program, is approved and recorded with the property.

The Technical Committee may require alternative parking programs if there is a need to reduce overall parking to alleviate significant adverse environmental impacts.

4. Required parking may be provided off site within 600 feet of the site, unless otherwise approved by the Administrator, when secured by an easement.

E. ***Design Requirements for Parking Facilities.*** … *Administrative note: there are no changes to subsections E through H.*

.

.

.

H. ***Construction Parking Requirements and Contact Information.*** …

Exhibit 11:Chapter 21.48

TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM

Sections:

21.48.010 Transfer of Development Rights Program.

21.48.020 Transfer of Development Rights Procedures.

Administrative note: there are only changes to section 010.

21.48.010 Transfer of Development Rights Program.

A. ***Purpose.*** The purpose of Redmond's Transfer of Development Rights (TDR) Program is to advance Comprehensive Plan goals and policies that address the protection of environmentally critical areas, historic resources (including archeological resources), and open spaces~~, and the ability to provide affordable housing,~~ by transferring the right to develop on the land needing protection to land more suitable for urban development.

B. ***Explanation of TDRs.*** … *Administrative note: there are no changes to subsection B.*

C. ***Sending Area Properties.***

1. Land is eligible if it complies with all of the criteria for at least one of the eligibility categories as described in Table 21.48.010A, Eligibility Categories and Criteria, and with all of the criteria in RZC 21.48.010.C.2.

Table 21.48.010.A
Eligibility Categories and Criteria

Eligibility Category	Eligibility Criteria
Urban Recreation	A. Located in the UR zone; and B. Wholly undeveloped or in agricultural or recreational use.

Table 21.48.010.A
Eligibility Categories and Criteria

Eligibility Category	Eligibility Criteria
Historic	A. Listed on the Redmond Historic Resource Register; or B. Otherwise eligible under RZC Chapter 21.30, Historic and Archeological Resources.
Environmentally Critical Area	A. Located in one or more of the following areas: 1. Species Protection Area; 2. Category I or Category II wetland or wetland buffer; 3. Class I or Class II stream or stream buffer; 4. Landslide hazard area or buffer; 5. Contiguous forest community characterized by a qualified arborist or ecologist as: a. Having three layers of vegetation – canopy, subcanopy/shrub, and herb – dominated by native species; and b. Having at least 20 percent of canopy trees estimated to be at least 50 years of age; and c. Measuring at least one acre; and B. Wholly undeveloped, or partially undeveloped or vacant, where the Administrator determines that eligible environmentally critical areas listed in (A) above could be maintained without compromising the ecological functions and values of those critical areas.

Table 21.48.010.A Eligibility Categories and Criteria	
Eligibility Category	**Eligibility Criteria**
~~Affordable Housing~~	

2. The following criteria must also be met:

a. The land's development rights or development capacity shall not have been exhausted, sold, or transferred; or limited by easements, deed restrictions, equitable servitudes, or similar measures to any of the following:

i. Agriculture, recreation, open space; or

ii. Preservation of environmentally critical areas and their buffers, as described in Table 21.48.010A, through means including, but not limited to, a Native Growth Protection Area or open space easement.

b. The land shall not have been granted a reasonable use exception under RZC 21.76.070.U, Reasonable Use Exception (Critical Areas/Hazardous Liquid Pipelines, etc.). Nothing in this chapter shall require that a reasonable use exception granted under the reasonable use provision equal the economic value of the TDRs granted under this chapter.

c. The land shall not be part of any property the Comprehensive Plan designates for use as a collector, arterial street, or highway.

D. ***Receiving Area Properties.*** … *Administrative note: there are no changes to subsection D.*

E. ***Calculating Development Rights.*** … *Administrative note: there are no changes to subsection E.*

F. ***Use of Development Rights.***

1. Each development right may be used as a right for any one of the following, subject to the limitations of this chapter and other zoning code chapters:

a. To authorize an additional 8,712 square feet of gross floor area;

b. To increase the maximum impervious surface or maximum lot coverage by 8,712 square feet; provided, that the total increase does not exceed 10 percent of the allowed maximum square footage for the site; or

c. To increase the height of a structure, including above-ground structured parking, by one story across each 8,712-square-foot increment of gross floor area or parking floor plate, except as permitted in RZC 21.48.010.F.2. ~~or by two stories in a TOD focus area. In no case shall total building height be greater than two stories above the height allowed by the underlying zone except as permitted as part of the Overlake incentive package (RZC Chapter 21.55); the~~ The height bonus shall not apply to structures within the shoreline jurisdiction or within the Downtown height limit overlay areas (Table 21.10.200, note 2).

2. In TOD focus areas (see RZC Chapter 21.05), maximum height may be increased by up to two stories above the height allowed by the underlying zone using development rights. Additional height can also be earned by combining development rights with the incentives available in RZC Chapter 21.55.

3 ~~2~~. A fraction of a development right shall be entitled to the corresponding fraction of any of the above.

4 ~~3~~. A land use application using transferred development rights shall contain a statement describing the amount of the development rights proposed to be used and how the development rights are proposed to be used. (Ord. 2614; Ord. 2709; Ord. 2803; Ord. 3186; Ord. 3220)

Exhibit 12:

Chapter 21.55

DEVELOPMENT INCENTIVE PROGRAM

Sections:

21.55.0050 Purpose.
21.55.0100 Applicability and Implementation.
21.55.0150 Incentive Review Procedures.
21.55.200 Affordable Housing.
21.55.300 Green Building Incentives.
21.55.400 Inclusive Design.
21.55.500 Building Site, Form, Uses.
21.55.600 Open Space, Public Art, and Public Amenities.
21.55.1000 Catalyst Projects.
21.55.2000 Community Priority Bonus Tracks.
21.55.3000 Development Agreement.
21.55.4000 Bonuses Earned.
21.55.4100 Overlake Bonuses.
21.55.4200 Bonuses By Zone.
21.55.5000 Supplemental Requirements.
21.55.6000 Restrictions and Penalties.

[Edits in Section 4100 only. No other section with edits.]

...

21.55.4100 Overlake Bonuses.

A. Thresholds for bonuses earned are discounted for the first five years after adoption to help facilitate the transition to mass timber and tower developments, as well as accelerating the implementation of the Redmond 2050 vision established in the Redmond Comprehensive Plan. The maximum bonus is achievable at 200 points during this initial phase but will be raised incrementally over time to no more than 400 points.

B. ***Outside the Overlake TOD Focus Area and in OUMF Zone.*** Bonuses earned outside the TOD Focus Area and in the OUMF zone have the following threshold and maximums. Where points earned are fractional, they shall be rounded to the nearest whole number to determine bonuses earned.

Table 21.55.4100.B. Bonuses in Overlake, Outside of TOD Focus Area or ~~and~~ in OUMF Zone

Points Earned	FAR	Max Building Height		OTHER BONUSES EARNED
		OBAT (mixed-use/non-residential)	OUMF	
1 – 50	0.02 ~~Per calculation~~	160 ft./135 ft.	100 ft.	
51 – 100	0.02 ~~Per calculation~~	175 ft./150 ft.	115 ft.	
101 – 150	0.02 ~~Per calculation~~	190 ft./165 ft.	130 ft.	Projects earning over 100 points may combine the transfer of development rights program with the incentive program
151 – 200	0.02 ~~Per calculation~~	210 ft./180 ft.	145 ft.	
Over 200 points	0.02 Max FAR of 9.5	230 ft./200 ft.	160 ft.	

C. Inside the Overlake TOD Focus Area.

Table 21.55.4100.C. Bonuses in Overlake, Inside the TOD Focus Area

Points Earned	FAR	Max Building Height	Other Bonus Earned
1 – 50	0.02	180 ft.	

Points Earned	FAR	Max Building Height	Other Bonus Earned
	~~Per calculation~~		
51 – 100	0.02 ~~Per calculation~~	200 ft.	
101 – 150	0.02 ~~Per calculation~~	240 ft.	Projects earning over 100 points may combine the transfer of development rights program with the incentive program
151 – 200	0.02 ~~Per calculation~~	280 ft.	
Over 200 points	No FAR restrictions	300 ft.	If top floor is amenity space, may exceed 320 ft. by one additional story (see note 4 of Table 21.55.500), not to exceed 30 stories

(Ord. 3220)

•••

Exhibit 13:

Chapter 21.74

LAND DIVISION

Sections:

21.74.010 General Provisions.

21.74.020 Land Division Standards.

21.74.030 Decision Criteria and Procedures.

21.74.010 General Provisions.

A. ***Purpose.*** ... *Administrative note: no changes to subsection A*

B. ***Scope.***

1. *Compliance.* All division and redivision of land into lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership shall comply with the requirements of this chapter except where specifically exempted herein. Subdivisions, short subdivisions, administrative lot splits, binding site plans, boundary line adjustments, unit lot subdivisions, plat alterations, and plat vacations are all considered divisions or redivisions of land for purposes of this chapter.

2. *Exemptions.* The following divisions of land are exempt from the provisions of this chapter except where expressly indicated.

a. *Cemeteries.* Cemeteries and other burial plots, while used for that purpose;

b. *Testamentary Divisions.* Divisions made by testamentary provisions or the laws of descent; provided, that a map is recorded with King County Records and Elections at the time the land is divided and that all lots created must meet all requirements of this chapter;

c. *Right-of-Way Acquisition and Condemnation.*

i. A division of land relating to the acquisition or exchange of land by public agencies, for public use except human occupancy, including but not limited to subdivisions made for road construction purposes;

ii. A division of land for the sole use of the installation of linear utility facilities, such as electric power lines, telephone lines, water supply lines, sewer service lines, cable lines, or other utility facilities of a similar or related nature;

iii. Division of land due to condemnation or sale under threat thereof by an agency or division of government vested with the power of condemnation; if sale is made under threat of condemnation, such threat must be evidenced by the government agency filing an affidavit so stating with the King County Auditor;

d. A division for the purpose of leasing land for facilities providing personal wireless services while used for this purpose.

e. A division of land into lots or tracts of less than three acres that is recorded in accordance with RCW Chapter 58.09, and is used or to be used for the purpose of establishing a site for construction and operation of consumer-owned or investor-owned electric utility facilities. This subsection does not exempt a division of land for electric utility facilities from any other provision of this chapter. Furthermore, this subsection only applies to electric utility facilities that will be placed into service to meet the electrical needs of a utility's existing and new customers.

C. ***Compliance.*** … *Administrative note: no changes to subsection C*.

21.74.020 Land Division Standards.

A. ***Lot Standards.*** … *Administrative note: no changes to subsections A through M.*

.

.

.

M. ***Transfer and Development of Lots Not Divided According to This Chapter.*** …

N. ***Administrative Lot Split Standards.*** Eligibility standards unique to Administrative Lot Splits are found in RZC 21.74.030.D.

21.74.030 Decision Criteria and Procedures.

A. ***Application Submittal Requirements.***

1. *Scope.* This section sets forth the requirements that must be met in order for applications for approvals governed by this chapter to be considered complete.

2. *Preliminary Subdivisions.* In order to be considered complete, each application for preliminary subdivision approval shall contain the following:

a. A completed general application form and project contact form;

b. The required application fees;

c. A small-scale vicinity map (suitable for public notice purposes);

d. A completed SEPA/CAO fee worksheet;

e. A CAO report, if required in RZC Chapter 21.64, Critical Areas Regulations;

f. For large sites, key plat map showing the entire site on one large sheet;

g. A set of preliminary plat plans showing the proposed layout of all lots, tracts, parcels, and streets;

h. A preliminary stormwater report;

i. A SEPA application form, together with a completed City of Redmond SEPA checklist;

j. A traffic study, if required by the City ~~Public Works Department~~;

k. A title report or plat certificate for all parcels involved;

l. Density calculations indicating maximum and minimum density requirements for the proposal and including density bonus calculations, if applicable;

m. A transportation certificate of concurrency or, if no such certificate has been issued at the time of application, a transportation concurrency application that contains all information required for a transportation concurrency determination under RZC 21.52.010, Transportation Concurrency;

n. A reduced site plan showing proposed lot layout (suitable for public notice purposes); and

o. A tree preservation plan if trees are proposed to be removed as part of the proposal.

3. *Short Subdivisions.* In order to be considered complete, each application for short subdivision approval shall contain all of the items listed in RZC 21.74.030.A.2 for a preliminary subdivision application, except that the key plat map referred to in RZC 21.74.030.A.2.f and the traffic study referred to in RZC 21.74.030.A.2.j shall not be required.

4. *Binding Site Plans.* In order to be considered complete, each application for binding site plan approval shall contain all of the items listed in RZC 21.74.030.A.2 for a preliminary subdivision application. In addition, the binding site plan application shall contain the following:

a. A topography map, labeled "Topography Map";

b. A written explanation of any modification sought from code standards, labeled "Modification Sought from Code Standards";

c. Draft covenants, conditions and restrictions labeled "CC&Rs" or any other restrictions or easements that may apply; and

d. A drawing showing all existing and proposed utilities.

5. *Authority of Administrator.* The Administrator is hereby authorized and directed to provide more detailed requirements for each of the items required for the submittal of complete preliminary subdivision, short subdivision, and binding site plan applications, including size, scale, number of copies, and content. The Administrator shall administratively adopt application submittal requirements for all other applications made under this chapter, including but not limited to applications for boundary line adjustments, final plat approval, final short plat approval, plat alterations, and plat vacations.

B. ***Decision Criteria for Approval of Short Subdivisions, Binding Site Plans, Unit Lot Subdivisions, and Preliminary Subdivisions.*** ... *Administrative note: no changes to subsection B.*

C. ***Decision Criteria for Approval of Final Subdivisions.*** ... *Administrative note: no changes to subsection C.*

D. Administrative Lot Split Procedures

1. Approval Process. Administrative Lot Splits must follow the procedures established in RZC 21.76.050.F, for a Type I review, and criteria established by RCW 58.17.145.

2. Decision by the Administrator. The Administrative Lot Split may be approved by the Administrator provided the following criteria is met:

a. Exactly one newly created lot results from the split.

b. Both the parent lot and the newly created lot meet the minimum lot size of the applicable zone (see RZC Article II).

c. The parent lot is in a zone that allows residential use.

d. If demolition/alteration would displace an existing residential tenant renter, the application must include a displacement mitigation strategy (e.g., relocation assistance).

e. Prior to recording, access and utility rights are granted or conveyed as necessary to serve the maximum number of dwellings allowed, acknowledging that rights may be reduced at building-permit stage if fewer units are built.

f. The newly created lot meets minimum density requirements if located in a zone with a minimum density requirement.

g. The lot is buildable under all applicable regulation. Lots rendered unbuildable by critical areas, shoreline, stormwater, setbacks, impervious surface, or building coverage standards are not eligible for administrative lot split.

h. If the split would create a lot size that would allow further land division, the split is not eligible under this section but could be pursued through another applicable land-division processes under RZC 21.74.

i. Any construction on the newly created lot is subject to all existing state and local laws including those specified in this section. Nothing in this section modifies the requirements for approval of residential building permits in chapter 19.27 RCW.

j. Where an application does not meet the eligibility criteria of this section, the applicant may seek approval under other land division processes under RZC 21.74.

3. Recording. All administrative lot splits shall be recorded in compliance with the following:

a. All Administrative Lot Splits must be recorded surveys consistent with the requirements of RCW Chapter 58.09 and WAC Chapter 332-130, with a notation that future Administrative Lot Splits on either lot are prohibited.

b. Fees and Recording Procedure. Prior to recording, the applicant shall submit the original short subdivision drawings to the City for signatures.

c. Recording Required. No short subdivision shall be recorded unless approved as provided in this chapter. Further, recording shall not be authorized unless and until the required short subdivision improvements have been completed or a performance assurance has been posted to ensure completion as provided in RZC 21.76.090.F, Performance Assurance. A copy of an approved short subdivision shall be filed for record with the King County Department of Records and Elections, and one reproducible copy shall be furnished to the City Engineer.

Administrative note: the remaining subsections of section 030 are re-lettered to accommodate new subsection D above. All references to re-lettered subsections throughout the RZC are updated.

E ~~D~~. ***Short Subdivision Procedures.***

1. *Approval Process.* Short subdivisions shall follow the procedures established in RZC 21.76.050.G, for a Type II review.

2. *Decision by the Technical Committee.* Each final decision of the Technical Committee shall be in writing and shall include findings and conclusions based on the record to support the decision. The decision made by the Technical Committee shall be given the effect of an

administrative decision and may be appealed in accordance with RZC 21.76.060.E, Technical Committee Decisions on Type II Reviews.

3. *Effect of Approval.* Approval of the short subdivision shall constitute authorization for the applicant to develop the short subdivision facilities and improvements, upon review and approval of construction drawings by the City ~~Public Works Department~~. All such facilities and improvements shall be completed or have a performance assurance posted to assure completion as provided in RZC 21.76.090.F, Performance Assurance, prior to recording of the short subdivision. All development of a short subdivision shall be subject to any conditions imposed by the City on the short subdivision approval.

4. Short subdivision approval shall expire pursuant to the following:

   a. Two years from the date of the Technical Committee notice of decision if the short plat has not been recorded. A single one-year extension may be granted by the Technical Committee if the applicant has attempted in good faith to submit the final short plat within the two-year period; provided, however, that the applicant must file a written request for extension at least 30 days prior to expiration of the two-year period.

5. *Recording.* All short subdivisions shall be recorded in compliance with the following:

   a. *Fees and Recording Procedure.* Prior to recording, the applicant shall submit the original short subdivision drawings to the City ~~Public Works Engineering Department~~ for signatures.

   b. *Recording Required.* No short subdivision shall be recorded unless approved as provided in this chapter. Further, recording shall not be authorized unless and until the required short subdivision improvements have been completed or a performance assurance has been posted to ensure completion as provided in RZC 21.76.090.F, Performance Assurance. A copy of an approved short subdivision shall be filed for record with the King County Department of Records and Elections, and one reproducible copy shall be furnished to the City Engineer.

6. *Restriction on Further Division.* Land within an approved and recorded short subdivision may not be further subdivided within a period of five years from the date of final approval if such further division would result in more than nine lots within the original short

subdivision boundaries. Any division that would result in more than nine lots within the original short subdivision within the five-year period may be accomplished only by following the process for preliminary and final subdivision approval set forth in RZC 21.74.030.E, Preliminary Subdivision Procedures, and RZC 21.74.030.G, Final Subdivision Procedures.

F ~~E~~. ***Preliminary Subdivision Procedures.***

1. *Approval Process.* Preliminary subdivisions shall follow the procedures established in RZC 21.76.050.H, Type III Review.

2. *Effect of Preliminary Subdivision Approval.* Approval of the preliminary subdivision shall constitute authorization for the applicant to develop the subdivision facilities and improvements upon review and approval of construction drawings by the City ~~Public Works Department~~. All development shall be subject to any conditions imposed by the Hearing Examiner.

3. *Time Limits – Approval Within 90 Days.* A preliminary subdivision shall be approved, approved with conditions, denied, or returned to the applicant for modification or correction within 90 days from the date of filing of a complete application unless the applicant agrees to an extension of the time period in writing; provided, that should an environmental impact statement (EIS) be required per RCW 43.21C.030, Guidelines for State Agencies, Local Governments, the 90-day period shall not include the time spent in preparing and circulating the EIS by the City. A preliminary subdivision application shall not be deemed "filed" until all of the requirements for a complete application established by RZC 21.74.030.A, Application Submittal Requirements, have been met.

4. *Limitation on Preliminary Approval.*

   a. Final approval of a subdivision must be acquired within seven years of preliminary plat approval if the date of preliminary plat approval is on or before December 31, 2014, and within five years of the date of preliminary plat approval if the date of preliminary plat approval is on or after January 1, 2015, after which time the preliminary plat approval is void.

   b. Final approval of a subdivision must be acquired within 10 years of preliminary plat approval if the date of preliminary plat approval is on or before December 31, 2007,

and not subject to the requirements of RCW Chapter 90.58, the Shoreline Management Act, after which time the preliminary plat approval is void.

c. The Hearing Examiner may grant an extension of the time periods set forth in RZC 21.74.030.E.4.a and E.4.b for one year if the applicant has attempted in good faith to submit the final plat within the required time period; provided, however, the applicant must file a written request with the Planning Department requesting the extension at least 30 days before expiration of the required time period.

G ~~F~~. ***Modifications to Preliminary Subdivisions.*** … *Administrative note: no changes to subsection G.*

H ~~G~~. ***Final Subdivision Procedures.***

1. *Time Limits.* A final plat application shall be approved, denied, or returned to the applicant for modification or correction within 30 days from the date of filing unless the applicant consents to an extension of such time period.

2. *Review by ~~City~~ Engineer.* A ~~The City Engineer or a~~ licensed professional engineer acting on behalf of the City shall review the survey data, layout of lot lines, streets, alleys and other rights-of-way, design of bridges, and utility systems improvements, including storm drainage, water, and sanitary sewer.

3. *Findings by ~~City~~ Engineer.* A ~~The City Engineer or other~~ professional engineer acting on behalf of the City shall convey their findings to the Technical Committee ~~City Council~~. The engineer shall assure that:

a. The proposed final plat meets all standards established by state law and this section relating to the final plat's drawings and subdivision improvements;

b. The proposed final plat bears the certificates and statements of approval required by this section;

c. A current title insurance report furnished by the subdivider confirms the title of the land in the proposed subdivision is vested in the name of the owners whose signatures appear on the final plat;

d. The legal description of the plat boundary on the current title insurance report agrees with the legal description on the final plat;

e. The facilities and improvements required to be provided by the subdivider have been completed or, alternatively, that the subdivider has provided a surety in an amount commensurate with improvements remaining to be completed, as provided in RZC 21.76.090.F, Performance Assurance;

f. The surveyor has certified that all survey monument lot corners are in place and visible; and

g. The final plat contains a dedication to the public of all common improvements, including but not limited to streets, roads, sewage disposal systems, storm drainage systems, and water supply systems which were a condition of approval. The intention to dedicate shall be evidenced by the owner's presentment of a final plat showing the dedication, and the acceptance by the City shall be evidenced by the approval of the final plat.

4. *Review* – Administrative Approval ~~City Council~~. The Technical Committee ~~City Council~~ shall review the final plat ~~at a public meeting~~, according to the decision criteria for final plats set forth in RZC 21.74.030.C, Decision Criteria for Approval of Final Subdivisions. ~~No public hearing shall be required. Notice of the public meeting at which the final plat will be considered will be mailed to the applicant and to any person who was a party of record to the preliminary plat proceedings at least 10 days in advance of the meeting.~~ If the Technical Committee ~~City Council~~ approves the final plat, the Administrator, Public Works Director, and City Engineer ~~Mayor~~ shall be authorized to inscribe and execute the written approval on the face of the plat map. If the Technical Committee ~~City Council~~ denies the final plat, the final plat will be returned to the applicant with reasons for denial and conditions for compliance.

5. *Recording.* All final plats shall be recorded in compliance with the following:

a. *Fees and Performance Assurance.* Prior to recording, the applicant shall submit the original final plat drawings to the City ~~Public Works Department~~ together with the plat checking fees. Unless all required improvements have been constructed prior to final plat approval, the applicant shall also submit all required performance assurances to guarantee completion of the improvements as required by RZC 21.76.090.F, Performance Assurance.

b. *Recording Required.* No final plat shall be recorded unless approved as provided in this section. The original of an approved final plat shall be filed for record with the King County Department of Records and Elections.

c. *Time Limit.* All final plats shall be recorded within 120 days after Technical Committee ~~final~~ approval ~~is granted by the City~~. Approval shall expire if the final plat is not recorded within this period.

6. *Valid Land Use.* As required by RCW 58.17.170, Written Approval of Subdivision, a subdivision shall be governed by the terms of the approval of the final plat, and any lots created shall be a valid land use for a period of not less than five years from date of filing, unless the Technical Committee ~~City Council~~ finds that a change in conditions in the subdivision creates a serious threat to the public health or safety.

I ~~H~~. ***Unit Lot Subdivisions.***

1. *Applicability.* The provisions of this section apply exclusively to the unit lot subdivision of land for existing or new attached or detached dwelling units, in which no dwelling units are stacked on another dwelling unit or other use. The purpose is to allow for the creation of lots for the individual ownership of these types of housing units while applying only those site development standards applicable to the parent lot as a whole. ~~that have land use approval through RZC 21.76.070.Y, Site Plan Entitlement; RZC Chapter 21.67, Green Building Program (GBP); and RZC 21.76.070.P, Master Planned Development.~~

2. *Approval Process.* A unit lot subdivision for new developments shall follow the procedures established in RZC 21.76.050.G, Type II Review~~, if nine or fewer unit lots are proposed~~. ~~Preliminary unit lot subdivisions shall follow the procedures established in RZC 21.76.050.H, Type III Review, if 10 or more unit lots are proposed.~~ Final unit lot subdivisions of 10 or more lots shall follow the procedures established in RZC 21.74.030.G, Final Subdivision Procedures, for final plats. Existing developed lots, where structures comply with all standards applicable to the parent lot, shall follow the procedures established in RZC 21.76.050.F, Type I Review.

a. The approval procedures shall not require any public pre-decision meeting or hearing, nor any design review other than administrative design review.

3. *Compliance With Prior Approvals.* Sites developed or proposed to be developed with single-family attached dwelling units may be subdivided into individual unit lots as provided herein. The development as a whole shall conform to the regulations of the zone

that the site is located in and to the plans that were granted approval through provisions of this code~~, either: RZC 21.76.070.Y, Site Plan Entitlement; RZC Chapter 21.67, Green Building Program (GBP); or RZC 21.76.070.P, Master Planned Development~~.

a. Portions of the parent site not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, by a homeowners' association comprised of the owners of the individual unit lots located within the parent site, or by a community land trust.

4. Development on individual unit lots is not required to conform with all development standards that typically apply to individual lots as long as the parent lot conforms to all such development standards. Each unit lot shall comply with applicable building codes. Fire protection for the buildings shall be based on the aggregate square footage on the parent lot.

5. Internal vehicular courts and driveways providing vehicular access to unit lots in the subdivision from public streets shall not be considered public or private streets when considering unit lot subdivisions.

6. Subsequent ~~platting~~ subdivision actions, additions, or modification to the structure(s) may not create or increase any nonconformity of the parent lot as a whole, and shall conform to the approved unit lot housing development project or to the land use and development standards in effect at the time of the proposed actions, additions, or modifications.

~~7. Access easements, joint use and maintenance agreements, and covenants, conditions, and restrictions (CC&Rs) identifying the rights and responsibilities of property owners and/or the homeowners' association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; underground utilities; common open space, such as common courtyard open space; exterior building facades and roofs; and other similar features, shall be recorded with the King County Department of Records and Elections.~~

8. Within the parent lot, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use the parking is formalized by an easement recorded with the King County Department of Records and Elections.

9. The minimum residential density required for unit lot subdivision in the Downtown Core zone shall be 35 dwelling units per acre. There shall be no minimum residential density requirements for unit lot subdivisions elsewhere in the City unless required by the zone in which the site is located.

10. Notes shall be placed on the face of the plat or short plat as recorded with the King County Department of Records and Elections to acknowledge the following:

a. Approval of the design and layout of the unit~~s on each of the lots~~ lot's housing development project was granted based on detailed ~~by the~~ review of that specific project ~~the development~~, as a whole, on the parent lot, including specific reference to the applicable permit or file number for that specific project. The title of the plat shall include the phrase "Unit Lot Subdivision". ~~by RZC 21.76.070.Y, Site Plan Entitlement; RZC Chapter 21.67, Green Building Program (GBP); or RZC 21.76.070.P, Master Planned Development, stating the subject file application number.~~

b. Development, redevelopment, or rehabilitation of structures on each unit lot is subject to review and approval of plans that are consistent with the design of the surrounding structures on the parent lot as approved by the City through subject file number as stated in RZC 21.74.030.H.10.a.

c. Access easements, joint use and maintenance agreements, and covenants, conditions, and restrictions (CC&Rs) identifying the rights and responsibilities of property owners and/or the homeowners' association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; underground utilities; common open space, such as common courtyard open space; exterior building facades and roofs; and other similar features.

d. Additional development of the individual lots may be limited as a result of the application of development standards to the parent site.

11. *Repealed by Ord. 3220. Repealed.*

J ~~I~~. ***Subdivision Vacations.*** *Administrative note: no changes to subsection J.*

K ~~J~~. ***Subdivision Alterations.***

1. *Scope.* This section establishes the procedures to be used for subdivision alterations under RCW 58.17.215 through 58.17.218.

2. *Approval Process.* Subdivision alterations shall follow the procedures established in RZC 21.76.050.J, Type V Review.

3. *Application Requirements.* An application for alteration of a subdivision shall meet the submittal requirements established by the Administrator, and shall contain the signatures of those persons having an ownership interest in the majority of the lots, tracts, parcels, sites, or divisions in the subject subdivision or portion to be altered, and other application submittal materials as required. If the subdivision is subject to restrictive covenants which were filed at the time of the approval of the subdivision, and the alteration would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants; provided, that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the alteration.

4. *Hearing Required.* The City Council shall conduct a public hearing on the application for a subdivision alteration.

5. *Decision Criteria.* The City Council shall approve the application for alteration of the subdivision or approve the application with conditions if it determines that the public use and interest will be served by the alteration. The City Council shall deny the application for alteration if it finds that the public use and interest will not be served by the alteration.

6. After approval of the alteration, the applicant shall submit to the City a revised drawing of the approved alteration of the subdivision, which after signature of the approving authority shall be filed with the King County Department of Records and Elections to become the lawful plat of the property. The revised drawing shall be surveyed and prepared by a Washington State-licensed land surveyor.

7. The procedures set forth in RZC 21.74.030.J.1 through J.3 apply to subdivisions that have been recorded. A subdivision that has not yet been recorded and that has not expired may be altered upon approval by the Administrator as long as the alteration is consistent with the final plat approval granted by the City Council. In the event that the alteration is not consistent with that approval, alteration may be approved only by repeating the final plat approval process.

8. Administrative Easement Release. Notwithstanding the requirements of J.4 (public hearing) and J.5 (Council decision), the City may release an easement administratively if:

a. The easement is no longer needed for public use;

b. The City is the sole beneficiary of the easement; and

c. The release does not adversely affect public health, safety, or welfare.

The release shall be signed by the Mayor or their designee and documented with a revised plat or exhibit filed with the King County Recorder's Office or its successor agency.

L ~~K~~. ***Final Subdivision and Short Subdivision Corrections.***

1. *Public Dedication – Not Involved.* Amendments, alterations, modifications, and changes to recorded final subdivisions and short subdivisions that do not affect a public easement or other public dedication of land shall be accomplished only by one of the following methods:

a. File a new plat for the lots in question by following the full subdivision procedures of this chapter; or

b. File a short plat for lots in question by following the procedures of this chapter; or

c. File an application for an administrative modification or boundary line adjustment.

2. *Public Dedication – Involved.* Amendments, alterations, modifications, and changes to recorded final plats and short plats that do affect a public easement or other public dedication of land shall be accomplished by following the procedures of RZC 21.74.030.I, Subdivision Vacations, or RZC 21.74.030.J, Subdivision Alterations.

3. Administrative Public Easement Release. The City may administratively release a public easement that is no longer needed for public use. The Mayor or their designee is authorized to sign the release. The release requires:

a. Verification by the City that the easement is no longer required for public utilities, access, drainage, or other public purposes.

b. Submission of a revised surveyed plat or easement exhibit, prepared by a licensed Washington State surveyor, showing the easement removed.

c. Recording of a revised plat/exhibit with the King County Recorder's Office or its successor agency.

This process does not require a City Council hearing but may include notice to adjacent property owners at the discretion of the Administrator.

M ~~L~~. ***Binding Site Plans.***

1. *Scope.* This subsection establishes the procedures to be used for the division of land using the binding site plan process pursuant to RCW 58.17.035. For purposes of RZC 21.74.030.L, commercially zoned property includes property that is zoned to permit or conditionally permit any multifamily residential uses. Division of land using the binding site plan process is limited to:

a. Divisions for the sale or lease of commercial or industrial zoned property;

b. Divisions for the purpose of lease when no residential structures other than mobile homes or travel trailers are permitted to be placed on the land; and

c. Divisions of land into lots or tracts made under the provisions of the Horizontal Properties Regimes Act (RCW Chapter 64.32) or the Condominium Act (RCW Chapter 64.34).

2. *Approval Process.* Binding site plans shall follow the procedures established in RZC 21.76.050.G, Type II Review.

3. *Drawing Requirements.* Binding site plans shall be drawn at a scale no smaller than one inch equals 50 feet, unless a different scale is approved by the Administrator, and shall include:

a. The design of any lots and building envelopes and the areas designated for landscaping and vehicle use;

b. The areas and locations of all streets, roads, improvements, utilities, easements, open spaces, critical areas, and any other matters specified by the development regulations;

c. Inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land as are established by the City of Redmond; and

d. Provisions requiring that any development shall comply with the approved site plan.

4. *Post-Approval Requirements.* The following requirements shall apply to proposals submitted under this subsection:

a. Approved binding site plans shall be submitted for recording with the King County Department of Records and Elections;

b. All provisions, conditions, and requirements of the binding site plan shall be legally enforceable on the purchaser or any person acquiring a lease or other ownership interest of any lot, parcel, or tract created pursuant to the binding site plan. A sale, transfer, or lease of any lot, tract, or parcel that does not conform to the requirements of the binding site plan approval shall be considered a violation of this chapter.

c. All development shall be in conformity with the approved binding site plan and any existing or subsequent applicable permit approval. Each binding site plan document shall reference the requirement for compliance with any existing or subsequent permit approval.

d. Amendments to an approved binding site plan shall follow the process established in RZC 21.76.090.D, Administrative Modifications. Vacations of an approved binding site plan shall be made through the subdivision vacation process; and

e. Approved binding site plans may contain any easements, restrictions, covenants, or conditions as would a subdivision approved by the City.

N ~~M~~. ***Boundary Line Adjustments.*** *... Administrative note: there are no changes to subsection N.*

Exhibit 14:

Chapter 21.76

REVIEW PROCEDURES

Sections:

21.76.010 User Guide.
21.76.020 Overview of the Development Process.
21.76.030 Application Requirements.
21.76.040 Time Frames for Review.
21.76.050 Permit Types and Procedures.
21.76.060 Process Steps and Decision Makers.
21.76.070 Land Use Actions and Decision Criteria.
21.76.080 Notices.
21.76.090 Post-Approval Actions.
21.76.100 Miscellaneous.

Administrative note: there are no changes to sections 010, 020, 030, 040, 080, or 100.

21.76.050 Permit Types and Procedures.

Administrative note: there are no changes to subsections A or B.

A. ...

B. ...

C. ***Classification of Permits and Decisions – Table.*** The following table sets forth the various applications required and classifies each application by the process used to review and decide the application.

Type I – RZC 21.76.050.F:	Administrative Approval, Appropriate Department is Decision Maker

Type II – RZC 21.76.050.G:	Administrative Approval, Review and Decision by Technical Committee or Landmark Commission*
Type III – RZC 21.76.050.H:	Quasi-Judicial, Decision by Hearing Examiner or Landmark Commission*
Type IV – RZC 21.76.050.I:	Quasi-Judicial, Recommendation by Hearing Examiner, Decision by City Council
Type V – RZC 21.76.050.J:	Quasi-Judicial, Decision by City Council
Type VI – RZC 21.76.050.K:	Legislative, recommendation by Planning Commission, Decision by City Council

*For properties with a Designation of Historic Significance, refer to RZC 21.76.060.H,*Landmark Commission Determination/Decisions*.

Table 21.76.050B
Classification of Permits and Decisions

Permit Type	Process Type	RMC Section (if applicable)
Administrative Interpretation	I	
Administrative Lot Split	I	
Administrative Modification	I or II	
Alteration of Geologic Hazard Areas	III	
Binding Site Plan	II	
Boundary Line Adjustment	I	

Building Permit	I	RMC 15.08
Certificate of Appropriateness Level I	I	
Certificate of Appropriateness Level II	II	
Certificate of Appropriateness Level III	III	
Clearing and Grading Permit	I	RMC 15.24
Comprehensive Plan Map and/or Policy Amendment	VI	
Conditional Use Permit	III	
Development Agreement	V	
Electrical Permit	I	RMC 15.12
Essential Public Facility	IV	
Extended Public Area Use Permit	I	RMC 12.08
Flood Zone Permit	I	RMC 15.04
Historic Landmark Designation	III	
Home Business	I	
Hydrant Use Permit	I	RMC 13.16.020
International Fire Code Permit	I	RMC 15.06
Master Planned Development See RZC 21.76.070.P	II, III, IV or V	

Mechanical Permit	I	RMC 15.14
Plat Alteration	V	
Plat Vacation	V	
Plumbing Permit	I	RMC 15.16
Preliminary Plat	III	
Reasonable Use Exception See RZC 21.76.070.U	I, II, III, IV or V	
Right-of-Way Use Permit	I	RMC 12.08
Sewer Permit	I	RMC 13.04
Shoreline Conditional Use Permit	III	
Shoreline Exemption	I	
Shoreline Substantial Development Permit	II	
Shoreline Variance	III	
Short Plat	II	
Sign Permit/Program	I	
Site Plan Entitlement	II	
Special Event Permit	I	RMC 10.60
Structure Movement Permit I-IV	I	RMC 15.22

Temporary Use Permit (Long-Term)	V	
Temporary Use Permit (Short-Term)	I	
Tree Removal Permit	I	
Unit Lot Subdivision	I or II	
Variance	III	
Water Permit	I	RMC 13.08
Willows Rose Hill Demonstration Project	III	
Wireless Communication Facility Permit I	I	
Wireless Communication Facility Permit II	II	
Zoning Code Amendment-Zoning Map (consistent with Comprehensive Plan)	IV	
Zoning Code Amendment (text)	VI	
Zoning Code Amendment (that requires a Comprehensive Plan Amendment)	VI	

Administrative note: there are no changes to the remainder of section 050.

D. ...

.

.

.

K. ...

21.76.060 Process Steps and Decision Makers.

Administrative note: there are no changes to subsections A through C.

A. ...

B. ...

C. ...

D. ***Director Decisions on Type I Reviews.***

1. *Type I Decision Makers.* Decisions on Type I applications are made by the appropriate department director or designee.

2. *Decision Criteria.* The decision of the department director shall be based on the criteria for the application set forth in this code, or in the applicable uniform or international code in the case of building and fire-related permits. The decision shall include any conditions necessary to ensure consistency with the applicable development regulations. The department director may consult with the Technical Committee or the Landmark Commission on any Type I application, but the final decision-making authority on such applications remains with the department director.

3. *Decision.* A written record of the director's decision shall be prepared in each case and may be in the form of a staff report, letter, the permit itself, or other written document indicating approval, approval with conditions, or denial. The decision shall be mailed as provided in RZC 21.76.080.G, *Notice of Final Decision*. See RZC 21.68.200.C.7.a for decisions on Shoreline Exemptions.

4. *Appeal.* Type I decisions may be appealed to the Hearing Examiner as provided in RZC 21.76.060.I, *Appeals to Hearing Examiner on Type I and II Permits*. All decisions are final upon expiration of the appeal period or, if appealed, upon the date of issuance of the Hearing Examiner's final decision on the appeal. Appeal decisions of the Hearing Examiner may be

appealed to the King County Superior Court as provided RZC 21.76.060.M. There are no administrative appeals of Type I Administrative Lot Split decisions pursuant to RCW 58.17.145.

Administrative note: there are no changes the remainder of section 060.

E. ...

.

.

.

T. ...

21.76.070 Land Use Actions and Decision Criteria.

Administrative note: there are no changes to subsections A or B.

A. ...

B. ...

C. ***Administrative Design Flexibility.***

1. *Purpose.* The purpose of RZC 21.76.070.C is to promote creativity in site design, allow flexibility in the application of standards in certain zones, and to achieve the creation of sites and uses that may benefit the public by the application of flexible standards not otherwise possible under conventional development regulations.

2. *Scope.* Administrative design flexibility shall only be considered for adjusting standards in the categories listed below for each type of land use. Requests for adjustment to

standards not listed shall be processed as a variance as set forth in RZC 21.76.070.AB, *Variances*.

3. *Process Type.* Requests for administrative design flexibility shall be processed and decided as part of the decision on the underlying permit.

4. *Decision Criteria.*

a. *Criteria for Projects Other Than in Downtown, Overlake, or Marymoor Village Zones.*

i. *Criteria for Non-Single-Family Projects.*

A. Superiority in achieving the Comprehensive Plan neighborhood goals and policies, and superior design in terms of architecture, building materials, site design, landscaping, and open space. Projects shall seek to create greater amounts of privacy, maintenance of views, preservation of trees, preservation of historic resources, vegetation and habitat, and provide for adequate security.

B. The applicant must prove that the project meets the criteria outlined above, based on:

1. Measurable improvements, such as an increase in the number of trees saved, increased amount of open space, or increased landscaping area;

2. Objective improvements, such as increased solar access or increased privacy; and

3. Conceptual architectural sketches, showing two sketches (with and without administrative design flexibility), indicating the improvement gained by application of the administrative design flexibility.

ii. *Criteria for Additions or Modifications to Existing Single-Family Structures.*

A. The modification will not have a significant adverse impact on adjoining property owners;

B. The modification shall not be unduly injurious to property owners in the vicinity or their enjoyment of their property;

C. The request is due to special physical circumstances relating to the size, shape, topography, location, or surroundings of the subject property;

D. The project otherwise complies with the requirements of the Redmond Zoning Code.

5. *Residential Flexible Standards.* Administrative design flexibility in Neighborhood zones is limited to the following development standards:

a. *Setbacks.* Front, side, and rear setbacks may be reduced up to 20 percent; provided, that setbacks from Lake Sammamish shall not be eligible for design flexibility.

i. Setbacks may be reduced to five feet for legal nonconforming residential structures in the Neighborhood Multifamily zone that were constructed under the provisions of the Redmond Zoning Code in effect on or before December 31, 2024.

b. *Impervious Surface.* In the Neighborhood Multifamily zone, the impervious surface area can be increased an additional five percent.

6. *Commercial Flexible Standards.* Administrative design flexibility is limited to the Neighborhood Mixed-Use and Corridor Mixed-Use zoning districts. Administrative design flexibility is further limited to the following standards:

a. Lot coverage/impervious surface may be increased an additional five percent.

b. Minimum building setbacks may be reduced up to 20 percent.

7. *Business and Manufacturing Park Flexible Standards.* Administrative design flexibility is limited to the Business Park (BP), Manufacturing (MP) and Industrial (I) zones. Administrative design flexibility is further limited to the following standards:

a. Lot coverage/impervious surface may be increased an additional five percent.

b. Minimum building setbacks may be reduced up to 20 percent.

8. *Decision Criteria for Downtown, Overlake, and the Marymoor Village.*

a. Deviation from standards listed in RZC 21.76.070.C.8.b may be allowed if an applicant demonstrates that the deviations would result in a development that:

i. Better meets the intent of the goals and policies for the zone in which the site is located;

ii. Is superior in design in terms of architecture, building materials, site design, landscaping, and open space; and

iii. Provides benefit in terms of desired use and activity.

b. Standards that may be modified by application of administrative design flexibility are as follows:

i. *Parking Lot Location.* Requirements for the location of on-site parking may be modified within the development (except for parking within residential yard areas) to provide for greater joint-use and quasi-public parking opportunities and uses which are highly desirable in the subject design area.

ii. For Downtown, mid-block pedestrian walkways and vehicular lanes, per RZC 21.10.300, Public Realm Standards, and RZC Appendix 2A, Downtown Street Requirements, may be modified to allow variations in locations and minimum widths for these items to provide superiority in site design and function which benefits both the property owner and public.

iii. Street standards for attached dwelling unit subdivision developments.

iv. *Other Site Requirements and Standards.* All other site requirements and standards except **the following** ~~density, number of stories, and FAR~~ may be modified within the development to provide superiority in site design**:**

A. **Density**
B. **Number of stories**
C. **Required ground-level non-residential floor area in mixed-use zones; and**
D. **FAR.**

~~; i.e., greater~~

v. Examples of Superiority in Site Design. Examples of superiority in site design include but are not limited to the following:

A. ~~a~~ Amounts of privacy~~,~~

B. ~~m~~ Maintenance of views~~,~~

C. ~~g~~ Greater environmental benefit~~,~~

D. ~~d~~ Distinctive and high quality of design~~,~~

E. ~~i~~ Improved pedestrian access~~,~~

F. ~~p~~ Preservation of vegetation~~,~~

G. ~~p~~ Provision of usable open space~~, and~~

H. ~~a~~ Adequate light, air, and security~~.~~

D. ***Administrative Lot Splits.*** Decision criteria for administrative lot splits are found in RZC Article V.

Administrative note: with a new subsection D added above, the remainder of the subsections of section 070 are re-lettered. There are no changes to the remainder of section 070 except for re-lettering.

E ~~D.~~ ...

.

.

.

AH. ~~AG.~~ ...

21.76.090 Post-Approval Actions.

Administrative note: there are no changes to subsections A or B.

A. ...

B. ...

C. ***Expiration of Vested Status of Type I, II, III, IV and V Permits and Approvals.***

1. *Type I, II, and III Permits and Approvals.*

a. The vested status of a Type I, II, or III permit or approval will expire as provided in RZC 21.76.090.C.1.b; provided, that:

i. Variances run with the land in perpetuity if recorded with the King County Recorder's Office, or its successor agency, within 90 days following the final decision of the City;

ii. Preliminary plats are subject to expiration under the terms of RZC 21.74.030.E, Preliminary Subdivision Procedures;

iii. Shoreline substantial development permits, shoreline conditional use permits, and shoreline variances are subject to expiration under the terms of RZC 21.68.200.C.9, Termination of Approval; and

iv. When permit expiration time lines apply pursuant to the terms of RMC Title 15, Buildings and Construction, the provisions of RZC 21.76.090.C do not apply.

b. Approval of a Type I, II, or III application shall expire two years from the date approval was final unless:

i. A complete building permit application is filed before the end of the two-year term. In such cases, the vested status of the Type I, II, or III permit or approval shall be automatically extended for the time period during which the building permit application is pending prior to issuance; provided, that if the building permit application expires pursuant to RMC 15.08.050, Amendments to the International Building Code, the vested status of a Type I, II, or III permit or approval shall also expire;

ii. For administrative lot splits, short plats and binding site plans, the lot split survey, final plat or approved binding site plan is recorded;

iii. For projects which do not require a building permit, the use allowed by the permit or approval has been established prior to the expiration of the vested

status of the Type I, II, or III permit or approval and is not terminated by abandonment or otherwise;

iv. When a building permit is issued, the vested status of a Type I, II, or III permit or approval shall be automatically extended for the life of the building permit. If the building permit expires or is revoked or canceled pursuant to RMC 15.08.050 or otherwise, then the vested status of a Type I,II, or III permit or approval shall also expire, or be revoked or canceled.

v. A single one-year extension may be granted by the decision maker of the permit if the applicant documents proper justification and a good faith effort. Proper justification consists of one or more of the following conditions:

A. Economic hardship;

B. Change of ownership;

C. Unanticipated construction and/or site design problems;

D. Other circumstances beyond the control of the applicant determined acceptable by the Technical Committee.

vi. Once the time period and any extensions have expired, approval shall terminate; and the application is void and deemed withdrawn.

2. *Type IV and V Permits and Approvals.* Type IV and V permits and approvals are subject to expiration under the terms of the City Council final decision.

Administrative note: there are no changes to the remainder of section 090.

D. ...

.

.

.

F. ...

Exhibit 15:

RZC 21.78 Definitions

Administrative note: there are only changes to those definitions shown.

21.78.100 A Definitions

Arts, Entertainment, Recreation and Assembly. An establishment that provides facilities or services for cultural, recreational, and entertainment uses, including, but not limited to, craft and fine art lessons, performing arts establishments and studios, theaters, museums, arcades, escape rooms, and marinas, but specifically excluding adult entertainment facilities. Kiosks are included as accessory to arts, entertainment, recreation, and assembly.

21.78.130 D Definitions

Dwelling Unit. A single unit providing complete, independent living facilities for not more than one family and permitted roomers and boarders, including permanent provisions for living, sleeping, eating, cooking, and sanitation. An efficiency unit with access to a shared kitchen on the same floor shared by no more than eight units that do not have private kitchens is considered to be a dwelling unit. A mobile home, manufactured home, modular home, middle housing home, apartment, condominium, single-family detached house, accessory dwelling unit, or tiny home is considered to be a dwelling unit.

21.76.160 G Definitions

General Sales or Services. An establishment engaging in the retail sale, rental, or lease of goods or the provision of services, including but not limited to automobile sales or service; heavy consumer goods sale or service; durable consumer goods or service; the sale or service of other consumer goods, grocery, food and beverage sales; health and personal care services; finance and insurance services; real estate services; personal and professional services; administrative services; and restaurant and food services. “General sales or services” does not include hotels, motels, and other accommodation services; mail order or direct sales establishments; membership wholesale/retail warehouses; and packing, crating, and convention and trade show services; and cannabis retail sales.

21.78.210 L Definitions

Lot Split. The administrative process of dividing an existing lot into two lots for the purpose of sale, lease, or transfer of ownership pursuant to RCW 58.17.145 and as hereafter amended.

21.78.250 P Definitions

Parent Lot. *A* residential lot that is subdivided into unit lots through the unit lot subdivision process.

21.78.270 R Definitions

***Residential Suite*.** ~~A dwelling unit that is limited in size and shares common facilities such as a kitchen.~~ A residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building. This definition is inclusive of other names to refer to residential suite housing including, but not limited to, congregate living facilities, single room occupancy, rooming house, boarding house, lodging house, co-living housing, efficiency unit, and eco-suite. Residential suite units are considered "dwelling units" for the purposes of affordable housing provisions of RMC 3.38 and RZC 21.20.

21.78.290 T Definitions

***Technical, Trade, and Specialty Schools*.** Schools that offer vocational and technical training in a variety of technical subjects and trades and that may lead to job-specific certification. This definition includes beauty schools, business management schools, computer training schools, driving education schools, fine arts and performance arts schools and conservatories, flight training schools, and sports and recreation schools.

21.78.300 U Definitions

Unit lot. A subdivided lot within a residential development as created from a parent lot and approved through the unit lot subdivision process.

***Unit Lot Subdivision*.** ~~A division or redivision of land in which one or more boundaries of the individual lots coincide with the interior walls of a structure which separate individual attached single-family dwelling units.~~ A subdivision or short subdivision proposed as part of a residential development project that meets the development standards applicable to the parent lot at the time the application is vested, but which may result in development on one or more individual unit lots becoming nonconforming as to specified land use and development standards based on the analysis of the individual unit lot.

Docusign Envelope ID: 55D2B31B-4BCE-4DC8-BA80-B1A83BF929F4

Redmond
WASHINGTON

PLANNING COMMISSION REPORT AND RECOMMENDATION TO CITY COUNCIL

March 11, 2026

Project File Number:	**LAND-2026-00015 | SEPA-2015-00016**	
Proposal Name:	**2025 Legislative Conformance, Business Improvement, and Fences Zoning Code Amendments**	
Applicant:	**City of Redmond**	
Staff Contacts:	Lauren Alpert, Senior Planner	425-556-2460
	Kimberly Dietz, Principal Planner	425-556-2415
	Jeff Churchill, Long Range Planning Manager	425-556-2492

FINDINGS OF FACT

Public Hearing and Notice

a. Planning Commission Study Sessions and Public Hearing Dates
   i. The City of Redmond Planning Commission held study sessions on Feb. 11, 25, and March 11, 2026.
   ii. The City of Redmond Planning Commission held a public hearing on the proposed amendments on Feb. 25, 2026. Comments were received and are provided in Appendix C and Appendix D.

b. Notice and Public Involvement
   The public hearing notice was published in the Seattle Times on Feb. 4, 2026, in accordance with RZC 21.76.080 Review Procedures. Notice was also provided by including the hearing schedule in Planning Commission agendas and extended agendas, distributed by email to various members of the public and various agencies. Additional public outreach included email to the Plans, Policies, and Regulations email list and posting on the City's website.

Redmond Zoning Code Amendment Summary and Criteria Evaluation

These zoning code text amendments are organized in three different categories: 2025 legislative conformance, business code improvements, and fences.

2025 Legislative Conformance

In 2025 the state legislature enacted several new laws affecting local development regulations. This amendment package will result in updates to the Redmond Zoning Code to address new state laws. It will also address several clean-ups related to Redmond 2050. Topics include subdivision regulations,

Docusign Envelope ID: 55D2B31B-4BCE-4DC8-BA80-B1A83BF929F4

zoning for child care centers, parking, permitting timelines, building conversions, and miscellaneous corrections.

Business Code Improvements

The City's Economic Development team monitors business interaction with our development regulations. Annually, staff prepares a package of code amendments proposed to improve business use of these regulations. The 2025-2026 package includes:

- Ensuring commercial floor area is provided in mixed-use developments by removing opportunity for deviation from adopted code requirements;
- Requiring placement of "Businesses Open" where pedestrian access to businesses are impacted by sidewalk closures;
- Simplifying and clarifying opportunities for Food Truck and Pop-Up Retail Courts and for Publicly Accessible Enhanced Amenity Spaces (PEAS); and
- Improving definitions of allowed business uses.

Fences and Retaining Walls

The fence updates are intended to synchronize and add clarity to fence requirements, and to evaluate the purpose and intent of regulating fence and retaining wall location, dimensions, permit requirements, and design.

RZC 21.76.070.AE – TEXT AMENDMENT CRITERIA	MEETS/ DOES NOT MEET
All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan.	MEETS

Staff Analysis

The staff analysis for this proposal can be found in Attachment A to the Technical Committee Report.

Recommended Conclusions of the Technical Committee

On Feb. 4, 2026, the Technical Committee reviewed amendments to the Redmond Zoning Code, as documented in Appendix E, and found the amendments to be consistent with applicable review criteria and therefore recommended approval with no additional conditions.

RECOMMENDED CONCLUSIONS

The Planning Commission has reviewed:

A. *Applicable criteria for approval: RZC 21.76.070 Criteria for Evaluation and Action, and*
B. *The Technical Committee Report* ***(Appendix E).***

Recommendation

Docusign Envelope ID: 55D2B31B-4BCE-4DC8-BA80-B1A83BF929F4

The Planning Commission finds the amendments to the Redmond Zoning Code to be consistent with applicable review criteria and therefore recommended approval with no additional conditions as shown in Attachment A. A summary of the Commission's discussion can be found in Appendix A.

DocuSigned by:
Carol Helland
DA525C34AC764BC...

Carol Helland
Planning and Community Development Director

Signed by:
Susan Weston
2E66B184628E4A6...

Susan Weston
Planning Commission Chair

Attachments

A. Recommended Amendments to the Redmond Zoning Code

Appendices

A. Planning Commission Issues Matrix
B. Public Hearing Notice
C. Planning Commission Meeting Minutes for Feb. 25, 2026
D. Written Public Comments
E. Technical Committee Report with Attachments

2025 – 2026 BUSINESS CODE IMPROVEMENT AMENDMENTS

Economic Development

Amendment Summary
Jan. 29, 2026

Business-Oriented Pedestrian Wayfinding Signage During Construction

Subject Matter Experts	Yuri Bergeron, Right-of-Way Program Administrator Beckye Frey, Principal Planner
Author	Kimberly Dietz, Principal Planner
Policy Basis for Amendment	Comprehensive Plan EV-4 Focus local investments to maintain and expand infrastructure and services that support local and regional economic development strategies, encourage growth in designated centers, and help achieve employment and housing targets. EV-21 Invest in a well-connected, safe, accessible, and efficient multi-modal transportation network that is responsive to innovations and changing demands. TR-11 Use signage and other wayfinding techniques that meet regulatory requirements while reaching those with limited English proficiency or limited sight, especially near transit stations and stops. TR-16 Prioritize the comfort, safety, and convenience of people using pedestrian and bicycle facilities over other users of the transportation system. Establish standards for bicycle and pedestrian facilities to attract users of all ages and abilities. Prioritize improvements that address safety concerns, connect to centers or transit, create safe routes to school, and improve independent mobility for those who rely disproportionately on the pedestrian and bicycle network. Economic Development Strategic Plan Action 6B.3. Support the development of district design guidelines, including signage, wayfinding, banners, lighting, and other urban design elements to reinforce visual district identity.
Relevant Code Portions	RZC Appendix 2.A.7.f Streets – Intersection Design: Temporary Pedestrian Access During Construction Additional Relevant Codes: RZC 21.52.030.F Street and Access Standards – Traffic Control, Safety Devices, and Street Lights RZC 21.52.050 Pedestrian, Bicycle, and Other Nonmotorized Connections.

Proposed Amendment Overview

Provide wayfinding signage for pedestrians to access businesses when regular access is restricted by construction or other temporary sidewalk closures.

Rationale

Businesses can be impacted negatively when regular pedestrian access is restricted for lengthy periods of time. To support business vitality, signage indicating clear pedestrian access routes would be provided at accessible locations, as indicated for City review in Traffic Control Plans.

Key Decision Points (as applicable)

Staff reviewed to confirm the proposed sign template.

Stakeholder Feedback to Date

- One commenter requested that the amendments should also address parking access, regulations and infrastructure required.
    - Staff response: this amendment, addressing temporary signage, is intended to ensure pedestrian-level wayfinding when sidewalk closures create impacts to pedestrians accessing businesses. Parking access and infrastructure are not within the scope of this amendment.

PROPOSED AMENDMENT:

RZC Appendix 2.A..7.f, Intersection Design - Temporary Pedestrian Access During Construction.

f. Temporary Pedestrian Access During Construction.

i. A temporary pedestrian access plan is required as part of the civil construction plan set. This plan needs to show how pedestrian traffic passing by the proposed development will be accommodated during the entire length of the construction phase. The plan is required to work in conjunction with pedestrian and vehicle detours already in place for other public and private projects, and may need to be adjusted to respond to changing conditions as the development is constructed.

ii. For construction of new structures adjacent to existing sidewalks with pedestrian traffic, a covered walkway will be required to protect pedestrians from falling debris. Covered walkways should be designed to provide sturdiness, adequate light for nighttime use and safety, and proper sight distance at intersections and crosswalks.

iii. Short term closures of sidewalks or pathways for utility construction work may be allowed upon review and approval of the pedestrian access plan by the Public Works Department as per RZC 21.52.030.F.3. The pedestrian access plan should show the duration of the short term

closure and provide temporary routes with barricades and cones that parallel existing facilities. These routes must be accessible for persons with disabilities, including the provision of ramps, minimum widths, and smooth surfaces for wheelchair access. When a parallel route is not available, pedestrians must be detoured with advance signing in accordance with the Manual on Uniform Traffic Control Devices. See MUTCD 2009 (or latest revision) sections 6D.01, 6D.02, 6D.05 for guidance.

iv. When pedestrian access to businesses is impacted by short-term or long-term closures of sidewalks or pathways, informational wayfinding signs must be indicated on the pedestrian access plan and installed at the approved locations to provide all of the following details:

A. Sign title: Businesses Are Open During Construction.

B. Sign subtitle: We appreciate your continued support.

C. Section text: Routes to Access Businesses:

D. Aerial or map indicating all of the following:

1. North arrow

2. Symbol legend

3. Sidewalks open with directional routing

4. Sidewalks closed for construction

5. The construction area

6. Business areas

E. Sign text: While visiting businesses in Redmond, you may occasionally be impacted by construction projects. Stay up to date on projects as they are planned and under construction by visiting the City of Redmond's Project Viewer webpage at gis.redmond.gov/CPV.

F. Construction contact information including name, phone number, email address, and webpage.

G. Construction company logo and City of Redmond logo.

H. Accessible information.

1. Braille plaque for visually impaired; and

2. Web url to information for translation.

I. Example sign:

BUSINESSES ARE OPEN DURING CONSTRUCTION

We appreciate your continued support.

Routes to Access Businesses:

Braille plaque of sign information





While visiting businesses in Redmond, you may occasionally be impacted by construction projects. Stay up to date on projects as they are planned and under construction by visiting the City of Redmond's Project Viewer webpage at **gis.redmond.gov/CPV.**

Planning and Community Development
– Economic Development
redmond.gov/SmallBusiness

Web URL to translation of sign information

Redmond
WASHINGTON

2025 – 2026 BUSINESS CODE IMPROVEMENT AMENDMENTS

Economic Development

Amendment Summary
Jan. 29, 2026

Definitions

Subject Matter Experts	Beckye Frey, Principal Planner David Lee, Principal Planner Jenny Nelson, Supervisor, Development Services
Author	Kimberly Dietz, Principal Planner
Policy Basis for Amendment	FW-LU-2 Ensure that the land use pattern in Redmond meets the following objectives: • Reflects the community values of sustainability, resilience, and equity and inclusion; • Advances sustainable land development and best management practices and a high-quality natural environment; • Reduces and protects against disproportionate negative impacts from land development and exposure to environmental injustice. • Promotes development sufficiently away from environmentally critical areas; • Encourages a mix of uses that create complete neighborhoods; • Maintains and enhances an extensive system of parks, trails, and open space; • Supports and encourages flexible places for a resilient and adaptive economy that includes a mix of research, retail, health, technology, and manufacturing uses; • Ensure the siting and delivery of public infrastructure and community services to support preferred land use pattern; and • Promotes sufficient density for development pattern and urban design that enable people to readily use a variety of accessible and active forms of travel including but not limited to walking, rolling, bicycling, transit. LU-2 Ensure that development regulations, including the allowed density, uses, and site requirements, support Redmond's preferred land use pattern. LU-5 Provide an appropriate level of flexibility through development regulations to promote efficient use of buildable land. Balance this flexibility with other community goals and the need for equity. LU-7 Provide opportunities for shops, services, recreation, and access to healthy food sources within walking or bicycling distance of homes, workplaces, and other gathering places.
Relevant Code Portions	RZC 21.78 Definitions RZC Article I. Zone-Based Regulations

Proposed Amendment Overview

Amendments to land use definitions are necessary to clarify the classification of businesses. Amendments include clarifications specific to:

- Dance studios and craft and fine art lessons in the Arts, Entertainment, Recreation, and Assembly class versus fine arts and performance art schools and conservatories in the Technical, Trade, and Specialty Schools class.
- Spas, massage, and similar personal services within the General Sales or Services land use class.

Rationale

Clarity of land use classifications ensures that businesses can align their activities operations with the City's development regulations including allowed uses by zoning district. The business owner's experience with the Redmond Zoning Code can be enhanced and streamlined by creating this type of clarity.

Key Decision Points (as applicable)

Internal review of the refined definitions has confirmed the accuracy and policy consistency for each of the amendments proposed below.

Stakeholder Feedback to Date

- One commenter requested the amendments to include any additional infrastructure and parking access in addressed.
    - Staff response: In the case of proposed definitions, staff is not recommending amendments that impact infrastructure and parking access.

PROPOSED AMENDMENT:

Arts, Entertainment, Recreation and Assembly. An establishment that provides facilities or services for cultural, recreational, and entertainment uses, including, but not limited to, **craft and fine art lessons,** performing arts establishments **and studios**, theaters, museums, arcades, **escape rooms,** and marinas, but specifically excluding adult entertainment facilities. Kiosks are included as accessory to arts, entertainment, recreation, and assembly.

Technical, Trade, and Specialty Schools. Schools that offer vocational and technical training in a variety of technical subjects and trades and that may lead to job-specific certification. This definition includes beauty schools, business management schools, computer training schools, driving education schools, fine arts and performance arts schools **and conservatories**, flight training schools, and sports and recreation schools.

General Sales or Services. An establishment engaging in the retail sale, rental, or lease of goods or the provision of services, including but not limited to automobile sales or service; heavy consumer goods sale or service; durable consumer goods or service; the sale or service of other consumer goods, grocery, food and beverage sales; health and personal care services; finance and insurance services; real estate services; **personal and** professional services; administrative services; and restaurant and food services. “General sales or services” does not include hotels, motels, and other accommodation services; mail order or direct sales establishments; membership wholesale/retail warehouses; and packing, crating, and convention and trade show services; and cannabis retail sales.

2025 – 2026 BUSINESS CODE IMPROVEMENT AMENDMENTS

Economic Development

Amendment Summary
Jan. 29, 2026

Active Use Retail Deviation Prohibition

Subject Matter Experts	Kim Dietz, Principal Planner and Special Projects Program Manager Beckye Frey, Principal Planner Philly Marsh, Economic Development Manager Domonique Meeks, Small Business Program Manager
Author	Kimberly Dietz
Policy Basis for Amendment	From 2014 to 2024, the city lost approximately 50 percent of its retail, goods and services, and food and beverage floor area. Retail, restaurants, and other small business displacement continues as new develop occurs and fewer opportunities for business relocation within the city are provided. By locating retail, goods and services, and food and beverage businesses in Redmond's centers, in close proximity to where large numbers of people live, work, travel, and visit, the city's economic vitality also strengthens priorities such as access and mobility, climate impact reductions, and equity for all. By clarifying regulations, applicants for development will receive clear and predictable information regarding the importance of retail, goods and services, and food and beverage floor area in relevant locations throughout the city. Precise language and messaging, prohibiting deviations regarding these commercial spaces, will ensure timeliness for project designers and financiers of developments proposed in Downtown, Marymoor, and Overlake. Implementation of the amended regulations will ensure quality, livable standards while promoting a vibrant and diverse economic environment. Comprehensive Plan LU-32 Maintain the Downtown, Marymoor Village, and Overlake centers as major retail, service, entertainment, and cultural centers for the city and the greater Eastside. Economic Development Strategic Plan. Strategy 1B, Action 1B.1 Consider development standards and other incentives to produce functional commercial and flexible spaces for industries that report a shortage of space opportunities or are facing displacement risk. Tourism Strategic Plan. Goal 1, Initiative 20 Encourage the development of retail spaces that will attract culinary, beverage, and nightlife businesses to Redmond. Goal 4, Initiative 7 Encourage district development, placemaking, and branding initiatives to enhance tourism assets, with a particular focus on districts accessible via light rail.
Relevant Code Portions	RZC 21.76.070 Land Use Actions and Decision Criteria

Proposed Amendment Overview

From 2014 to 2024, the city lost approximately 50 percent of its retail, goods and services, and food and beverage floor area. Retail, restaurants, and other small business displacement continues as new develop occurs and fewer opportunities for business relocation within the city are provided. By locating retail, goods and services, and food and beverage businesses in Redmond's centers, in close proximity to where large numbers of people live, work, travel, and visit, the city's economic vitality also strengthens priorities such as access and mobility, climate impact reductions, and equity for all.

Rationale

By clarifying regulations, applicants for development will receive clear and predictable information regarding the importance of retail, goods and services, and food and beverage floor area in relevant locations throughout the city. Precise language and messaging, prohibiting deviations regarding these commercial spaces, will ensure timeliness for project designers and financiers of developments proposed in Downtown, Marymoor, and Overlake. Implementation of the amended regulations will ensure quality, livable standards while promoting a vibrant and diverse economic environment.

Key Decision Points (as applicable)

The city continues to receive requests for deviation to avoid the creation of commercial floor area in new mixed-use development. There is a natural loss of commercial floor area when redevelopment occurs based on the need for lobbies, ground floor parking, service areas, elevators, and other space requirements. Strategic and equitable requirement of commercial floor area throughout the city's centers contributes to the potential relocating and rehoming of businesses that have been previously displaced or risk displacement. At the time of this report, staff were monitoring more than 50 businesses that have been displaced or are at risk of near-term displacement.

Stakeholder Feedback to Date

- Developers have expressed that historically there have been challenges with leasing out first floor commercial spaces in mixed-use buildings. They have requested provisions allowing for flex spaces to allow for residential uses or tenant spaces instead of commercial.
- One commenter requested that the amendment's changes should also address parking to support any additional retail additions and provide for any infrastructure required to support access to and from these retail areas.
    - Staff response: No additional retail is proposed via the amendments. Parking and infrastructure would otherwise be addressed via the existing regulations for the individual zoning district and development requirements specific to the form of construction.

      of vegetation, provision of usable open space, and adequate light, air, and security.

PROPOSED AMENDMENT:

RZC 21.76.070 Land Use Actions and Decision Criteria

C. Administrative Design Flexibility.

1. Purpose. The purpose of RZC 21.76.070.C is to promote creativity in site design, allow flexibility in the application of standards in certain zones, and to achieve the creation of sites and uses that may benefit the public by the application of flexible standards not otherwise possible under conventional development regulations.

2. Scope. Administrative design flexibility shall only be considered for adjusting standards in the categories listed below for each type of land use. Requests for adjustment to standards not listed shall be processed as a variance as set forth in RZC 21.76.070.AB, Variances.

3. Process Type. Requests for administrative design flexibility shall be processed and decided as part of the decision on the underlying permit.

4. Decision Criteria.

...

8. Decision Criteria for Downtown, Overlake, and the Marymoor Design District.

a. Deviation from standards listed in RZC 21.76.070.C.8.b may be allowed if an applicant demonstrates that the deviations would result in a development that:

i. Better meets the intent of the goals and policies for the zone in which the site is located;

ii. Is superior in design in terms of architecture, building materials, site design, landscaping, and open space; and

iii. Provides benefit in terms of desired use and activity.

b. Standards that may be modified by application of administrative design flexibility are as follows:

i. Parking Lot Location. Requirements for the location of on-site parking may be modified within the development (except for parking within residential yard areas) to provide for greater joint-use and quasi-public parking opportunities and uses which are highly desirable in the subject design area.

ii. For Downtown, mid-block pedestrian walkways and vehicular lanes, per RZC 21.10.300, Public Realm Standards, and RZC Appendix 2A, Downtown Street Requirements, may be modified to allow variations in locations and minimum widths for these items to provide superiority in site design and function which benefits both the property owner and public.

iii. Street standards for attached dwelling unit subdivision developments.

iv. Other Site Requirements and Standards. All other site requirements and standards except the following ~~density, number of stories, and FAR~~ may be modified within the development to provide superiority in site design:

A. Density;
B. Number of stories;
C. Required ground-level non-residential floor area in mixed-use zones; and
D. FAR.

~~, i.e., greater~~ v. Examples of Superiority in Site Design. Examples of superiority in site design include but are not limited to the following:

A. ~~a~~ Amounts of privacy~~,~~

B. ~~m~~ Maintenance of views~~;~~
C. ~~g~~ Greater environmental benefit~~;~~
D. ~~d~~ Distinctive and high quality of design~~;~~
E. ~~i~~ Improved pedestrian access~~;~~
F. ~~p~~ Preservation of vegetation~~;~~
G. ~~p~~ Provision of usable open space~~; and~~
H. ~~a~~ Adequate light, air, and security~~.~~

2025 – 2026 BUSINESS CODE IMPROVEMENT AMENDMENTS

Economic Development

Amendment Summary
Jan. 29, 2026

Activation in Centers

Subject Matter Experts	Beckye Frey, Principal Planner Kimberly Dietz, Principal Planner
Author	Beckye Frey, Principal Planner
Policy Basis for Amendment	Activation of Redmond's center is an aspect of placemaking and economic vitality. It provides opportunities for small businesses and for members of the creative sector including but not limited to artists, performers, and relevant support businesses and organizations. Policies and strategies that support the proposed amendments include: EV-19 Enhance local arts, culture, recreation, nightlife, and social amenities that promote Redmond as an attractive place to work and live. EV-22 Support Redmond's growth as a tourism destination and foster tourism-related initiatives that bring investment and economic benefit. EV-23 Allow for the equitable and multi-purpose use of public spaces and rights-of-way, including commercial uses such as outdoor dining, food/merchant kiosks, food trucks, and event and performance spaces. Planning Commission previously discussed and recommended amendments but adoption of a code portion did not occur (permit related language removed from 21.04 since permit review types are discussed elsewhere).
Relevant Code Portions	21.04.2140 Food Truck and Pop-Up Retail Court 21.36.200 Publicly Accessible Enhanced Amenities Spaces (PEAS). 21.04.4000 Temporary Uses.

Proposed Amendment Overview

This amendment is intended to encourage the creation of active and lively amenity spaces by removing process and fees on individual users and instead reviewing and approving the uses at the SPE.

This amendment would allow for site plan review of food truck courts and PEAS spaces to identify and pre-approve uses that would typically require the individual business owner to obtain a temp use permit. By eliminating the need for individual vendors to obtain their own temporary use permit it reduces costs significantly and opens doors to smaller vendors, which is especially important for immigrant and other start-up businesses.

In addition, if you have an approved PEAS, no Temp Use or Type II permit is necessary for activation: food truck, kiosks, and pop ups. Admin mod can be used to update for future uses.

Summary of proposed amendments:

21.04.2140. Food Truck and Pop-Up Retail Court	Section B.1. Review Process • Clarified review and approval process, including use of admin modification to add court use to previously approved PEAS space. • Added language about temporary uses not needing a temp use permit if reviewed as part of court site plan approval
21.36.200 Publicly Accessible Enhanced Amenities Spaces (PEAS).	E. PEAS Uses. • Added language to specifically allow food truck and pop-up retail court as a use in PEAS spaces • Added language about temporary uses not needing a temp use permit if reviewed as part of PEAS site plan approval
21.04.4000 Temporary Uses.	C. Exemptions. • Added exemption for temporary uses reviewed and approved as part of PEAS and Courts approval processes.

Rationale

These changes will support small local business and start-ups.

Key Decision Points (as applicable)

Stakeholder Feedback to Date

Interest in food truck court and extremely interested in it being a flex space that makes it easy to rotate users in at low/no cost. Having the space be flexible for uses increases the marketability of the space and helps to justify the investment in the needed infrastructure.

- One commenter requested that in support of tourism and increased use of public spaces and rights-of-way, the amendments need to include in additional infrastructure and parking access to be addressed.
    - Staff response: The code relevant to the proposed amendments previously provided regulations that address infrastructure and parking access to support proposed development of these uses.

PROPOSED AMENDMENTS:

21.04.2140. Food Truck and Pop-Up Retail Court

A. Purpose. Implement the Comprehensive Plan goals for supporting small businesses and complete neighborhoods.

B. Location and Uses.

1. Review Process.

a. A Type II permit is required for new sites not previously approved for PEAS (per 21.36.200).

b. An Administrative Modification can be used to add Court uses to a previously approved PEAS location.

c. If a court is part of new development, it may be consolidated in that permit review process and would follow the required permit type for the underlying application.

2.Food truck courts may be used for pop-up retail, kiosks, and other temporary uses including seasonal sales (pumpkins, trees, etc.).

3. Events, including but not limited to concerts, farmers markets, and flea markets, are allowed if the use is reviewed and approved as part of the court site plan approval.

4. Uses in the court that typically require a temporary use permit (seasonal sales, events, etc.), will not require an individual temporary use permit if the use is reviewed and approved as part of the court site plan approval.

a. The court site plan must include locations for indicated temporary uses, maximum occupancy, and show how the health, safety, and other impacts and considerations are mitigated at the site plan approval.

b. Temporary uses not included as part of the court site plan approval will require a temporary use permit.

21.36.200 Publicly Accessible Enhanced Amenities Spaces (PEAS).

…

E. *PEAS Uses.*

1. PEAS may be designed to take advantage of incentive options such as child-friendly amenities and small business support, including but not limited to pop-up retail, kiosks, and performance stage, etc. Recommended child-friendly features include, but are not limited to:

a. Adjacent or nearby public restroom facilities that are open at minimum for the same duration as the amenities. Restroom facilities must provide child changing stations (if

providing restrooms by gender, changing tables must be provided in restrooms for all genders).

b. Seating for parents and caregivers that is integrated into or adjacent to the amenity provided, with the number of seats provided in scale with the occupancy load of the amenity space. (Ord. 3186)

2. PEAS spaces may be used for Food Truck and Pop-Up Retail Court if the site meets the requirement in RZC 21.04.2140 and are included on the PEAS site plan.

a. Court uses can be approved with the site plan for PEAS as a consolidated review.

b. An Administrative Modification can be used to add Court uses to a previously approved PEAS location.

3. Uses in the PEAS space that typically require a temporary use permit (seasonal sales, events, etc.), will not require an individual temporary use permit if the use is reviewed and approved as part of the court site plan approval.

a. The PEAS site plan must include locations for indicated temporary uses, maximum occupancy, and show how the health, safety, and other impacts and considerations are mitigated at the site plan approval.

b. Temporary uses not included as part of the court site plan approval will require a temporary use permit.

21.04.4000 Temporary Uses.

…

C. *Exemptions.*

1. The following activities and structures are exempt from requirements to obtain temporary use approval. Substantive requirements applicable to any use identified in this subsection shall still be met. Additional land use approvals or other permits may be required.

a. Manufactured homes, portable units, modular structures, travel trailers when used as a dwelling while a residential building on the same lot is being constructed or when a damaged residential building is being repaired, if adequate sewer and water are available.

…

l. Weekend (Saturday and Sunday) only, warehouse sales in Business Park, Manufacturing Park, and Industry zones, when held no more than once a month in an existing facility.

2. Temporary Uses approved as part of a PEAS (see RZC 21.36.200) or Food Truck and Pop-Up Retail Court (see RZC 21.04.2140) are exempt from a temporary use permit under this section.

REDMOND ZONING CODE

Code Amendment Summary

Amendment name: Fences and Retaining Walls

Subject Matter Expert	*Jenny Nelson, Building Plan Review Supervisor, jnelson@redmond.gov* *Andrea Kares, Plans Examiner, akares@redmond.gov* *Cindy Wellborn, Senior Stormwater and Utilities Engineer, cwellborn@redmond.gov* *Matthew Allen, Planner, mallen@redmond.gov* *Kaila Yun, Assistant Planner, kyun@redmond.gov* *Tony Regis, Senior Engineer, tregis@redmond.gov* *Tom Hardy, Senior Environmental Scientist, twhardy@redmond.gov* *Travis Salley, Planning Manager, tsalley@redmond.gov* *Andy Chow, Engineering Manager, kachow@redmond.gov*
Author	*Lauren Alpert, Long Range Planning, lalpert@redmond.gov*
Policy Basis for Amendment	*Consistent and clear language:* • *between 21.24 and other sections of the code* • *Fence height* • *Retaining walls* • *Deviation process*
Relevant Code Portions	• RZC 21.24, • Appendix 2 – Retaining walls • Ch. 21.64 Critical Areas Regulations | Redmond Zoning Code • 21.04 Land Uses and General Provisions • Stormwater-Technical-Notebook-2022-PDF • Fence Tip Sheet

REDMOND ZONING CODE

Code Amendment Summary

Proposed Amendment Overview

This code amendment updates the fence code in RZC 21.24, creates a new code section for retaining walls, RZC 21.25, and removes duplicative language on retaining walls from Appendix 2

Rationale

The purpose of this amendment is to synchronize the zoning code to applicable standards across various codes and consistency with Redmond 2050, manuals, specifications and to evaluate the purpose and intent of regulating fence and retaining wall location, dimensions, permit requirements, and design.

Key Decision Points (as applicable)

- Height of fences
- Tiered retraining walls
- Fence standards in urban centers and neighborhoods

Stakeholder Feedback to Date

- Clarify technical standards: Requests to ensure the code clearly addresses setbacks, property lines, rights-of-way, materials, height, and construction requirements, with attention to adjoining properties.
- Noise-adjacent context: A commenter asks for exceptions for taller fences along major roads (e.g., 140th Ave NE) to help mitigate traffic noise impacts on residential lots.

PROPOSED AMENDMENT:

Chapter 21.24
FENCES

Sections:

21.24.010 Purpose.

21.24.020 Repealed.

21.24.030 Height.

21.24.040 Prohibited Locations.

21.24.050 Electric, Barbed Wire, and Swimming Pool Fences.

21.24.060 Repealed. ~~Additional Residential Neighborhood Requirements.~~

21.24.010 Purpose.

The purpose of this chapter is to provide for fences that:

A. ~~Protect or enhance property and life and that are compatible with residential neighborhoods while protecting the public from hazardous fences or fences that may blight residential neighborhoods;~~

Allow privacy while maintaining a built environment that is cohesive with the surrounding community.

B. Protecting the public from hazardous fences.

~~B. Increase visibility of front yards by using the principles of the Crime Prevention Through Environmental Design (CPTED) Program to increase public safety and to deter crime;~~

C. Promote and enhance the City's neighborhoods as walkable places and reduce impacts on the pedestrian experience that may result from taller fencing;

D. ~~Maintain the open space character of certain residential neighborhoods and~~ **P**romote public view corridors by encouraging the application of **lower-height fencing,** non-solid styles of fencing, and landscaped screens.

Effective on: 4/16/2011

21.24.020 Permits.

Repealed by Ord. 3153.

Effective on: 4/16/2011

21.24.030 Height.

A. ***Maximum Height.*** The maximum height of fences shall be as follows; provided, that the requirements of RZC 21.52.040, *Sight Clearance at Intersections*, are met:

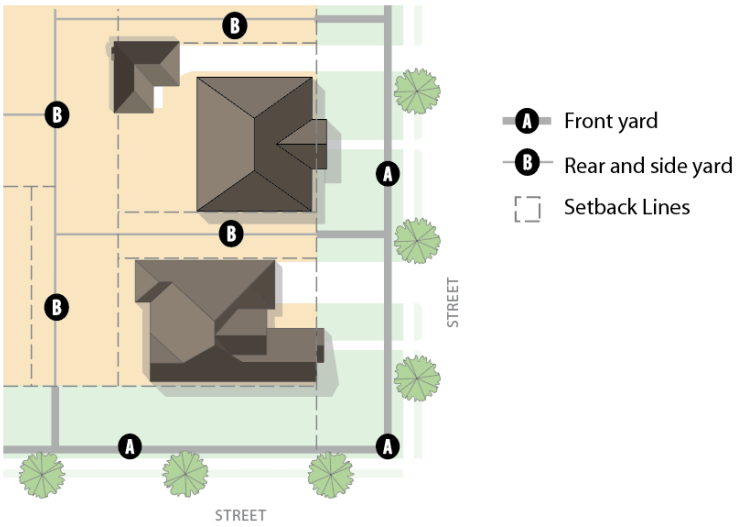
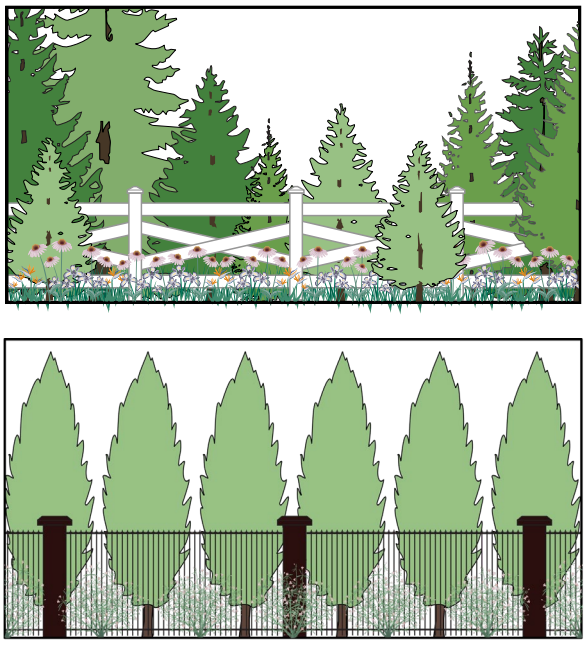
Table 21.24.030.A Maximum Fence Height	
Zones	**Permitted Height (1)(2)(3)**
UR, RA-5, NR, NMF, and in the Downtown, Overlake, and Marymoor Centers	 ~~Six feet anywhere on the lot (see RZC 21.24.060, *Additional Residential Neighborhood Requirements*, for additional information)~~ A **Walls and fences located in any front yard must be 4 feet or less otherwise** B **6 feet**
All other zones	Eight feet anywhere on the lot, subject to landscaping requirements in RZC 21.32, *Landscaping and 21.58 Community Design*

Table 21.24.030.A Maximum Fence Height	
Zones	**Permitted Height (1)(2)(3)**
(1) This excludes areas of a lot regulated by RZC 21.52.040 – Sight Clearance at Intersections, where the height limit may be lower. **(2) Maximum fence height may be exceeded without the requirement for a variance when specified in federal or state requirements due to safety and security. Documentation of this requirement shall be provided by the applicant and approved by the Administrator.** **(3) When the City's Building Code has requirements, such as where a guard rail is required to be placed atop a retaining wall or rockery, additional height is permitted but additional height must not exceed the minimum required to meet the building code.**	

~~Figure 21.24.060~~

Figure 21.24.030B

Examples of **Low See-Through Fences**



Low, see-through fences (maximum height 42 inches) can add variety and human scale.

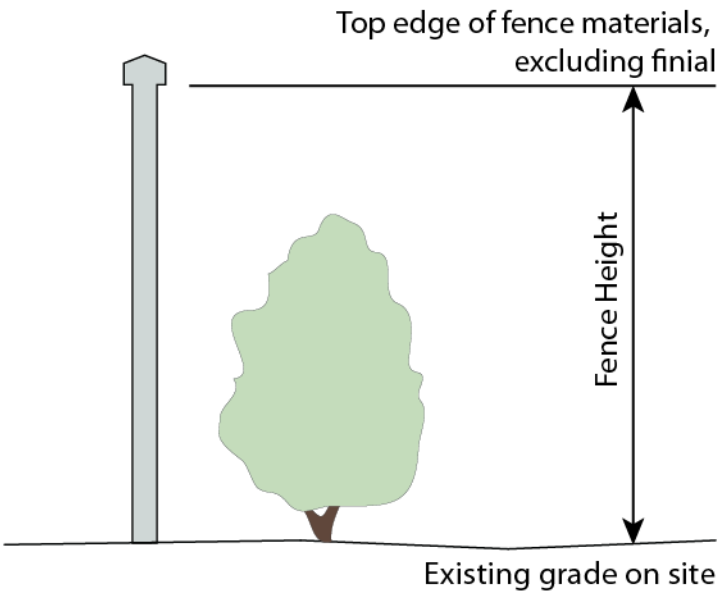
~~B. Fences Adjacent to Rockeries or Retaining Walls.~~
~~1. Where a fence and a rockery or retaining wall lying within a building setback area are within five feet of each other, the combined height of the fence and rockery or retaining wall shall not exceed a maximum of eight feet except as provided in subsections B.2 and B.3 below.~~
~~2. Staff may approve a modification to the combined height limit for fences and rockeries or retaining walls if either:~~
~~a. The City's Building Code requires additional height, such as where a guard rail is required to be placed atop a retaining wall or rockery; or~~

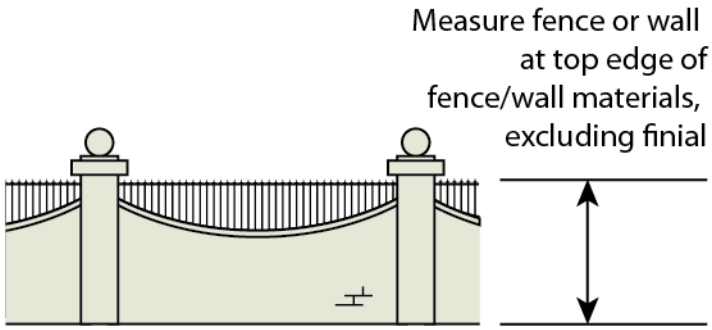
~~b. The design of the rockery or retaining wall includes terraces that are deep enough to incorporate landscaping or other techniques that reduce the visual mass of the wall, and the fence is designed to be no more than 50 percent solid.~~
~~3. The Technical Committee may approve a modification to the combined height limit for fences and rockeries or fences and retaining walls if the modification is necessary because of the size, configuration, topography, or location of the subject property, to provide the property with the use rights and privileges permitted to other properties in the vicinity or zone in which the property is located, and the modification will not be materially detrimental to the public welfare or to abutting properties:~~

B. Fences combined with Rockeries and Retaining Walls Height. Fence and wall height shall be measured as follows:

1. Fence height shall be measured as the vertical distance between the existing grade on the site at the base of the fence and the top edge of the slats or other fence material (exclusive of fence posts). See Figure 21.24.030 B1

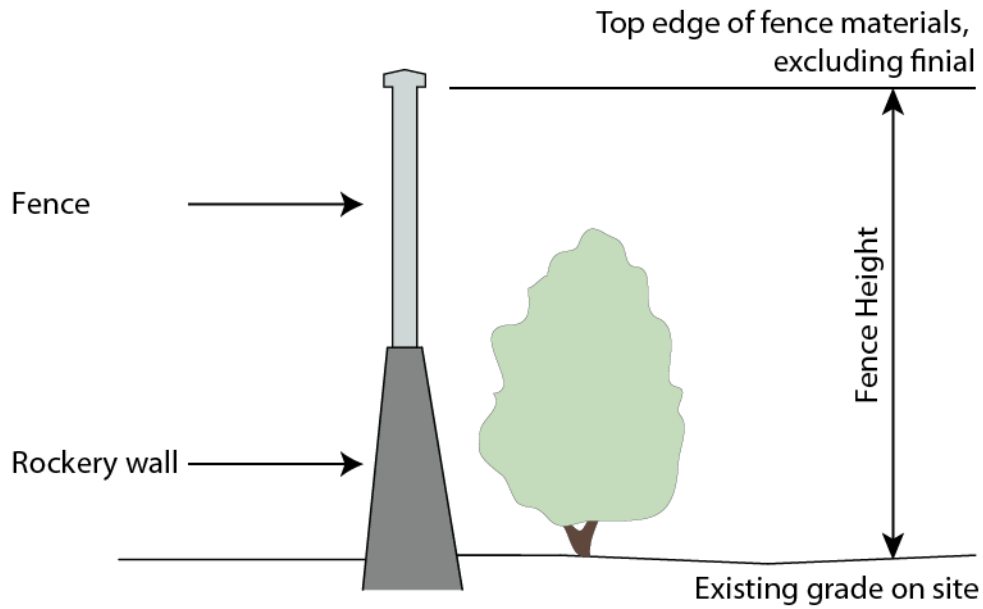
Figure 21.24.030B1
Measurement of Fence and Wall Height





2. Fence height when fences are on top of a wall/rockery must not exceed fence heights in Table 21.24.030A.

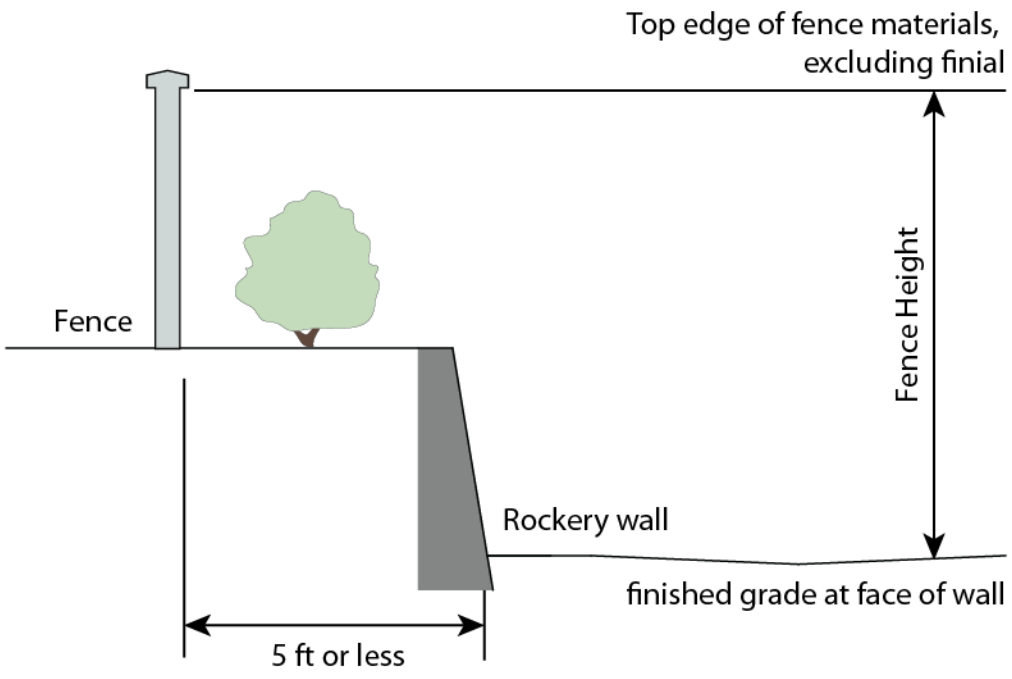
Figure 21.24.030B.2
Measurement of Fence and Wall Height



3, A fence and a rockery or retaining wall within five feet of each other, the combined height of the fence and rockery or retaining wall shall not exceed fence heights in Table 21.24.030.A

Figure 21.24.030B.3

Measurement of Fence and Wall Height



~~Where a fence and a rockery or retaining wall lying within a building setback area are within five feet of each other, the combined height of fence and wall are used to measure fence height~~

Must not exceed fence heights in Table 21.24.030A

~~4. The City's Building Code requires additional height, such as where a guard rail is required to be placed atop a retaining wall or rockery.~~

~~2. The combined height of fencing placed on top of a wall or rockery shall be measured as the vertical distance between the existing grade on the site at the base of the wall and the top edge of the slats or other fence material (exclusive of posts).~~

~~3. Where the grade within six feet of the base of a fence or wall differs from one side of the fence or wall to the other (as when a fence is placed at the top or bottom of a slope or at the top of a rockery or retaining wall), the height shall be measured from the side with the lowest existing grade.~~

(Ord. 3153)

Effective on: 6/18/2018

21.24.040 Prohibited Locations.

Fences are prohibited in critical areas, critical area buffers, native growth protection areas, designated greenbelts, and designated open space, except as required by RZC 21.64.010.R.2.

Effective on: 4/16/2011

21.24.050 Electric, Barbed Wire, and Swimming Pool Fences.

Electric, barbed wire, and swimming pool fences are permitted or required as follows:

Table 21.24.050
Electric, Barbed Wire, and Swimming Pool Fences

Fence Type	Permitted Zones	Special Requirements	Other Code Requirements
(A) Electric Fences	UR, RA-5 May be used in conjunction with the keeping of large domestic animals where allowed in NR through NMF zones.	A. Permanent signs must be posted every 50 feet stating that the fence is electrified. B. Fences, appliances, equipment, and materials must be listed or labeled by a qualified testing agency and be installed in accord with manufacturer's specifications. C. Except in the UR zone, all electric fences must be set back at least two feet from property lines adjacent to public rights-of-way and NR through NMF zones, and a second and more substantial fence with a mesh size small enough to prevent a child from reaching through, shall be located along the property line.	All electric fences must comply with RMC Chapter 15.12, *Electrical Code*.

Table 21.24.050 Electric, Barbed Wire, and Swimming Pool Fences			
Fence Type	**Permitted Zones**	**Special Requirements**	**Other Code Requirements**
		D. Prohibited when fronting shoreline public access areas (Shoreline Public Access System Map, Figure S-1 of the Shoreline Master Program).	
(B) Barbed or Razor Wire Fences	UR, RA-5, but not along property lines adjacent to other residential and commercial zones.	A. Commercial storage, utility and public uses may use barbed wire only on top of a fence at least six feet in height. The barbed wire shall not extend more than 18 inches above the top of the fence. B. Prohibited when fronting shoreline public access areas (Shoreline Public Access System Map, Figure S-1 of the Shoreline Master Program).	None
(C) Swimming Pool Fences	All zones	All outdoor swimming pools must be surrounded with a fence at least five feet in height.	All swimming pool fencing must comply with King County Health Department requirements.

Effective on: 6/18/2018

~~21.24.060 Additional Residential Neighborhood Requirements.~~

~~A. The following additional fence, rockery wall, and retaining wall requirements apply to properties located in the neighborhoods listed. The boundaries of each neighborhood are set forth in the Redmond Comprehensive Plan, Map LU-1. Where a conflict exists between the neighborhood requirements in this section and the other provisions of this chapter, the requirements of this section shall control. Where there is no specific regulation listed for the neighborhood, the other provisions of this chapter control.~~

~~Table 21.24.060~~
~~Additional Neighborhood Requirements~~

~~Neighborhood~~	~~Applicability~~	~~Fence or Wall Height~~	~~Design Requirements~~	~~Other Requirements~~
~~Education Hill~~	~~Applies to fences and walls in the front yard setback or adjacent to public recreational trails.~~	~~42 inches when built in the front setback (See Figure 21.24.060, except where home fronts onto arterial street.)~~	~~A. No sight-obscuring fencing materials allowed. B. Fence must be of a non-solid type, such as split rail fencing or split rail fencing combined with dark-colored vinyl or powder-coated chain link fence.~~	~~New gated communities in short subdivisions and subdivisions with security fencing are prohibited.~~
~~North Redmond (except Wedge Subarea)~~	~~Applies to fences and walls in the front yard setback or adjacent to public view corridors, and public recreational trails.~~	~~42 inches in any front setback area, and 42 inches in any street side or rear setback area adjacent to an identified pedestrian or public view corridor. (See Figure 21.24.060)~~	~~A. No sight-obscuring fencing materials allowed. B. Fence must be of a non-solid type, such as split rail fencing or split rail fencing combined with dark-colored vinyl or powder-coated chain link fence.~~	~~None~~
~~North Redmond Wedge Subarea~~	~~Applies to the Wedge Subarea defined in the Neighborhoods Element of the Comprehensive Plan.~~	~~No special height requirements~~	~~Private residential fences may be constructed and maintained along and west of the western edge of the required maintenance easement for retaining systems on the west side of Redmond-Woodinville Road.~~	
~~Willows/Rose Hill~~	~~Applies to fences in the front yard setback.~~	~~42 inches~~	~~No special design requirements~~	~~New gated communities in short subdivisions and subdivisions with security fencing are prohibited.~~

~~B. The Administrator may approve alternative materials or a combination of materials for the fences and walls described above when such alternative materials or combinations are demonstrated to better meet the intent of this chapter.~~
~~C. The Administrator may also approve deviations from the maximum fence height requirements set forth in the above table in the North Redmond and Willows/Rose Hill Neighborhoods for fencing associated with swimming pools, landscaping alternatives (such as landscaped berms), or other designs that clearly meet the intent of this chapter.~~
Effective on: 6/18/2018

CHAPTER 21.25

RETAINING WALLS

21.25.010 PURPOSE

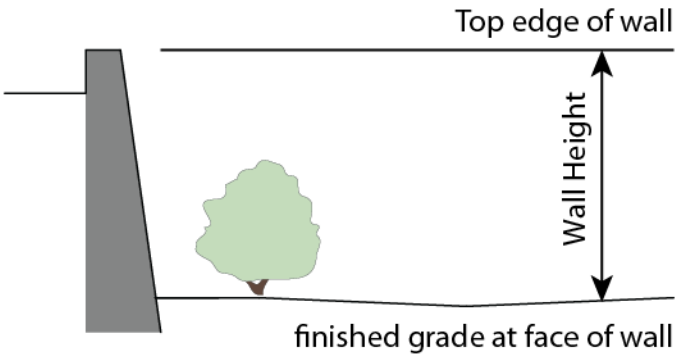
The purpose of this chapter is to provide for retaining walls and rockeries that:

A. Minimize modification of the existing topography of properties in the City, by minimizing the amount of earth being exported or imported to a site, and to minimize the height of walls related to development.
B. Minimize the visual impact of retaining walls having excessive heights that may be detrimental to the aesthetics of neighborhoods or nearby properties.
C. Maintain compatibility with the nearby properties by minimizing changes in topography and excessive excavation.

21.25.100 HEIGHT

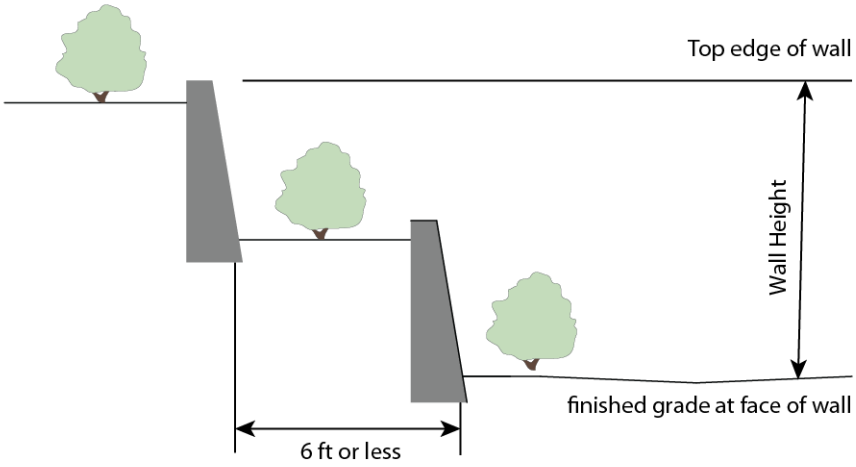
A. Retaining wall and rockeries shall have a maximum wall height of 8 feet. Deviation requests may be approved subject to provisions of 21.25.300
B. Measurement of Wall Height. For purposes of this chapter, retaining wall and rockery height shall be measured as follows:
    1. Retaining walls and rockeries height shall be measured as the vertical distance between finished grade at the face of wall to the top of the wall.

Figure 21.25.100.B.1. Retaining wall measurement



2. Retaining walls and rockeries with 6 feet or less horizontal separation between tiers, shall be measured as one retaining structure for determining the wall height. Horizontal separation shall be measured as the distance between the face of the lower wall to the face of the upper wall.

Figure 21.25.100.B.2. Measurement for retaining walls closer than 6 ft apart



21.25.200 TERRACED RETAINING WALLS [RESERVED]

21.25.300 DEVIATIONS

A. The Technical Committee may approve a deviation to the height limit for rockeries and retaining walls if the deviation is necessary because of the size, configuration, topography, or location of the subject property, to provide the property with the use rights and privileges permitted to other properties in the vicinity or zone in which the property is located, and the modification will not be materially detrimental to the public welfare or to abutting properties.

B. The deviation will not be granted for the purposes of increasing building area or usable lot space.

21.25.400 PROHIBITED LOCATIONS

A. Retaining walls and rockeries are prohibited in critical areas (except critical aquifer recharge areas), critical area buffers, native growth protection areas, designated greenbelts, and designated open space, and public and private easements except as required by RZC 21.64.010.R.2.

B. Private retaining walls and rockeries and their associated wall drain(s) and backfill shall be entirely within the private property in which they are installed and shall be placed outside of the public right-of-way.

21.25.500 ADDITIONAL REQUIREMENTS

A. Planner and Engineer approval is required prior to Technical Committee approval.
B. All retaining walls and rockeries constructed to support land used for new private development shall be placed outside of the public right-of-way and public and private easements.
C. Retaining wall reinforcements such as tiebacks, soil nails, and geogrid mesh must not extend into the public right-of-way and public easements. Tiebacks and soils nails are allowed to extend into public right-of-way with an approved Right-of-Way Use Agreement.
D. Retaining wall reinforcements such as tiebacks, soil nails, and geogrid mesh extending into private property require a private easement on that property.

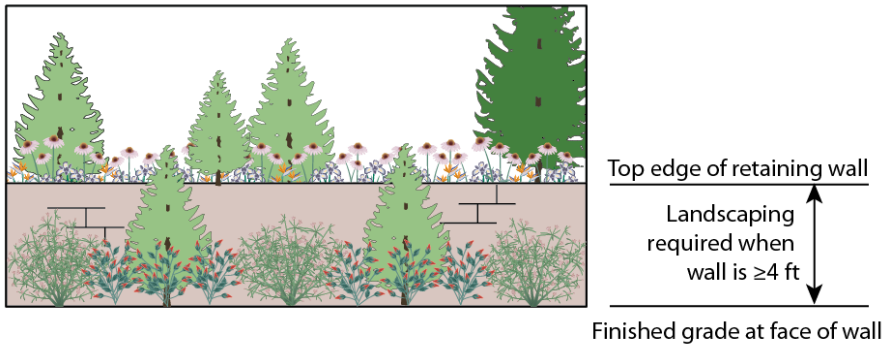
E. Retaining walls within the street section that are necessary for the street, that will be visible to the general public, and above 4 feet in height shall be constructed of either cast-in-place concrete or shotcrete, with a finish that reproduces the look of stone or masonry or having geometric patterns on the wall face. Allowable finish methods will be either stamped finish, sponge finish, troweled patterns, or modular blocks. Wall type and aesthetic pattern shall be approved by the Administrator.

F. Install rockeries and retaining walls per City Standard Specifications and Standard Details.

G. All retaining walls and rockeries must also meet the design standards in Section 5.6.7 "Rockeries/Retaining Walls" in the Stormwater Technical Notebook 2025 -- Issue 9A, or its successor.

H. Retaining walls above 4-feet in height in the lot frontage ~~and~~ must have landscaping for visual screening according RZC 21.32 Landscaping with approval by Planning and Engineering.

Figure 21.25.500.H. Retaining wall landscape screening example



Appendix 2
CONSTRUCTION SPECIFICATION AND DESIGN STANDARDS FOR STREETS AND ACCESS

.....

13. *Mailbox Stand(s) in Residential Areas.*

a. Mailboxes shall be clustered together in stands when practical and when reasonably convenient to the houses served.

b. Where appropriate, mailbox stand(s) shall be installed in the sidewalk in accordance with the City of Redmond Standard Details.

c. The location of the mailbox stand(s) is determined jointly by the City of Redmond together with the United States Postal Service.

d. Mailbox stand locations should not be placed so vehicles using it would obstruct the required width of an emergency vehicle access road.

e. Replacement and/or repair of mailbox stands is the responsibility of property owners served by the mailbox stand.

14. *Franchise Utilities.* Non-City-owned franchise utilities are required by City code to relocate existing facilities at their own expense when a conflict results between their facilities and public street improvements. The improvement work must be required by the City as part of an adopted plan or study in order for the relocation work to be the financial responsibility of the utility; otherwise all costs shall be the responsibility of the developer.

~~15. Retaining Walls and Rockeries.~~

~~a. All retaining walls and rockeries constructed to support land used for new development shall be placed outside of the public right-of-way and public easements.~~

~~b. Retaining wall reinforcements such as tiebacks, soil nails, and geogrid mesh shall not extend into the public right-of-way and public easements.~~

~~c. Retaining walls that will be visible to the general public and above four feet in height shall be constructed of concrete (cast in place, shotcrete, or modular blocks) with an aesthetic pattern on the wall face. Wall type and aesthetic pattern shall be approved by the Public Works Director or their designee.~~

~~d. Install rockeries per Standard Detail 909 "Rock Wall under 4 feet."~~

~~e. All retaining walls and rockeries must also meet the design standards in Section 5.6.7, "Rockeries/Retaining Walls" in the 2022 Stormwater Technical Notebook, Issue 9.~~

16. *Safety Railings.*

a. *Installation.* Where a sidewalk or other nonmotorized transportation facility is to be constructed above a slope steeper than 3H:1V or adjacent to a rock wall or retaining wall where the lowest finished elevation of the slope, rock wall, or retaining wall is to be 30 inches or more below the finished elevation of the sidewalk or other facility, a safety railing shall be required. Railings shall be erected and adjusted, if necessary, after initially set to assure a continuous line and grade.

b. *Design.* Safety railings shall be constructed per Standard Detail "Typical Pedestrian Railing."

17. *Guard Rails.* For purposes of warrants, design, and location, all guard rails along roadways shall conform to the criteria of Chapter 1610 "Traffic Barriers" of the Washington State Department of Transportation Design Manual.

18. *Survey Control.* Street designs shall reference the City of Redmond's current Vertical and Horizontal Control Systems.

The Redmond Zoning Code is current through Ordinance 3226, passed September 2, 2025.

Disclaimer: The City Clerk's Office has the official version of the Redmond Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: www.redmond.gov

The Redmond Zoning Code is current through Ordinance 3226, passed September 2, 2025.

Hosted by General Code.

REDMOND ZONING CODE

Code Amendment Summary

Implementing HB 1757

Subject Matter Expert	*Ian Lefcourte*
Author	*Ian Lefcourte*
Policy Basis for Amendment	***HB 1757 of the 2025 state legislative session.***
Relevant Code Portions	RZC 21.04.1125

Proposed Amendment Overview

The proposed amendment implements HB 1757 of the 2025 state legislative session. HB 1757 was codified as edits to RCW 35A.21.440. Both laws require that cities extend the allowances for existing buildings to be used for residential purposes in commercial and mixed-use zones, to existing buildings in residential zones. Further, a city may not require a change of use permit for the conversion of an existing building to residential purposes.

Rationale

Compliance with state law.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

Comment that energy code should allow up to 2,000 Watt solar panels directly plugged into a wall outlet, similar to allowances in other states (Utah) and countries (Germany).

PROPOSED AMENDMENT:

21.04.1125 Conversions of Existing Buildings to Residential Uses.

A. ***Purpose.*** The purpose of the conversion provisions is to facilitate the conversion of existing buildings ~~that are zoned for~~ in commercial, ~~or~~ mixed-use, or residential zones, ~~uses to residential uses,~~ for the purpose of creating new housing units in existing buildings. These provisions support serving the City's housing needs and compliance with state requirements. The intent of these provisions is to fully comply with state requirements (RCW 35A.21.440, 43.21C.450, and 19.27A.270) related to conversions of existing buildings to residential uses.

B. ***Applicability.*** Existing buildings constructed for commercial or mixed-use uses. For the purpose of this section, "existing building" means a building that received a certificate of occupancy at least three years prior to the permit application to add housing units. "Existing building" has the same meaning as explained in RCW 35A.21.440, and as thereafter amended.

C. ***Special Allowances.*** For compliance with state requirements, for applications related to the conversion of existing buildings that are constructed for commercial or mixed-use uses to residential uses, the City review process shall not restrict or impose the following:

1. A restriction on housing unit density that prevents the addition of housing units at a density up to 50 percent more than what is allowed in the underlying zone if constructed entirely within an existing building envelope in a building located within a zone that permits multifamily housing; provided, that generally applicable health and safety standards, including but not limited to building code standards and fire and life safety standards, can be met within the building;

2. Impose parking requirements on the addition of dwelling units or living units added within an existing building; however, cities may require the retention of existing parking that is required to satisfy existing City residential parking requirements and for nonresidential uses that remain after the new units are added;

3. With the exception of emergency housing and transitional housing uses, impose permitting requirements on the use of an existing building for residential purposes beyond those requirements generally applicable to all residential development within the building's zone**, including requiring a change of use permit**;

4. Impose design standard requirements, including setbacks, lot coverage, and floor area ratio requirements, on the use of an existing building for residential purposes beyond those requirements generally applicable to all residential development within the building's zone;

5. Impose exterior design or architectural requirements on the residential use of an existing building beyond those necessary for health and safety of the use of the interior of the building or to preserve character-defining streetscapes, unless the building is a designated landmark or is within a historic district established through a local preservation ordinance;

6. Prohibit the addition of housing units in any specific part of a building except ground floor commercial or retail that is required by RZC standards, unless the addition of the units would violate applicable building codes or health and safety standards;

7. Require unchanged portions of an existing building **that have been** used for residential **or previously permit-approved conditioned space** purposes to meet the current energy code solely because of the addition of new dwelling units within the building**.** ~~; however, if any portion of an~~ **When any other** existing building is converted to new dwelling units**, changed portions of** each of those new units must meet the requirements of the current energy code~~,~~**, except if:**

a. The square footage of new dwelling units does not exceed 2,500 square feet or 50 percent of the total building square footage, whichever is greater; or

b. The building owner submits documentation, in a form acceptable to the code city, showing the building's residential units' projected energy use intensity is less than or equal to the energy use intensity target in accordance with the clean buildings performance standard in RCW 19.27A.210; or

c. In all areas zoned for residential housing, an additional housing unit is created within an existing home;

8. Deny a building permit application for the addition of housing units within an existing building due to nonconformity regarding parking, height, setbacks, elevator size for gurney transport, or

modulation, unless the Administrator makes written findings that the nonconformity is causing a significant detriment to the surrounding area; or

9. Require a transportation concurrency study under RCW 36.70A.070 or an environmental study under RCW Chapter 43.21C based on the addition of residential units within an existing building.

D. ***Life Safety Standards.*** Nothing in this section shall require the City to approve a building permit application for the addition of housing units constructed entirely within an existing building envelope in a building located within a zone that permits multifamily housing in cases in which the building cannot satisfy life safety standards.

REDMOND ZONING CODE

Code Amendment Summary

Lot Splitting

Subject Matter Expert	*Josh Mueller, Matthew Allen*
Author	*Glenn Coil*
Policy Basis for Amendment	*HB 1096 - 2025 state legislative session.*
Relevant Code Portions	RZC 21.74 Land Division, 21.76 Review Procedures, and 21.78 Definitions

Proposed Amendment Overview

The proposed amendment implements HB 1096 concerning lot splitting. It would make the final plat process entirely administrative.

Rationale

Consistency with state law: HB 1096

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

The amendment should include the reasoning for "Administrative" addition and how it differs from Subdivisions and short subdivisions lot split.

PROPOSED AMENDMENT:

Add new section to RZC 21.74 on Lot Split

Add Lot Split to 21.76 Permit Type and Procedures

Add Lot Split to Table 21.76.050B

Add new definition to RZC 21.78 – Lot Split - "Lot split" means the administrative process of dividing an existing lot into two lots for the purpose of sale, lease, or transfer of ownership pursuant to this section. (from HB 1096)

21.74.010.B.1

1. Compliance. All division and redivision of land into lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership shall comply with the requirements of this chapter except where specifically exempted herein. Subdivisions, short subdivisions, **administrative lot splits,** binding site plans, boundary line adjustments, unit lot subdivisions, plat alterations, and plat vacations are all considered divisions or redivisions of land for purposes of this chapter.

21.74.020.N [new subsection]

N. Administrative Lot Split Standards.

Eligibility standards unique to Administrative Lot Splits are found in 21.74.030.N.

21.74.030.N [new subsection]

N. Administrative Lot Split Procedures

1. Approval Process. Administrative Lot Splits must follow the procedures established in RZC 21.76.05.F, for a Type I review, and criteria established by RCW 58.17.145.
2. Decision by the Administrator. The Administrative Lot Split may be approved by the Administrator provided the following criteria is met:
    a. Exactly one newly created lot results from the split.
    b. Both the parent lot and the newly created lot meet the minimum lot size of the applicable zone (see RZC Article II).
    c. The parent lot was not itself created by an administrative lot split under this section.
    d. The parent lot is in a zone that allows residential use.
    e. If demolition/alteration would displace an existing residential tenant renter, the application must include a displacement mitigation strategy (e.g., relocation assistance).
    f. Prior to recording, access and utility rights are granted or conveyed as necessary to serve the maximum number of dwellings allowed, acknowledging that rights may be reduced at building-permit stage if fewer units are built.
    g. The newly created lot meets minimum density requirements if located in a zone with a minimum density requirement.
    h. The lot is buildable under all applicable regulation. Lots rendered unbuildable by critical areas, shoreline, stormwater, setbacks, impervious surface, or building coverage standards are not eligible for administrative lot split.
    i. If the split would create a lot size that would allow further land division, the split is not eligible under this section but could be pursued through another applicable land-division processes under RZC 21.74.
    j. Any construction on the newly created lot is subject to all existing state and local laws including those specified in this section. Nothing in this section modifies the requirements for approval of residential building permits in chapter 19.27 RCW.
    k. Where an application does not meet the eligibility criteria of this section, the applicant may seek approval under other land division processes under RZC 21.74.
3. Recording. All administrative lot splits shall be recorded in compliance with the following:
    a. All Administrative Lot Splits must be recorded surveys consistent with the requirements of RCW Chapter 58.09 and WAC Chapter 332-130, with a notation that future Administrative Lot Splits on either lot are prohibited.
    b. Fees and Recording Procedure. Prior to recording, the applicant shall submit the original short subdivision drawings to the City for signatures.
    c. Recording Required. No short subdivision shall be recorded unless approved as provided in this chapter. Further, recording shall not be authorized unless and until the required short subdivision

improvements have been completed or a performance assurance has been posted to ensure completion as provided in RZC 21.76.090.F, Performance Assurance. A copy of an approved short subdivision shall be filed for record with the King County Department of Records and Elections, and one reproducible copy shall be furnished to the City Engineer.

21.76.050.C

In Table 21.76.050B, add row for "Administrative Lot Split" where Process Type is "I".

21.76.060.D.4

Appeal. Type I decisions may be appealed to the Hearing Examiner as provided in RZC 21.76.060.I, Appeals to Hearing Examiner on Type I and II Permits. All decisions are final upon expiration of the appeal period or, if appealed, upon the date of issuance of the Hearing Examiner's final decision on the appeal. Appeal decisions of the Hearing Examiner may be appealed to the King County Superior Court as provided RZC 21.76.060.M. **There are no administrative appeals of Type I Administrative Lot Split decisions pursuant to RCW 58.17.145.**

21.76.070.# [new subsection]

#. Administrative Lot Splits. Decision criteria for administrative lot splits are found in RZC Article V.

21.76.090.C.1.b

b. Approval of a Type I, II, or III application shall expire two years from the date approval was final unless:

i. A complete building permit application is filed before the end of the two-year term. In such cases, the vested status of the Type I, II, or III permit or approval shall be automatically extended for the time period during which the building permit application is pending prior to issuance; provided, that if the building permit application expires pursuant to RMC 15.08.050, Amendments to the International Building Code, the vested status of a Type I, II, or III permit or approval shall also expire;

ii. For **administrative lot splits,** short plats and binding site plans, the **lot split survey,** final plat or approved binding site plan is recorded;

<<no change to the rest of 21.76.090.C.1.b>>

21.78.210

Lot Split. The administrative process of dividing an existing lot into two lots for the purpose of sale, lease, or transfer of ownership pursuant to RCW 58.17.145 and as hereafter amended.

REDMOND ZONING CODE

Code Amendment Summary

Unit Lot Subdivisions

Subject Matter Expert	*Josh Mueller, Guilherme Motta*
Author	*Glenn Coil*
Policy Basis for Amendment	*SB 5559 of the 2025 state legislative session.*
Relevant Code Portions	RZC 21.74 Land Division, 21.76 Review Procedures, 21.78 Definitions

Proposed Amendment Overview

The proposed amendment implements SB 5559 concerning unit lot subdivisions. It also would make final plat approval administrative.

Rationale

Consistency with state law - SB 5559

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

None to date.

PROPOSED AMENDMENT:

21.74.030 Decision Criteria and Procedures.

A. ***Application Submittal Requirements.***

1. *Scope.* This section sets forth the requirements that must be met in order for applications for approvals governed by this chapter to be considered complete.

2. *Preliminary Subdivisions.* In order to be considered complete, each application for preliminary subdivision approval shall contain the following:

a. A completed general application form and project contact form;

b. The required application fees;

c. A small-scale vicinity map (suitable for public notice purposes);

d. A completed SEPA/CAO fee worksheet;

e. A CAO report, if required in RZC Chapter 21.64, Critical Areas Regulations;

f. For large sites, key plat map showing the entire site on one large sheet;

g. A set of preliminary plat plans showing the proposed layout of all lots, tracts, parcels, and streets;

h. A preliminary stormwater report;

i. A SEPA application form, together with a completed City of Redmond SEPA checklist;

j. A traffic study, if required by the City ~~Public Works Department~~;

k. A title report or plat certificate for all parcels involved;

l. Density calculations indicating maximum and minimum density requirements for the proposal and including density bonus calculations, if applicable;

m. A transportation certificate of concurrency or, if no such certificate has been issued at the time of application, a transportation concurrency application that contains all information required for a transportation concurrency determination under RZC 21.52.010, Transportation Concurrency;

n. A reduced site plan showing proposed lot layout (suitable for public notice purposes); and

o. A tree preservation plan if trees are proposed to be removed as part of the proposal.

D. ***Short Subdivision Procedures.***

1. *Approval Process.* Short subdivisions shall follow the procedures established in RZC 21.76.050.G, for a Type II review.

2. *Decision by the Technical Committee.* Each final decision of the Technical Committee shall be in writing and shall include findings and conclusions based on the record to support the decision. The decision made by the Technical Committee shall be given the effect of an administrative decision and may be appealed in accordance with RZC 21.76.060.E, Technical Committee Decisions on Type II Reviews.

3. *Effect of Approval.* Approval of the short subdivision shall constitute authorization for the applicant to develop the short subdivision facilities and improvements, upon review and approval of construction drawings by the City ~~Public Works Department~~. All such facilities and improvements shall be completed or have a performance assurance posted to assure completion as provided in RZC 21.76.090.F, Performance Assurance, prior to recording of the short subdivision. All development of a short subdivision shall be subject to any conditions imposed by the City on the short subdivision approval.

4. Short subdivision approval shall expire pursuant to the following:

   a. Two years from the date of the Technical Committee notice of decision if the short plat has not been recorded. A single one-year extension may be granted by the Technical Committee if the applicant has attempted in good faith to submit the final short plat within the two-year period; provided, however, that the applicant must file a written request for extension at least 30 days prior to expiration of the two-year period.

5. *Recording.* All short subdivisions shall be recorded in compliance with the following:

   a. *Fees and Recording Procedure.* Prior to recording, the applicant shall submit the original short subdivision drawings to the City ~~Public Works Engineering Department~~ for signatures.

   b. *Recording Required.* No short subdivision shall be recorded unless approved as provided in this chapter. Further, recording shall not be authorized unless and until the required short subdivision improvements have been completed or a performance assurance has been posted to ensure completion as provided in RZC 21.76.090.F, Performance Assurance. A copy of an approved short subdivision shall be filed for record with the King County Department of Records and Elections, and one reproducible copy shall be furnished to the City Engineer.

6. *Restriction on Further Division.* Land within an approved and recorded short subdivision may not be further subdivided within a period of five years from the date of final approval

if such further division would result in more than nine lots within the original short subdivision boundaries. Any division that would result in more than nine lots within the original short subdivision within the five-year period may be accomplished only by following the process for preliminary and final subdivision approval set forth in RZC 21.74.030.E, Preliminary Subdivision Procedures, and RZC 21.74.030.G, Final Subdivision Procedures.

E. ***Preliminary Subdivision Procedures.***

1. *Approval Process.* Preliminary subdivisions shall follow the procedures established in RZC 21.76.050.H, Type III Review.

2. *Effect of Preliminary Subdivision Approval.* Approval of the preliminary subdivision shall constitute authorization for the applicant to develop the subdivision facilities and improvements upon review and approval of construction drawings by the City ~~the Public Works Department~~. All development shall be subject to any conditions imposed by the Hearing Examiner.

3. *Time Limits – Approval Within 90 Days.* A preliminary subdivision shall be approved, approved with conditions, denied, or returned to the applicant for modification or correction within 90 days from the date of filing of a complete application unless the applicant agrees to an extension of the time period in writing; provided, that should an environmental impact statement (EIS) be required per RCW 43.21C.030, Guidelines for State Agencies, Local Governments, the 90-day period shall not include the time spent in preparing and circulating the EIS by the City. A preliminary subdivision application shall not be deemed "filed" until all of the requirements for a complete application established by RZC 21.74.030.A, Application Submittal Requirements, have been met.

4. *Limitation on Preliminary Approval.*

a. Final approval of a subdivision must be acquired within seven years of preliminary plat approval if the date of preliminary plat approval is on or before December 31, 2014, and within five years of the date of preliminary plat approval if the date of preliminary plat approval is on or after January 1, 2015, after which time the preliminary plat approval is void.

b. Final approval of a subdivision must be acquired within 10 years of preliminary plat approval if the date of preliminary plat approval is on or before December 31, 2007,

and not subject to the requirements of RCW Chapter 90.58, the Shoreline Management Act, after which time the preliminary plat approval is void.

c. The Hearing Examiner may grant an extension of the time periods set forth in RZC 21.74.030.E.4.a and E.4.b for one year if the applicant has attempted in good faith to submit the final plat within the required time period; provided, however, the applicant must file a written request with the Planning Department requesting the extension at least 30 days before expiration of the required time period.

G. ***Final Subdivision Procedures.***

1. *Time Limits.* A final plat application shall be approved, denied, or returned to the applicant for modification or correction within 30 days from the date of filing unless the applicant consents to an extension of such time period.

2. *Review by ~~City~~ Engineer.* A ~~The City Engineer or a~~ licensed professional engineer acting on behalf of the City shall review the survey data, layout of lot lines, streets, alleys and other rights-of-way, design of bridges, and utility systems improvements, including storm drainage, water, and sanitary sewer.

3. *Findings by ~~City~~ Engineer.* A ~~The City Engineer or other~~ professional engineer acting on behalf of the City shall convey their findings to the Technical Committee ~~City Council~~. The engineer shall assure that:

a. The proposed final plat meets all standards established by state law and this section relating to the final plat's drawings and subdivision improvements;

b. The proposed final plat bears the certificates and statements of approval required by this section;

c. A current title insurance report furnished by the subdivider confirms the title of the land in the proposed subdivision is vested in the name of the owners whose signatures appear on the final plat;

d. The legal description of the plat boundary on the current title insurance report agrees with the legal description on the final plat;

e. The facilities and improvements required to be provided by the subdivider have been completed or, alternatively, that the subdivider has provided a surety in an

amount commensurate with improvements remaining to be completed, as provided in RZC 21.76.090.F, Performance Assurance;

f. The surveyor has certified that all survey monument lot corners are in place and visible; and

g. The final plat contains a dedication to the public of all common improvements, including but not limited to streets, roads, sewage disposal systems, storm drainage systems, and water supply systems which were a condition of approval. The intention to dedicate shall be evidenced by the owner's presentment of a final plat showing the dedication, and the acceptance by the City shall be evidenced by the approval of the final plat.

4. *Review* – Administrative Approval ~~City Council~~. The Technical Committee ~~City Council~~ shall review the final plat ~~at a public meeting~~, according to the decision criteria for final plats set forth in RZC 21.74.030.C, Decision Criteria for Approval of Final Subdivisions. ~~No public hearing shall be required. Notice of the public meeting at which the final plat will be considered will be mailed to the applicant and to any person who was a party of record to the preliminary plat proceedings at least 10 days in advance of the meeting.~~ If the ~~City Council~~ Technical Committee approves the final plat, the Administrator, Public Works Director, and City Engineer ~~Mayor~~ shall be authorized to inscribe and execute the written approval on the face of the plat map. If the Technical Committee ~~City Council~~ denies the final plat, the final plat will be returned to the applicant with reasons for denial and conditions for compliance.

5. *Recording.* All final plats shall be recorded in compliance with the following:

a. *Fees and Performance Assurance.* Prior to recording, the applicant shall submit the original final plat drawings to the ~~Public Works Department~~ City together with the plat checking fees. Unless all required improvements have been constructed prior to final plat approval, the applicant shall also submit all required performance assurances to guarantee completion of the improvements as required by RZC 21.76.090.F, Performance Assurance.

b. *Recording Required.* No final plat shall be recorded unless approved as provided in this section. The original of an approved final plat shall be filed for record with the King County Department of Records and Elections.

c. *Time Limit.* All final plats shall be recorded within 120 days after Technical Committee ~~final~~ approval ~~is granted by the City~~. Approval shall expire if the final plat is not recorded within this period.

6. *Valid Land Use.* As required by RCW 58.17.170, Written Approval of Subdivision, a subdivision shall be governed by the terms of the approval of the final plat, and any lots created shall be a valid land use for a period of not less than five years from date of filing, unless the ~~City Council~~ Technical Committee finds that a change in conditions in the subdivision creates a serious threat to the public health or safety.

H. ***Unit Lot Subdivisions.***

1. *Applicability.* The provisions of this section apply exclusively to the unit lot subdivision of land for existing or new attached or detached dwelling units, in which no dwelling units are stacked on another dwelling unit or other use. The purpose is to allow for the creation of lots for the individual ownership of these types of housing units while applying only those site development standards applicable to the parent lot as a whole. ~~that have land use approval through RZC 21.76.070.Y, Site Plan Entitlement; RZC Chapter 21.67, Green Building Program (GBP); and RZC 21.76.070.P, Master Planned Development.~~

2. *Approval Process.* A unit lot subdivision for new developments shall follow the procedures established in RZC 21.76.050.G, Type II Review~~, if nine or fewer unit lots are proposed~~. ~~Preliminary unit lot subdivisions shall follow the procedures established in RZC 21.76.050.H, Type III Review, if 10 or more unit lots are proposed.~~ Final unit lot subdivisions of 10 or more lots shall follow the procedures established in RZC 21.74.030.G, Final Subdivision Procedures, for final plats. Existing developed lots, where structures comply with all standards applicable to the parent lot, shall follow the procedures established in RZC 21.76.050.F, Type I Review.

a. The approval procedures shall not require any public pre-decision meeting or hearing, nor any design review other than administrative design review.

3. *Compliance With Prior Approvals.* Sites developed or proposed to be developed with single-family attached or detached dwelling units may be subdivided into individual unit lots as provided herein. The development as a whole shall conform to the regulations of the zone that the site is located in and to the plans that were granted approval through provisions of this code~~, either: RZC 21.76.070.Y, Site Plan Entitlement; RZC Chapter 21.67, Green Building Program (GBP); or RZC 21.76.070.P, Master Planned Development~~.

a. Portions of the parent site not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, by a homeowners' association comprised of the owners of the individual unit lots located within the parent site, or by a community land trust.

4. Development on individual unit lots is not required to conform with all development standards that typically apply to individual lots as long as the parent lot conforms to all such development standards. Each unit lot shall comply with applicable building codes. Fire protection for the buildings shall be based on the aggregate square footage on the parent lot.

5. Internal vehicular courts and driveways providing vehicular access to unit lots in the subdivision from public streets shall not be considered public or private streets when considering unit lot subdivisions.

6. Subsequent ~~platting~~ subdivision actions, additions, or modification to the structure(s) may not create or increase any nonconformity of the parent lot as a whole, and shall conform to the approved unit lot housing development project or to the land use and development standards in effect at the time of the proposed actions, additions, or modifications.

~~7. Access easements, joint use and maintenance agreements, and covenants, conditions, and restrictions (CC&Rs) identifying the rights and responsibilities of property owners and/or the homeowners' association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; underground utilities; common open space, such as common courtyard open space; exterior building facades and roofs; and other similar features, shall be recorded with the King County Department of Records and Elections.~~

8. Within the parent lot, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use the parking is formalized by an easement recorded with the King County Department of Records and Elections.

9. The minimum residential density required for unit lot subdivision in the Downtown Core zone shall be 35 dwelling units per acre. There shall be no minimum residential density requirements for unit lot subdivisions elsewhere in the City unless required by the zone in which the site is located.

10. Notes shall be placed on the face of the plat or short plat as recorded with the King County Department of Records and Elections to acknowledge the following:

a. Approval of the design and layout of the units on each of the lots housing development project was granted based on detailed ~~by the~~ review of that specific project ~~the development~~, as a whole, on the parent lot including specific reference to the applicable permit or file number for that specific. The title of the plat shall include the phrase "Unit Lot Subdivision". ~~project by RZC 21.76.070.Y, Site Plan Entitlement; RZC Chapter 21.67, Green Building Program (GBP), or RZC 21.76.070.P, Master Planned Development.~~

b. Development, redevelopment, or rehabilitation of structures on each unit lot is subject to review and approval of plans that are consistent with the design of the surrounding structures on the parent lot as approved by the City through subject file number as stated in RZC 21.74.030.H.10.a.

c. Access easements, joint use and maintenance agreements, and covenants, conditions, and restrictions (CC&Rs) identifying the rights and responsibilities of property owners and/or the homeowners' association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; underground utilities; common open space, such as common courtyard open space; exterior building facades and roofs; and other similar features. ~~shall be recorded with the King County Department of Records and Elections~~.

d. Additional development of the individual lots may be limited as a result of the application of development standards to the parent site.

J. ***Subdivision Alterations.***

1. *Scope.* This section establishes the procedures to be used for subdivision alterations under RCW 58.17.215 through 58.17.218.

2. *Approval Process.* Subdivision alterations shall follow the procedures established in RZC 21.76.050.J, Type V Review.

3. *Application Requirements.* An application for alteration of a subdivision shall meet the submittal requirements established by the Administrator, and shall contain the signatures of those persons having an ownership interest in the majority of the lots, tracts, parcels, sites, or divisions in the subject subdivision or portion to be altered, and other application submittal materials as required. If the subdivision is subject to restrictive covenants which were filed at the time of the approval of the subdivision, and the alteration would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants; provided, that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the alteration.

4. *Hearing Required.* The City Council shall conduct a public hearing on the application for a subdivision alteration.

5. *Decision Criteria.* The City Council shall approve the application for alteration of the subdivision or approve the application with conditions if it determines that the public use and interest will be served by the alteration. The City Council shall deny the application for alteration if it finds that the public use and interest will not be served by the alteration.

6. After approval of the alteration, the applicant shall submit to the City a revised drawing of the approved alteration of the subdivision, which after signature of the approving authority shall be filed with the King County Department of Records and Elections to

become the lawful plat of the property. The revised drawing shall be surveyed and prepared by a Washington State-licensed land surveyor.

7. The procedures set forth in RZC 21.74.030.J.1 through J.3 apply to subdivisions that have been recorded. A subdivision that has not yet been recorded and that has not expired may be altered upon approval by the Administrator as long as the alteration is consistent with the final plat approval granted by the City Council. In the event that the alteration is not consistent with that approval, alteration may be approved only by repeating the final plat approval process.

8. Administrative Easement Release. Notwithstanding the requirements of J.4 (public hearing) and J.5 (Council decision), the City may release an easement administratively if:

a. The easement is no longer needed for public use;

b. The City is the sole beneficiary of the easement; and

c. The release does not adversely affect public health, safety, or welfare.

The release shall be signed by the Mayor or their designee and documented with a revised plat or exhibit filed with the King County Recorder's Office or its successor agency.

K. ***Final Subdivision and Short Subdivision Corrections.***

1. *Public Dedication – Not Involved.* Amendments, alterations, modifications, and changes to recorded final subdivisions and short subdivisions that do not affect a public easement or other public dedication of land shall be accomplished only by one of the following methods:

a. File a new plat for the lots in question by following the full subdivision procedures of this chapter; or

b. File a short plat for lots in question by following the procedures of this chapter; or

c. File an application for an administrative modification or boundary line adjustment.

2. *Public Dedication – Involved.* Amendments, alterations, modifications, and changes to recorded final plats and short plats that do affect a public easement or other public

dedication of land shall be accomplished by following the procedures of RZC 21.74.030.I, Subdivision Vacations, or RZC 21.74.030.J, Subdivision Alterations.

3. Administrative Public Easement Release. The City may administratively release a public easement that is no longer needed for public use. The Mayor or their designee is authorized to sign the release. The release requires:

a. Verification by the City that the easement is no longer required for public utilities, access, drainage, or other public purposes.

b. Submission of a revised surveyed plat or easement exhibit, prepared by a licensed Washington State surveyor, showing the easement removed.

c. Recording of a revised plat/exhibit with the King County Recorder's Office or its successor agency.

This process does not require a City Council hearing but may include notice to adjacent property owners at the discretion of the Administrator.

21.78.250 P Definitions

Parent Lot. *A* residential lot that is subdivided into unit lots through the unit lot subdivision process.

21.78.300 U Definitions

Unit lot. A subdivided lot within a residential development as created from a parent lot and approved through the unit lot subdivision process.

Unit Lot Subdivision. ~~A division or redivision of land in which one or more boundaries of the individual lots coincide with the interior walls of a structure which separate individual attached single-family dwelling units.~~ A subdivision or short subdivision proposed as part of a residential development project that meets the development standards applicable to the parent lot at the time the application is vested, but which may result in development on one or more individual unit lots becoming nonconforming as to specified land use and development standards based on the analysis of the individual unit lot.

21.76.050B Classification of Permits and Decisions

Table 21.76.050B Classification of Permits and Decisions		
Permit Type	**Process Type**	**RMC Section (if applicable)**
Unit Lot Subdivision	I or II	

REDMOND ZONING CODE

Code Amendment Summary

Implementing SB 5509 for Childcare Zoning

Subject Matter Expert	*Kim Dietz, Jenny Nelson*
Author	*Kim Dietz, Jenny Nelson*
Policy Basis for Amendment	*SB 5509 of the 2025 state legislative session.*
Relevant Code Portions	RZC 21.04

Proposed Amendment Overview

The proposed amendment implements SB 5509 concerning childcare zoning. State law limits restrictions cities can place on the location of childcare centers. The proposed amendments would allow daycare centers in the NR, NMF, NMU, and RA-5 zones as required in state law.

Rationale

Compliance with state law. Staff recommends addressing the portions of SB 5509 addressing industrial and light industrial zones when guidance from the Department of Commerce is available.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

None to date.

PROPOSED AMENDMENT:

21.04.0200 Nonresidential Use Table.

Nonresidential Uses by Zone P = A use class is permitted L = Limited use, see note number(s) indicated C = A conditional use permit (CUP) is required N = Not permitted	Neighborhood Zones			Citywide Mixed-Use Zones		Marymoor Village Zones			Downtown Zones			Overlake Zones			Nonresidential Zones						Notes and References
	NR	NMF	NMU	CMU	UMU	MME	MMC	MMM	DTE	DTC	TWNC	OV	OBAT	OUMF	BP	MP	I	UR	RA-5	COS	
Education, Public, Health, and Other Institutions																					
Day care center	P ~~L 13 / C~~	P ~~L 13 / C~~	P ~~L 13~~	P	P	P	P	P	P	P	P	P	P	P	P	L 15	N	N	P ~~N~~	N	~~A CUP is required in NR and NMF. See RZC 21.04.2080.~~

Notes and Limitations

1 Shall not be materially detrimental in terms of noise, truck traffic, vibrations, odors, and other potential operational impacts with neighborhood units or nearby mixed-use/residential developments. Application of this note is limited in the MMC and MMM zoning districts to new structures permitted after June 17, 2017.

2 For properties in a CARA this use may be restricted or prohibited. See RZC 21.64.050.

3 Uses Not Permitted.

a. Gasoline service;

b. Outdoor automobile sales, rental or service;

c. Rental storage and mini-warehouses;

d. Warehouse and storage services;

e. Outdoor storage.

4 Limited to less than 75,000 square feet gross floor area in a single use.

5 Membership wholesale/retail warehouse limited to showroom only with a maximum size of 75,000 square feet gross floor area.

6 Administrative office/business functions only.

7 Is limited to:

a. Athletic, sports, and play fields.

b. Marine recreation.

c. Commercial swimming pools.

d. Education facilities allowed in MP zones outside of MP Overlay but limited to technical, trade, and other specialty schools only.

e. Animal kennels.

f. Real estate services limited to mini-warehouse/self-storage only.

g. Professional services limited to research and development services and other uses that support another permitted use within the MP zone only.

h. Administrative services limited to corporate headquarters and regional offices associated with manufacturing and wholesale trade uses within an MP zone.

i. Athletic club or fitness center.

j. Repair and rental of goods.

8 Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.

9 Permitted only abutting Lake Sammamish. Excludes medical airlift.

10 Limited to mixed-use developments. Not permitted as a stand-alone use.

11 All commercial livestock, dairy and fowl enterprises limited to lots 35,000 square feet in size or larger, and must meet Seattle-King County Health Department regulations and the regulations of Redmond's Municipal Code. Personal, noncommercial livestock, dairy, and fowl activities are considered an accessory use and are allowed; provided, that all Health Department and Municipal Code requirements are met.

12 Limited to lots 35,000 square feet or larger.

~~**13 Day care uses are only permitted in a building or building complex used for other uses, such as a school, church, meeting hall, or some other building used for more than one purpose.**~~

14 Shall not be located on a parcel that abuts a Neighborhood Residential or Neighborhood Multifamily zone.

15 Only allowed in the MP Overlay (see note 7D for educational facilities).

16 Limited to MP Overlay only: pet and animal sales or services (except veterinary), ambulatory and outpatient health care services, health and personal care, and finance and insurance.

17 Shall be located in multi-tenant buildings or a single building in a multibuilding, multi-tenant complex.

18 Fifty-person seating capacity, except when associated with manufacture of food or kindred products. In that case, maximum is 100-person seating capacity, so long as the seating area does not occupy more than 25 percent of combined gross floor area. The seating limit does not apply when the use is secondary to a winery or brewery, but the 25 percent limit continues to apply.

19 Hours of operation limited to:

a. 6:00 a.m. – 12:00 p.m. in the MMM and MP zoning districts.

b. 6:00 a.m. – 10:00 p.m. in the BP and I zoning districts.

20 Not permitted north of NE 90th Street and west of Willows Road.

21 Finance and insurance, convenience use, and personal services uses:

a. Permitted in Willows/Rose Hill Neighborhood north of NE 95th Street only.

b. Must be closed a minimum of four hours in any 24-hour period.

c. Minimum size per tenant is 1,000 square feet gfa.

d. Maximum size per tenant is 20,000 square feet gfa.

e. Shall be secondary use in multi-tenant building; shall not be located in separate building containing only convenience uses.

22 Maximum size is 30,000 square feet gfa in Willows/Rose Hill Neighborhood north of NE 95th Street.

23 For automobile sales, service, or repair:

a. May occupy up to 25 percent of the combined gross floor area.

b. Vehicle display area shall be outside of required parking and landscape areas.

c. Vehicles shall be stored on paved surfaces.

d. Advertising signs are not permitted on the outside of vehicles. Signs providing information about the vehicle, such as year, make, model, etc., may be displayed on the outside of or in the windows of vehicles.

e. Vehicle repair shall be conducted indoors.

24 Outdoor loudspeaker systems are prohibited.

25 Razor wire, chain link, and barbed wire fences prohibited on street or access frontage.

26 Limited to government and administration uses only.

21.04.2080 Day Care Centers.

A. ~~Purpose. This section provides development criteria for commercial day care centers in residential zones.~~ **Reserved.**

~~B. Development Standards.~~

~~1. Commercial Day Care Centers (Residential Zones).~~

~~a. Day care centers shall comply with all building, fire, safety, and health codes, and all applicable development standards.~~

~~b. Day care centers shall obtain a business license and maintain the use license as long as the use operates.~~

~~c. Day care centers shall obtain all required state approvals.~~

~~d. In the RA-5 zone, stand-alone day care centers are prohibited.~~

~~e. Day care centers shall not be located closer than 300 feet from another existing day care operation in residential zones.~~

~~f. The minimum lot size shall be 20,000 square feet in all residential zones.~~

~~g. Play equipment used in the day care operations shall be placed no closer than 10 feet from any property line.~~

~~h. Off-street parking for each employee shall be provided.~~

~~i. Building design, site plans and landscaping shall be of a character which is appropriate for the area.~~

~~j. Day care centers may be approved in new or existing churches and other places of worship, and no additional approval will be required, provided all other requirements of this section are met.~~

~~k. Day care centers located in residential zones shall operate within the hours of 5:00 a.m. to 10:00 p.m.~~

21.78 Definitions.

Day Care Center. ~~An agency which regularly provides temporary care for a group of children between the ages of six weeks to 12 years for periods less than 24 hours in a residence or structure other than the parent's home on a regular recurring basis for pay or other valuable consideration, including but not limited to the furnishing of shelter, sustenance, supervision, education and other supportive services. The term is not intended to include babysitting services of a casual, nonrecurring nature.~~ **"Day Care Center", "Child day care center" and "child care center" mean an agency that regularly provides early childhood education and early learning services for a group of children for periods of less than 24 hours, as defined by RCW 43.216.010 and hereafter amended.**

REDMOND ZONING CODE

Code Amendment Summary

Implementing SB 5184 and Parking Provisions of HB 1183

Subject Matter Expert	*Jeff Churchill*
Author	*Jeff Churchill*
Policy Basis for Amendment	*SB 5184 of the 2025 state legislative session.* *Portions of HB 1183 of the 2025 state legislative session.*
Relevant Code Portions	21.40.010.C, 21.40.010.D

Proposed Amendment Overview

The proposed amendment implements SB 5814 of the 2025 state legislative session and the portions of HB 1183 of the same session related to parking. SB 5184 was codified as RCW 35A.21.445. The portion of HB 1183 related to parking was codified as RCW 36.70A.817. Both laws restrict how cities can regulate off-street parking.

The proposed amendment also codifies an administrative interpretation for measuring the distance to a frequent transit stop.

Rationale

Compliance with state law and clear regulations.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

Concern about sight-obstructing vegetation in parking lots and near crosswalks.

PROPOSED AMENDMENT:

C. ***Administration.*** In the administration of this section, the following rules shall be used:

1. *Nonconforming Parking.*

a. A development that met the parking requirements in effect at the time it was approved but that does not have sufficient parking spaces to meet the current requirements of this chapter, may continue to operate with the parking deficiency as long as no enlargement is made that would require additional parking spaces;

b. When a development with nonconforming parking is enlarged so as to require additional parking spaces, the requirements of this chapter shall apply only to the enlargement;

c. When a preexisting building with nonconforming parking is remodeled or rehabilitated but not enlarged, the existing use of the building may continue without providing additional parking. In the event that the land use is increased by an addition of building square footage, the minimum level of parking required, including bicycle parking required by this chapter, consistent with the increased land use affected by the change must be provided, or an approved Mobility Management Program, as provided in RZC 21.52.020, Mobility Management Program, must be implemented for the site that effectively reduces parking demand;

d. When additional uses are placed on the same lot with the nonconforming parking or an enlarged lot of which the lot with nonconforming parking is a part, the requirements of this chapter shall apply only to the additional use; and

e. *Parking in Downtown, Overlake, and Marymoor Village.*

i. Developments with nonconforming parking shall not be required to provide additional parking spaces when a change of use occurs**, either from non-residential to residential or non-residential to another non-residential use,** or minor improvements are performed, provided that the change of use or minor improvement do not enlarge the structure or increase the amount of nonconformity.

ii. Developments, sites, and structures where a portion of the site and/or structures have been obtained under threat of condemnation shall not be required to provide additional parking spaces than that which was sufficient to meet the requirements in place during the most recent development or construction of the site.

2. *Separate Parking Facilities.* A parking facility that is required for one establishment shall not be considered as part of the parking facility required for any other enterprise, except for cooperative parking as provided in RZC 21.40.010.F, General Parking Requirements.

3. *Site Plan Entitlement Required.* All proposed parking facilities are subject to the site plan entitlement process of RZC 21.76.070.Y, Site Plan Entitlement.

4. *Car-Sharing Parking.* In all zones except Neighborhood Residential, required parking spaces may be occupied by car-sharing vehicles.

D. ***Required Off-Street Parking.***

1. The minimum required and maximum permitted number of off-street parking spaces for each land use is noted in the Parking Ratio Column of each zone. Where calculations of parking requirements result in fractional amounts, they shall be rounded up if 0.5 or over.

Table 21.40.010D. Required Off-Street Parking

	Parking Ratio: Unit of Measure (Minimum Required, Maximum Allowed)		
Use Class	**Within 1/4 Mile of Frequent Transit or in a TOD Focus Area**	**In a Center, Not Within 1/4 Mile[#] of Frequent Transit, Not in a TOD Focus Area**	**All Other Locations**
Residential [1]			
Dwelling unit, detached	Dwelling unit (0, –)	Dwelling unit (0, –)	Dwelling unit (1.0, –)
Dwelling unit, attached	Dwelling unit (0, –)	Dwelling unit (0, –)	Dwelling unit (1.0, –)

Accessory dwelling unit	Dwelling unit (0, –)	Dwelling unit (0, –)	Dwelling unit (0, –)
Tiny home	Dwelling unit (0, –)	Dwelling unit (0, –)	Dwelling unit (0, –)
Cottage	Dwelling unit (0, –)	Dwelling unit (0, –)	Dwelling unit (0, –)
Dwelling unit, multifamily	Dwelling unit (0, 1.0)	Dwelling unit (0.5, 1.25)	Dwelling unit (0.5, 2.0)
Mixed-use residential structure	Dwelling unit (0, 1.0)	Dwelling unit (0.5, 1.25)	Dwelling unit (0.5, 2.0)
Permanent supportive housing, transitional housing	Dwelling unit (0, –)	Dwelling unit (0, –)	Dwelling unit (0.5, –)
Group Home/Congregate Housing			
Dormitory or residential suite	Bed (0, 1.0)	Bed (0, 1.0)	Bed (0, 1.0)
Adult family home	Dwelling unit (0, 2.0)	Dwelling unit (0, 2.0)	Dwelling unit (1.0, 2.0)
Long-term care facility	Patient bed (0, 0.25)	Patient bed (0, 0.25)	Patient bed (0.25)
Residential care facility	Patient bed (0, 0.25)	Patient bed (0, 0.25)	Patient bed (0.25)
Retirement residence	Without skilled nursing: unit (0, 1.0) With skilled nursing: worker on largest shift (0, 1.0)	Without skilled nursing: unit (0, 1.0) With skilled nursing: worker on largest shift (0, 1.0)	Without skilled nursing: unit (0, 1.0) With skilled nursing: worker on largest shift (0, 1.25)
Emergency housing or emergency shelter	Bed (0, 1.0)	Bed (0, 1.0)	Bed (0, 1.0)
Lodging			
Bed and breakfast inn or boarding house	Rental room (0, 1.0)	Rental room (0, 1.0)	Rental room (1.0)
Hotel or motel	Rental room (0, 1.0)	Rental room (0, 1.0)	Rental room (1.0)
General Sales or Service			
Retail sales	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)
Cannabis retail sales	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)
Business and service	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)

Food and beverage	1,000 sq. ft. gfa (0, 5.0) No requirement for kiosks and vending carts	1,000 sq. ft. gfa (0, 7.5) No requirement for kiosks and vending carts	1,000 sq. ft. gfa (0, 9.0)
Drive-up stand	No requirement	No requirement	No requirement
Animal kennel/shelter	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)
All other general sales or service	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)
Arts, Entertainment, and Recreation			
Arts, entertainment, recreation, and assembly	1,000 sq. ft. gfa (1.0, adequate to accommodate typical use)	1,000 sq. ft. gfa (2.0, adequate to accommodate typical use)	1,000 sq. ft. gfa (2.0, adequate to accommodate typical use)
Golf course			Adequate to accommodate typical use
Natural and other recreational parks	1,000 sq. ft. land area (0, adequate to accommodate typical use)	1,000 sq. ft. land area (0, adequate to accommodate typical use)	1,000 sq. ft. land area (0, adequate to accommodate typical use)
Adult entertainment facilities	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
Water enjoyment use	No requirement	No requirement	No requirement
Piers, docks, floats, and other water-oriented accessory structures	No requirement	No requirement	No requirement
Education, Public, Health, and Other Institutions			
Education, government, health care and other institutions	1,000 sq. ft. gfa (0, adequate to accommodate typical use)	1,000 sq. ft. gfa (0, adequate to accommodate typical use)	1,000 sq. ft. gfa (2.0, adequate to accommodate typical use)
Day care center	Employee on maximum shift (0, 1.0)	Employee on maximum shift (~~0.5~~ 0, 1.0)	Employee on maximum shift (~~0.5~~ 0, 1.0)
Family day care provider	No requirement	No requirement	No requirement
Faith-based and funerary	Assembly uses: 1,000 sq. ft. gfa (5.0, 10.0) or fixed seats (0.1, 0.2)	Assembly uses: 1,000 sq. ft. gfa (5.0, 10.0) or fixed seats (0.1, 0.2)	Assembly uses: 1,000 sq. ft. gfa (7.5, 10.0) or fixed seats (0.2)

	All other uses: 1,000 sq. ft. gfa (1.0, 3.0)	All other uses: 1,000 sq. ft. gfa (2.0, 3.0)	All other uses: 1,000 sq. ft. gfa (2.0, 5.0)
Secure community transition facility	Adequate to accommodate typical use	Adequate to accommodate typical use	Adequate to accommodate typical use
All other uses	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
Manufacturing and Wholesale Trade			
Manufacturing and wholesale trade	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
Artisanal manufacturing, retail sales, and service	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)
Cannabis processing	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
All other uses	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
Transportation, Communication, and Utilities			
All uses except those below	1,000 sq. ft. fga (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)	1,000 sq. ft. gfa (2.0, 5.0)
Rapid charging station; local utilities; regional utilities; wireless communication facilities; automobile parking facilities; heliport; float plane facility	No requirement	No requirement	No requirement
Agriculture			
All uses	No requirement	No requirement	No requirement
Other			
Construction-related business	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
Mining and extraction establishment	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
Wetland mitigation banking	No requirement	No requirement	No requirement

 # Distance to frequent transit is measured as the walking distance from the nearest property edge to the nearest station or stop with frequent transit

1There is no minimum off-street parking requirement for middle housing located within one-half mile of a major transit stop as defined in RCW 36.70A.030 or its successor.

 # There is no minimum off-street parking requirement for the following uses or structure types in accordance with RCW 35A.21.445 and RCW 36.70A.817 or their successors:

a. **Single-family or middle housing residences under 1,200 square feet.**

b. **Affordable housing as defined in RCW 36.70A.030 or its successor.**

c. **Senior housing (defined as retirement residence in RZC 21.78.270).**

d. **Ground-level non-residential spaces in mixed-use buildings.**

e. **Buildings that meet passive house requirements as defined in RCW 36.70A.817 or its successor.**

f. **Modular construction as defined in RCW 36.70A.817 or its successor.**

g. **Mass timber construction as defined in RCW 36.70A.817 and RCW 19.27.570 or their successors.**

2. All multifamily and nonresidential development over 1,000 square feet of gross floor area must include at least two accessible parking spaces, even if doing so would exceed the required off-street parking minimums or maximums or exceed Americans with Disabilities Act (ADA) requirements. In the case where an accessible space would exceed ADA requirements, the Code Administrator may approve designating adjacent on-street parking as a designated accessible space in lieu of providing an on-site space. Existing on-street spaces that are designated as accessible can be counted toward the requirements of this subsection. The Code Administrator may waive the requirements to provide accessible parking in excess of ADA requirements if the Code Administrator determines that requiring the spaces would (a) not meet the nexus and rough proportionality tests as described in RZC 21.17.010.B.2, or (b) substantially impact the feasibility of the project.

3. The Administrator may approve alternative minimum parking requirements for specific uses on specific development sites where the land use permit applicant demonstrates, through a parking study prepared by a qualified expert, that the alternative requirement will provide sufficient parking to serve the specific use without adversely impacting other uses and streets in the vicinity. The Administrator may require the recording of a covenant or other instrument restricting the use of the property to the specific use for which the alternative minimum parking requirement was approved. Where a parking study does not demonstrate that available parking stalls will adequately serve the proposed use, reductions below the minimum requirement may be approved if a mobility management program that effectively reduces parking demand as provided in RZC 21.52.020, Mobility Management Program, is approved and recorded with the property.

The Technical Committee may require alternative parking programs if there is a need to reduce overall parking to alleviate significant adverse environmental impacts.

4. Required parking may be provided off site within 600 feet of the site, unless otherwise approved by the Administrator, when secured by an easement.

REDMOND ZONING CODE

Code Amendment Summary

Implementing SB 5611 for Permitting Timelines and Binding Site Plans

Subject Matter Expert	*David Lee*
Author	*Lauren Alpert*
Policy Basis for Amendment	*SB 5611 of the 2025 state legislative session.*
Relevant Code Portions	21.74.030.L

Proposed Amendment Overview

The proposed amendment implements SB 5611 concerning permitting timelines and binding site plans.

Rationale

The provisions of SB 5611 that require changes to the Redmond Zoning Code are provisions that allow the binding site plan process to be used for multifamily developments. This proposal implements that change in state law.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

None to date.

PROPOSED AMENDMENT:

L. Binding Site Plans.

1. Scope. This subsection establishes the procedures to be used for the division of land using the binding site plan process pursuant to RCW 58.17.035. **For purposes of RZC 21.74.030.L, commercially zoned property includes property that is zoned to permit or conditionally permit any multifamily residential uses.** Division of land using the binding site plan process is limited to:

a. Divisions for the sale or lease of commercial or industrial zoned property;

b. Divisions for the purpose of lease when no residential structures other than mobile homes or travel trailers are permitted to be placed on the land; and

c. Divisions of land into lots or tracts made under the provisions of the Horizontal Properties Regimes Act (RCW Chapter 64.32) or the Condominium Act (RCW Chapter 64.34).

2. Approval Process. Binding site plans shall follow the procedures established in RZC 21.76.050.G, Type II Review.

3. Drawing Requirements. Binding site plans shall be drawn at a scale no smaller than one inch equals 50 feet, unless a different scale is approved by the Administrator, and shall include:

a. The design of any lots and building envelopes and the areas designated for landscaping and vehicle use;

b. The areas and locations of all streets, roads, improvements, utilities, easements, open spaces, critical areas, and any other matters specified by the development regulations;

c. Inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land as are established by the City of Redmond; and

d. Provisions requiring that any development shall comply with the approved site plan.

4. Post-Approval Requirements. The following requirements shall apply to proposals submitted under this subsection:

a. Approved binding site plans shall be submitted for recording with the King County Department of Records and Elections;

b. All provisions, conditions, and requirements of the binding site plan shall be legally enforceable on the purchaser or any person acquiring a lease or other ownership interest of any lot, parcel, or tract created pursuant to the binding site plan. A sale, transfer, or lease of any lot, tract, or parcel that does not conform to the requirements of the binding site plan approval shall be considered a violation of this chapter.

c. All development shall be in conformity with the approved binding site plan and any existing or subsequent applicable permit approval. Each binding site plan document shall reference the requirement for compliance with any existing or subsequent permit approval.

d. Amendments to an approved binding site plan shall follow the process established in RZC 21.76.090.D, Administrative Modifications. Vacations of an approved binding site plan shall be made through the subdivision vacation process; and

e. Approved binding site plans may contain any easements, restrictions, covenants, or conditions as would a subdivision approved by the City.

REDMOND ZONING CODE

Code Amendment Summary

Co-Living Residential Suites Regulatory Gaps

Subject Matter Expert	*Ian Lefcourte*
Author	*Ian Lefcourte*
Policy Basis for Amendment	*N/A. Changes are clean-ups / alignment with Redmond 2050.*
Relevant Code Portions	RZC 21.04.0100. RESIDENTIAL USE TABLE RZC 21.08.200 DEVELOPMENT STANDARDS RZC 21.78. DEFINITIONS

Proposed Amendment Overview

Amendments are proposed in the residential use table and definitions section concerning residential suites to ensure alignment with Redmond 2050 policy direction.

- RZC 21.78:
  - Strike a portion of the dwelling unit definition.
  - Revise "Residential Suite" definition to:
    - Include synonyms: co-living, single-room occupancy, efficiency suite, etc.
    - Align with RCW definition: Residential Suite housing is a residential development with sleeping units that are independently rented and provide living and sleeping space, in which residents share kitchen facilities with residents of other units in the building.
    - Add text that Residential Suites "count as" dwelling units for the purposes of affordable housing requirements (RZC 21.20 and RMC 3.38)
- RZC 21.04.0100. RESIDENTIAL USE TABLE:
  - Revise "Residential Suite" footnote for the NR zone that RS only allowed if 100% of units in the development are Residential Suites.
- RZC 21.08.200. DEVELOPMENT STANDARDS
  - Clarifies how dormitory and residential suite developments are regulated, for development standards and maximum structure square footage in the Neighborhood Residential zone.

Rationale

The amendments are intended to:

- Ensure that residential suites continue to comply with affordable housing regulations
- Ensure that residential suites are not created in name only as a way of circumventing maximum square footage per lot regulations in the Neighborhood Residential zone.
- Ensure consistency in how residential suites are referenced across the zoning code.
- Clarify development standards for dormitory and residential suite uses in Neighborhood Residential zone.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

None to date.

PROPOSED AMENDMENT:

21.04.0100. RESIDENTIAL USE TABLE

Revise table note 8:

8. Dormitories: limited to developments with six or more dormitory rooms. Residential Suites: Limited to developments with six or more residential suite ~~dwelling~~ units per lot. Not permitted for developments with less than six ~~dwelling~~ residential suite units.

Table 21.08.200.B. Neighborhood and Mixed-Use Development Standards

Development Standards	Neighborhood Zones			Citywide Mixed-Use		References
	NR[10]	NMF	NMU	CMU	UMU	

Add new table note 9, applicable to the Neighborhood Residential zone.

9. Developments of Dormitory or Residential Suite land uses, in the Neighborhood Residential zone, are not regulated by the maximum dwelling units per lot metrics. The development must comply with all other Neighborhood Residential development standards (e.g., building height, maximum impervious surface, etc.).

Table 21.08.200C. Maximum Total Gross Floor Area for All Structures Within the Lot

Standards
The maximum for the total square footage for all structures within the lot shall be determined by the quantity of dwelling units provided on the lot. Below grade floor area shall count toward maximum total gross floor area. Developments of the Dormitory or Residential Suite land uses, in the Neighborhood Residential zone, are exempt from the per-dwelling unit regulations of Table 21.08.200C. Maximum Total Gross Floor Area for All

Standards
Structures Within the Lot. Instead, the maximum for the total square footage for all structures within the lot for Dormitory or Co-Living developments is 15,000 square feet.

Provisions for the measuring of gross floor area for all structures within the Neighborhood Residential zone are described in RZC 21.16.200, Building Measurements and Placement Standards.

Total Number of Dwelling Units for All Structures on Lot	Maximum Square Footage for Total Structures
1	4,500
2	6,000
3	7,500
4	9,000
5	10,500
6	12,000
7	13,500
8	15,000

21.78 Definitions:

Dwelling Unit. A single unit providing complete, independent living facilities for not more than one family and permitted roomers and boarders, including permanent provisions for living, sleeping, eating, cooking, and sanitation. ~~An efficiency unit with access to a shared kitchen on the same floor shared by no more than eight units that do not have private kitchens is considered to be a dwelling unit.~~ A mobile home, manufactured home, modular home, middle housing home, apartment, condominium, single-family detached house, accessory dwelling unit, or tiny home is considered to be a dwelling unit.

Residential Suite. ~~A dwelling unit that is limited in size and shares common facilities such as a kitchen.~~ A residential development with sleeping units that are independently rented and lockable and provide living

and sleeping space, and residents share kitchen facilities with other sleeping units in the building. This definition is inclusive of other names to refer to residential suite housing including, but not limited to, congregate living facilities, single room occupancy, rooming house, boarding house, lodging house, co-living housing, efficiency unit, and eco-suite. Residential suite units are considered "dwelling units" for the purposes of affordable housing provisions of RMC 3.38 and RZC 21.20.

REDMOND ZONING CODE

Code Amendment Summary

Affordability Substitutions

Subject Matter Expert	*Ian Lefcourte*
Author	*Ian Lefcourte*
Policy Basis for Amendment	*N/A. Changes are clean-ups / alignment with Redmond 2050.*
Relevant Code Portions	RZC 21.20

Proposed Amendment Overview

The amendment adds a general substitution provision back to RZC 21.20 that was removed in Redmond 2050. The substitution allowed applicants to provide one 50% AMI affordable housing unit in lieu of providing two 80% AMI affordable housing units. This general substitution provision was removed because the initial Redmond 2050 project approach for RZC 21.20 was for each subarea or zone to be updated with bespoke affordability requirements. However, the project approach was revised such that certain subareas did not receive bespoke affordability requirement updates. As such, a general substitution provision needs to be added back to the code.

Rationale

Alignment with Redmond 2050.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

None to date.

WORKING AMENDMENT:

21.20.030 General Requirements and Incentives.

E. ~~**Reserved.**~~ **Substitutions of 50 percent AMI units. Unless superseded by other provisions in RZC 21.20, Affordable Housing, developments may provide 50 percent AMI affordable housing units to satisfy affordable housing unit requirements of 80 percent AMI affordable housing units. Each 50 percent AMI affordable housing unit provided counts as two 80 percent AMI affordable housing units for the purpose of satisfying the affordable unit requirements associated with that development.**

REDMOND ZONING CODE

Code Amendment Summary

Miscellaneous Corrections in RZC Article I

Subject Matter Expert	*Jeff Churchill, Kimberly Dietz, Beckye Frey, Ian Lefcourte*
Author	*Jeff Churchill*
Policy Basis for Amendment	*PI-17: clear regulations that avoid duplication and inconsistency.*
Relevant Code Portions	RZC Table 21.08.200.B, Table 21.08.300.A, Table 21.10.200, Table 21.13.200.D, Table 21.04.0200, Table 21.12.500

Proposed Amendment Overview

The proposed amendment corrects several errors, inconsistencies, or implementation issues identified after the adoption of the Redmond 2050 Comprehensive Plan and related updates to development regulations. The amendment addresses only RZC Article I and includes:

- Neighborhood Residential zone garage setbacks.
- Neighborhood zones lot standards.
- Maximum building height examples.
- Kennels in the Manufacturing Park zone.
- Minimum height in Overlake.
- Clarification on incentive points for Overlake

Rationale

Clear and consistent regulations. Consistency with the Redmond 2050 Comprehensive Plan.

Neighborhood Residential Zone Garage Setbacks

First, the purpose of the code is to prevent parked vehicles from encroaching into sidewalks or rights of way. This issue is an issue for any of these five zones where driveways are likely to occur and there are residents making use of the sidewalks and rights of way. Second, and related, the City has an obligation under the Americans with Disabilities Act to maintain accessible sidewalks. Vehicles that overhang the sidewalk impair sidewalk accessibility.

Neighborhood Zones Lot Standards

Some lot standards were erroneously omitted from the November 2024 amendments to the June 2025 amendments. Proposed amendments add the relevant lot standards back into the code.

Maximum Building Height Examples

The math in the examples is incorrect and needs to be corrected.

Kennels in MP Zone

Kennels were previously permitted in the MP zone. When uses were "rolled-up" into broader use categories, kennels were inadvertently excluded from being permitted in the MP zone. This proposal corrects that error.

Minimum Building Height in Overlake

Most buildings in Overlake are subject to a minimum building height requirement. There are exemptions for covered entryway features, and there are averaging provisions that apply to single buildings and multibuilding sites. Accessory structures are often small and ancillary to overall site design. Exempting them makes practical sense and does not impede advancing Redmond 2050 goals for density in Overlake.

Clarification on Incentive Points for Overlake

The Overlake points to FAR conversion is not as clear in the code as the new table for the other zones. To provide clarity and transparency, proposing an edit to the Overlake conversion tables. Also providing a minor edit that clarifies which table applies to OUMF zone, based on developer feedback.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

None to date.

EXISTING CODE:

<see proposed amendments section below>

AMENDMENTS SUMMARY:

Chapter	Topic/Purpose of Edit	Description of Edit
21.04 Land Uses and General Provisions	Corrections (a typo and a few limitations from previous code that should have made the conversion but didn't) and clarifications	• **Table 21.04.0200,** correct Animal Kennel note in I zone from ~~L 15~~ to L 1 • **Table 21.04.0200,** add note 7 E to MP zone column in row titled "Education, government, health care and other institution" • **Table 21.04.0200** add to 7j: (unless permitted as a supplementary use per 21.04.2220.J) • **Table 21.04.0200** add cross references to parking facility: See also RZC 21.40 and RZC 21.58.5310. In shorelines see RZC 21.68.140. • **Table 21.04.0200** add note 27: Not allowed within 500 ft of Neighborhood zones • **Table 21.04.0200** add L 27 reference to UMU and BP zones
	Clarify that garage door setbacks apply throughout	Move Note 2 reference in **Table 21.08.300.A** from zone cell to row header cell (apply to all zones)

21.08 Neighborhood and Mixed-Use Zones		
	Reinstate minimum lot sizes and frontage requirements	Add regulations to development standards **Table 21.08.200.B** related to minimum lot sizes and minimum frontages
21.10 Downtown Zones	Correction to building height exemption example	Fix typo in **Table 21.10.200, Note 4**
21.12 Overlake Zones	Exemptions for accessory buildings and temporary structures	Add notes to minimum building height and minimum first floor clearance requirements to allow exemptions: • **Table 21.12.500, Note 2 and 5** that temporary and accessory structures are exempt.
21.13 Marymoor Village Zones	Correction to building height exemption example	Fix typo **in Table 21.13.200.D, Note 4**
21.55 Development Incentives	Clarifications (no change to current processes)	• Edit to tables **Table 21.13.4100.B and 4100.C** to show 0.02 FAR per point • Minor edit to make clear which table applied to OUMF.

PROPOSED AMENDMENTS:

21.04.0200 Nonresidential Use Table.

Nonresidential Uses by Zone P = A use class is permitted L = Limited use, see note number(s) indicated C = A conditional use permit (CUP) is required N = Not permitted	Neighborhood Zones			Citywide Mixed-Use Zones		Marymoor Village Zones			Downtown Zones			Overlake Zones			Nonresidential Zones						Notes and References
	NR	NMF	NMU	CMU	UMU	MME	MMC	MMM	DTE	DTC	TWNC	OV	OBAT	OUMF	BP	MP	I	UR	RA-5	COS	
General Sales or Service																					
Retail sales	N	N	L 1, 2	L 2	L 2	L 1, 2	L 2	L 2, 7J	L 1, 2, 3e	L 2	L 2	L 1, 2	L 1, 2	L 1, 2, 3A, 3B, 3C	L 2, 20 / C	L 2, 15, 16 / C	L 2, 14, 23, 24, 25	N	N	N	Gasoline sales require a CUP. For kiosks and other temporary uses see RZC 21.04.4000 For animal sales, see RZC 21.04.2040 For vehicle sales, see RZC 21.04.2220
Cannabis retail sales	N	N	N	P	P	N	N	N	P	P	P	P	P	N	P	L 15	N	N	N	N	See RZC 21.04.2070
Business and service	N	N	L 1	P	P	P	P	L 7J	P	P	P	L 3E / C	L 3E	L 1, 3A, 3B, 3C, 3E	L 21	L 2, 7F, 7G, 7H, 16	L 2, 23	N	N	N	A CUP is required for auto rental and animal sales and services
Food and beverage	N	N	L 1	P	P	P	P	L 1, 17, 18, 19a	P	P	P	L 4	P	L 1, 4	L 17, 18, 19b	L 10, 17, 18, 19a	L 17, 18, 19b / C	N	N	N	For food carts, food trucks, and other temporary uses see RZC 21.04.4000
Food truck, pop-up retail court	N	L 1	L 1	P	P	P	P	N	P	P	N	P	P	N	P	P	P	N	N	N	See RZC 21.04.2140
Drive-up stand	N	N	N	P	P	P	P	P	P	P	P	P	P	N	P	P	N	N	N	N	See RZC 21.04.2090
Animal kennel/shelter	N	N	N	P	L 1	L 1	L 1	N	L 1	L 1	L 1	L 1	L 1	N	N	L 1 ~~15~~	N	L 15	C	N	See RZC 21.04.2040
Arts, Entertainment, and Recreation																					
Arts, entertainment, recreation, and assembly	L 1, 7a, 7b, 7c / C	L 1, 7a, 7b, 7c / C	L 1 / C	P	P	P	P	C	P	P	P	P	P	L 1, 7 / C	L 22	P	N	C	C	C	A CUP is required for athletic, sports, and play fields, marine recreation, and commercial swimming pools. See RZC 21.04.2210 and 21.04.2050 For special regulation for uses in the UR zone see RZC 21.04.2210

Nonresidential Uses by Zone P = A use class is permitted L = Limited use, see note number(s) indicated C = A conditional use permit (CUP) is required N = Not permitted	Neighborhood Zones			Citywide Mixed-Use Zones		Marymoor Village Zones			Downtown Zones			Overlake Zones			Nonresidential Zones						Notes and References
	NR	NMF	NMU	CMU	UMU	MME	MMC	MMM	DTE	DTC	TWNC	OV	OBAT	OUMF	BP	MP	I	UR	RA-5	COS	
Golf course	L 2 / C	L 2 / C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2 / C	L 2 / C	N	See RZC 21.04.2210
Natural and other recreational park	P / C	P / C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P / C	C	A CUP is required for commercial facilities. See RZC 21.04.2210
Adult entertainment facilities	N	N	N	N	C	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	See RZC 21.04.2030
Education, Public, Health, and Other Institutions																					
Education, government, health care and other institution	L 1 / C	L 1 / C	L 1 / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	L 2, 7D, 7E, 16 ~~15~~ / C	N	N	L 26 / C	N	A CUP is required for educational facilities with capacity > 150 full-time-equivalent students. A CUP is required in the RA-5 zoning district.
Day care center	L 13 / C	L 13 / C	L 13	P	P	P	P	P	P	P	P	P	P	P	P	L 15	N	N	N	N	A CUP is required in NR and NMF. See RZC 21.04.2080
Family day care provider	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	P	P	See RZC 21.04.1150
Faith-based	P / C	P / C	N	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	N	N	N	N	A CUP is required for uses with over 250 seats. See RZC 21.04.2130
Funerary	P / C	P / C	N	N	P	N	P	P	P / C	P / C	P / C	P / C	P / C	N	N	P / C	N	N	N	N	A CUP is required for uses with over 250 seats. See RZC 21.04.2130
Secure community transition facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	See RZC 21.76.070.M
Manufacturing and Wholesale Trade																					
Manufacturing and wholesale trade	N	N	N	N	L 2	N	L 1, 2	L 1, 2	N	N	N	L 3D	L 3D	N	L 2	L 2	L 2	N	N	N	See RZC 21.04.2170
Artisanal manufacturing, retail sales, and service	N	N	L 1	L 1	P	L 1	P	P	L 1	L 1	L 1	L 1, 3E	L 1, 3E	N	P	L 2	L 2	N	N	N	

Nonresidential Uses by Zone P = A use class is permitted L = Limited use, see note number(s) indicated C = A conditional use permit (CUP) is required N = Not permitted	Neighborhood Zones			Citywide Mixed-Use Zones		Marymoor Village Zones			Downtown Zones			Overlake Zones			Nonresidential Zones						Notes and References
	NR	NMF	NMU	CMU	UMU	MME	MMC	MMM	DTE	DTC	TWNC	OV	OBAT	OUMF	BP	MP	I	UR	RA-5	COS	
Cannabis processing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	See RZC 21.04.2070
Transportation, Communication, and Utilities																					
Postal services	N	N	N	N	N	N	N	P	P	P	P	P	P	N	N	P	N	N	N	N	
Automobile parking facility	N	N	N	N	L 27	N	P	N	N	P	P	N	N	N	L 27 ~~P~~	N	N	N	N	N	See RZC 21.40 and RZC 21.58.5310. In shorelines see RZC 21.68.140.
Truck and freight transportation	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	L 2	L 2	N	N	N	See RZC 21.04.2220
Towing operators and auto impoundment yards	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	L 2	N	N	N	See RZC 21.04.2220
Road, ground passenger, and transit transportation	N	N	N	N	P	L 1	L 1	P	N	P	P	P	P	N	P	P	P	N	N	N	
Rail transportation	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	
Heliport	L 9 / C	L 9 / C	N	N	P	N	C	C	N	N	N	N	N	N	C	C	C	N	N	N	
Rapid charging station	N	N	N	P	P	L 14	P	P	P	P	P	L 1	L 1	L 1	L 14	L 14	L 14	N	N	N	
Wireless communication facilities	P	P	L 1 / C	P	P	L 1 / C	P	P	L 1 / C	P	P	L 1 / C	L 1 / C	P	P	P	P	N	P	P	See RZC 21.04.2230. A CUP is required for large satellite dishes; amateur radio tower; antenna array, base station, and support structures
Local utilities	P	P	L 1 / C	L 1 / C	P	L 1 / C	L 1 / C	L 1 / C	P	P	P	P / C	P / C	P / C	P	P	P	N	P	P	A CUP is required if 40 feet in height or greater
Regional utilities	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	P / C	P / C	P / C	P	P	P	N	C	C	A CUP is required if 40 feet in height or greater
Solid waste transfer and recycling	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2	L 2	N	N	N	

Nonresidential Uses by Zone P = A use class is permitted L = Limited use, see note number(s) indicated C = A conditional use permit (CUP) is required N = Not permitted	Neighborhood Zones			Citywide Mixed-Use Zones		Marymoor Village Zones			Downtown Zones			Overlake Zones			Nonresidential Zones						Notes and References
	NR	NMF	NMU	CMU	UMU	MME	MMC	MMM	DTE	DTC	TWNC	OV	OBAT	OUMF	BP	MP	I	UR	RA-5	COS	
Hazardous waste treatment and storage, incidental	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2	L 2	L 2	N	N	N	See RZC 21.04.2160
Hazardous waste treatment or storage, primary	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2 / C	L 2	N	N	N	See RZC 21.04.2160
Water extraction well	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2	N	N	
Agriculture																					
Animal production	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 11	L 11	N	See RZC 21.04.2040
Crop production	P	P	P	N	N	P	N	N	P	N	N	P	P	P	N	N	N	P	P	N	
Cannabis production	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	See RZC 21.04.2070
Equestrian facility	L 12 /C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	See RZC 21.04.2040
Roadside produce stand	P	P	P	P	P	P	P	N	P	P	P	P	P	N	N	N	N	P	P	N	
Other																					
Construction-related business	N	N	N	N	N	N	N	P	N	N	N	L 3D, 3E, 6	L 3D, 3E, 6	N	P	L 2	L 2	N	N	N	
Mining and extraction establishment	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2/C	N	N	N	See RZC 21.04.2180
Wetland mitigation banking	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	

Notes and Limitations

1 Shall not be materially detrimental in terms of noise, truck traffic, vibrations, odors, and other potential operational impacts with neighborhood units or nearby mixed-use/residential developments. Application of this note is limited in the MMC and MMM zoning districts to new structures permitted after June 17, 2017.

2 For properties in a CARA this use may be restricted or prohibited. See RZC 21.64.050.

3 Uses Not Permitted:

a. Gasoline service;
b. Outdoor automobile sales, rental or service;
c. Rental storage and mini-warehouses;
d. Warehouse and storage services;

e. Outdoor storage.

4 Limited to less than 75,000 square feet gross floor area in a single use.

5 Membership wholesale/retail warehouse limited to showroom only with a maximum size of 75,000 square feet gross floor area.

6 Administrative office/business functions only.

7 Is limited to:

a. Athletic, sports, and play fields.
b. Marine recreation.
c. Commercial swimming pools.
d. Education facilities allowed in MP zones outside of MP Overlay but limited to technical, trade, and other specialty schools only.
e. Animal kennels.
f. Real estate services limited to mini-warehouse/self-storage only.
g. Professional services limited to research and development services and other uses that support another permitted use within the MP zone only.
h. Administrative services limited to corporate headquarters and regional offices associated with manufacturing and wholesale trade uses within an MP zone.
i. Athletic club or fitness center.
j. Repair and rental of goods **(unless permitted as a supplementary use per 21.04.2220.J)**

8 Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.

9 Permitted only abutting Lake Sammamish. Excludes medical airlift.

10 Limited to mixed-use developments. Not permitted as a stand-alone use.

11 All commercial livestock, dairy and fowl enterprises limited to lots 35,000 square feet in size or larger, and must meet Seattle-King County Health Department regulations and the regulations of Redmond's Municipal Code. Personal, noncommercial livestock, dairy, and fowl activities are considered an accessory use and are allowed; provided, that all Health Department and Municipal Code requirements are met.

12 Limited to lots 35,000 square feet or larger.

13 Day care uses are only permitted in a building or building complex used for other uses, such as a school, church, meeting hall, or some other building used for more than one purpose.

14 Shall not be located on a parcel that abuts a Neighborhood Residential or Neighborhood Multifamily zone.

15 Only allowed in the MP Overlay (see note 7D for educational facilities).

16 **The following uses are limited** ~~**Limited**~~ to MP Overlay only: pet and animal sales or services (except veterinary), ambulatory and outpatient health care services, health and personal care, and finance and insurance.

17 Shall be located in multi-tenant buildings or a single building in a multibuilding, multi-tenant complex.

18 Fifty-person seating capacity, except when associated with manufacture of food or kindred products. In that case, maximum is 100-person seating capacity, so long as the seating area does not occupy more than 25 percent of combined gross floor area. The seating limit does not apply when the use is secondary to a winery or brewery, but the 25 percent limit continues to apply.

19 Hours of operation limited to:

a. 6:00 a.m. – 12:00 p.m. in the MMM and MP zoning districts.
b. 6:00 a.m. – 10:00 p.m. in the BP and I zoning districts.

20 Not permitted north of NE 90th Street and west of Willows Road.

21 Finance and insurance, convenience use, and personal services uses:

a. Permitted in Willows/Rose Hill Neighborhood north of NE 95th Street only.
b. Must be closed a minimum of four hours in any 24-hour period.
c. Minimum size per tenant is 1,000 square feet gfa.
d. Maximum size per tenant is 20,000 square feet gfa.
e. Shall be secondary use in multi-tenant building; shall not be located in separate building containing only convenience uses.

22 Maximum size is 30,000 square feet gfa in Willows/Rose Hill Neighborhood north of NE 95th Street.

23 For automobile sales, service, or repair:

a. May occupy up to 25 percent of the combined gross floor area.
b. Vehicle display area shall be outside of required parking and landscape areas.
c. Vehicles shall be stored on paved surfaces.
d. Advertising signs are not permitted on the outside of vehicles. Signs providing information about the vehicle, such as year, make, model, etc., may be displayed on the outside of or in the windows of vehicles.
e. Vehicle repair shall be conducted indoors.

24 Outdoor loudspeaker systems are prohibited.

25 Razor wire, chain link, and barbed wire fences prohibited on street or access frontage.

26 Limited to government and administration uses only.

27 Not allowed within 500 ft of Neighborhood zones.

21.08.200 Development Standards.

A. All legal lots in Citywide Mixed-Use zones are allowed the greater of either the maximum allowed floor area ratio (FAR) or 10,000 square feet of buildings, provided all other applicable site requirements are met.

B. Table 21.08.200.B contains the basic zoning regulations that apply to development within the Neighborhood and Mixed-Use zones.

Table 21.08.200.B. Neighborhood and Mixed-Use Development Standards

Development Standards	Neighborhood Zones			Citywide Mixed-Use		References
	NR	NMF	NMU	CMU	UMU	
Base Maximum Dwelling Units Per Lot (w/o one on-site affordable housing unit)	6	N/A	N/A	N/A	N/A	
Base Maximum Dwelling Units Per Lot (with one on-site affordable housing unit)	8	N/A	N/A	N/A	N/A	RZC 21.20.060.A.1, at least one affordable unit, affordable to households earning up to 80 percent AMI, must be provided on site on the same lot.
Base Maximum FAR (w/o Incentives)	N/A	1.1 [1]	0.6 [1]	2.0 [1]	4.5 [1]	
Maximum FAR with incentives (outside TOD Focus Area / inside TOD Focus Area)	N/A	1.5 / N/A	1.0 [2] / N/A	3.0 / N/A	6.5 / 8.0	Portions of UMU zones qualify for Marymoor Village TOD incentives. See RZC Chapters 21.05 and 21.55.
Commercial Square Feet	N/A	N/A	Min. 500 sq. ft.	N/A	No Net Loss [3]	
Ground Floor Ceiling Height (minimum)	N/A	N/A	N/A	16 ft. [4, 5]	20 ft. [4, 5]	Applicable to nonresidential and mixed-use projects.
Base Maximum Height (w/o Incentives)	38 ft.	60 ft.	38 ft.	45 ft. [6]	60 FT [6]	• See RZC Chapter 21.58 for design standards options impacting maximum building height. • Portions of UMU zones qualify for Marymoor Village TOD incentives. See RZC Chapters 21.05 and 21.55. • See RZC Chapter 21.55 for incentive adjustments to building height. • See RZC 21.58.5200, Towers, for additional regulations regarding building heights and floorplates.
Maximum Height with Incentives (outside TOD Focus Area / inside TOD Focus Area)	N/A	N/A	N/A	65 ft. / N/A [6]	85 ft. / 144 ft. [6]	
Maximum Impervious Surface	70% [7]	75% [7]	70% [7]	70% [7]	75% [7]	
Lot Coverage	50% / 60% [8]	60%	60%	65%	70%	
Average Minimum Lot Size	3,000 sq. ft.	n/a	3,000 sq. ft.	n/a	n/a	
Lot Frontage Minimum	20 ft.	30 ft.	20 ft.	n/a	n/a	
Minimum Open Space	20%	20%	n/a	n/a	n/a	Measured as percent of total lot area

NOTES:

1 The FAR may be calculated for the entire project then distributed across the site throughout multiple buildings and phases provided the maximum FAR is not exceeded. Where publicly accessible open space and amenities are provided on upper stories or rooftop, and spaces meet all requirements of RZC 21.36.400, the FAR for those spaces may be excluded

from maximum FAR calculations when spaces include access to adjacent outdoor spaces designed per RZC 21.36.400, plaza and open space design criteria.

2 Maximum FAR can be increased through incentives if the property contains one or more housing units. Incentives are not available for properties that do not contain housing. See RZC Chapter 21.55.

3 New development must retain or replace existing commercial square footage (excluding hotel and lodging uses). Development may reallocate or modify areas allocated to commercial uses, subject to a minimum floor area and active pedestrian uses requirements to be negotiated as a condition to any development agreement.

4 Exemptions from ground floor ceiling height requirements:

a. Buildings that do not contain nonresidential uses; and

b. Buildings where 100 percent of residential units are affordable housing units meeting the affordability threshold of RZC Chapter 21.20; and

c. Where buildings that are interior to the lot and not adjacent to a public parking garage, an urban pathway or other pedestrian-oriented sidewalks or pathways; and

d. Parcels zoned UMU within the Marymoor Village Center shall have a minimum 16-foot ground floor ceiling height to be consistent with the adjacent Marymoor Core zone.

5 A minimum of 50 percent of the first floor nonresidential space must meet the minimum ceiling height. First floor nonresidential spaces shall have a ceiling height of 16 feet minimum for the entire first floor.

a. Where first floor ceiling height varies, the tallest ceiling heights shall be provided on street frontage, spaces fronting urban pathways and/or mid-block connections, and in parking garage loading/unloading and waste pickup areas.

b. For portions of the building that have a first floor ceiling height greater than 10 feet to meet minimum ground floor ceiling height requirements, the additional ground floor ceiling height may increase the maximum building height. For example, if first floor is 20 feet, the maximum building height increases by 10 feet (20 - 10 = 10 foot increase in max building height).

6 Properties in the CARA

a. In the critical aquifer recharge area (CARA), construction methods for building foundation support will be limited to types that can be constructed to meet temporary construction dewatering (TCD) requirements of RMC Chapter 13.25.

b. Where underground parking is not possible due to RMC Chapter 13.25's TCD limitations, the maximum building height may be exceeded by up to 12 feet if all of the following criteria are met:

i. The additional height is the result of building a maximum of one level of additional above-grade parking; and

ii. Proposed parking added by the additional height shall not exceed the maximum fully dedicated parking ratios in RZC Chapter 21.40; and

iii. The additional height on street frontages meets a 20 foot step-back to limit impacts to the pedestrian realm.

7 Other regulations will impact the impervious surface area and may result in less than the maximum impervious area. These include but are not limited to critical areas requirements, open space and landscaping requirements, parking, mid-block connections, utility easements, and stormwater management.

8 Lot coverage for structures maximum will be 60 percent of total area for lots which meet the following requirements:

a. The lot is 18,000 square feet or less; and

b. The lot contains at least three dwelling units.

...

21.08.300 Street Typology and Relationship to Buildings.

A. ***Building and Street Relationships.***

1. The table below sets standards that contribute to an attractive public realm.

2. Improvements less than 30 inches above grade, including decks, patios, walks and driveways are permitted in setbacks. Fences, landscaping, flagpoles, street furniture, transit shelters, and slope stability structures are permitted in setback areas; provided, that all other applicable requirements are met. No other structures, including accessory structures, are permitted in setback areas.

3. Administrative design flexibility for setbacks is allowed for site-specific conditions that limit the ability to place the building at the street level, including but not limited to topography, easements, SR 520 ROW, or trails.

Table 21.08.300.A. Neighborhood and Mixed-Use Building Placement Standards

Development Standards	Neighborhood Zones			Citywide Mixed Use		References
	NR	NMF	NMU	CMU	UMU	
Front Setback Min.	10 feet	30 feet	10 feet	10 feet	10 feet	NMU reduced front setback for commercial spaces (2 feet)
Side (Street) Setback Min.	10 feet [1]	15 feet	10 feet	10 feet	10 feet	
Side (Interior) Setback Min.	3 feet [1]	15 feet	3 feet	10 feet	10 feet	
Rear Setback Min.	5 feet	10 feet	5 feet	10 feet	10 feet	
Garage Setback from main building frontage, Min. [2]	N/A	N/A	3 feet ~~2~~	N/A	N/A	
Alley Setback Min.	2 feet	4 feet	2 feet	N/A	N/A	
Lake Sammamish Setback Min.	35 feet	35 feet	35 feet	N/A	N/A	
Building Separation Min.	5 feet [1]	15 feet	5 feet	N/A	N/A	

NOTES:

1 Zero lot line exception: Standards may vary for developments that comply with the zero lot line regulations in RZC 21.16.200.D.

2 If a residential garage door or carport faces the street front, the minimum driveway depth outside the building – measured from the outer edge of the existing or ultimate sidewalk, or from the right-of-way line, whichever is closer to the building – shall be at least 18 feet, to prevent vehicle parking on the driveway from overhanging into the sidewalk or right-of-way area.

...

21.10.200 Downtown Development Standards.

A. All legal lots are allowed the greater of either the maximum allowed floor area ratio (FAR) or 10,000 square feet of buildings provided all other applicable site requirements are met.

B. Table 21.10.200 contains the basic zoning regulations that apply to development within the Town Center (TWNC), Downtown Core (DTE), and Downtown Edge (DTE) zoning districts.

Table 21.10.200. Downtown Development Standards

Development Standards	Downtown Zones			Notes
	TWNC	DTC	DTE	
Base Max FAR (w/o incentives)	5.0 [1]	4.5 [1]	3.0 [1]	
Max FAR w/ incentives (outside TOD focus area/inside TOD focus area)	6.5 / 8.0 [1]	6.5 / 8.0 [1]	3.75 [1] / N/A	Additional floor area can be earned with incentives (see RZC Chapter 21.55) and through the transfer of development rights program (see RZC Chapter 21.48).
Base Max Height (w/o incentives)	60 ft. [2]	60 ft. [2]	45 ft. [2]	• See RZC Chapter 21.58 for building design options with building height impacts. • See RZC Chapter 21.55 for incentive adjustments to building height. • See RZC 21.58.5200, Towers, for additional regulations regarding building heights and floorplates.
Max Height with Incentives (outside TOD Focus Area 144 / inside TOD Focus Area)	85 ft. / 144 ft. [2,3,4,5]	85 ft. / 144 ft. [2,3,4,5]	60 ft. [2,3,4,5] / N/A	
Ground Floor Ceiling Height (minimum) in TOD Focus Area	16 ft. [3,4]	16 ft. [3,4]	16 ft. [3,4]	Applicable to nonresidential and mixed-use projects.
Lot Coverage	100% [6]	100% [6]	100% [6]	

Notes:

1 Floor Area Ratio: The FAR may be calculated for the entire project then distributed across the site throughout multiple buildings and phases, provided the maximum FAR is not exceeded.

2 Building Height

a. Building height is limited to three stories for parcels fronting Leary Way from NE 80th Steet to a half-block south of NE 76th Street.

b. Additional height can be earned with incentives (see RZC Chapter 21.55) and through the transfer of development rights program (see RZC Chapter 21.48).

c. Additional height can be earned by utilizing specified architectural techniques in RZC Chapter 21.58 or via incentives in RZC Chapter 21.55.

d. The height limit in the Shoreline Jurisdiction (SMP) is 35 feet (see RZC 21.68.020).

3 Exemptions from ground floor ceiling height requirements:

a. Buildings that do not contain nonresidential uses; and

b. Buildings where 100 percent of residential units are affordable housing units meeting the affordability threshold of RZC Chapter 21.20; and

c. Where buildings that are interior to the lot and not adjacent to a public parking garage, an urban pathway or other pedestrian-oriented sidewalks or pathways.

4 A minimum of 50 percent of the first floor nonresidential space must meet the minimum ceiling height of 16 feet.

a. Where first floor ceiling height varies, the tallest ceiling heights shall be provided on street frontage, spaces fronting urban pathways and/or mid-block connections, and in parking garage loading/unloading and waste pickup areas.

b. For portions of the building that have a first-floor ceiling height greater than 10 feet to meet minimum ground-floor ceiling height requirements, the additional ground floor ceiling height may increase the maximum building height. For example, if first floor is 16 feet, the maximum building height increases by **six** ~~10~~ feet (16 - 10 = six foot increase in maximum building height).

5 Properties in the CARA

a. In the critical aquifer recharge area (CARA), construction methods for building foundation support will be limited to types that can be constructed to meet temporary construction dewatering (TCD) requirements of RMC Chapter 13.25.

b. Where underground parking is not possible due to RMC Chapter 13.25's TCD limitations, the maximum building height may be exceeded by up to 12 feet if all of the following criteria are met:

i. The additional height is the result of building a maximum of one level of additional above-grade parking; and

ii. Proposed parking added by the additional height shall not exceed the maximum fully dedicated parking ratios in RZC Chapter 21.40; and

iii. The additional height on street frontages meets a 20-foot step-back to limit impacts to the pedestrian realm.

6 Other regulations will impact the maximum lot coverage and may result in less than the maximum, including critical area requirements, open space and landscaping requirements, parking, mid-block connections, utility easements, and stormwater management.

…

21.12.500 Overlake Development Standards.

The following table contains the basic zoning regulations that apply to development within the Overlake Village (OV), Overlake Business and Advanced Technology (OBAT), and Overlake Urban Multifamily (OUMF) zones:

Table 21.12.500. Overlake Development Standards

Development Standards	Overlake Zoning Districts			Notes
	OV	OBAT	OUMF	
Base FAR [1] (w/o Incentives)	5	3	3	
Maximum FAR With Incentives	FAR maximum waived when maximizing incentive program	Outside TOD Focus Area: maximum 9.5 FAR Inside TOD Focus Area: FAR maximum waived when maximizing incentive program		See RZC 21.12.600 for incentive related adjustments to FAR [3]
Minimum Height	4 stories or 45 feet, whichever is less [2]	In TOD Focus Area: 4 stories or 45 feet whichever is less [2] Elsewhere: 3 stories or 35 feet, whichever is less [2]	3 stories or 35 feet, whichever is less [2]	
Base Maximum Height (w/o Incentives)	Mixed-use: 14 stories or 150 feet, whichever is less [3, 4] Nonresidential: 8 stories or 120 feet, whichever is less [3, 4]	Mixed-use: 14 stories or 150 feet, whichever is less [3, 4] Nonresidential: 8 stories or 120 feet, whichever is less [3, 4]	8 stories or 85 feet, whichever is less [3]	
Maximum Height With Incentives	300 feet [4b]	Outside TOD Focus Area: 230 feet [4] Inside TOD Focus Area: 300 feet [4b]	160 feet [4]	See RZC 21.12.600 for incentive related adjustments to building height.

Development Standards	Overlake Zoning Districts			Notes
	OV	OBAT	OUMF	
Ground Floor Ceiling Height (minimum) in TOD Focus Area	16 feet [5, 6]	16 feet [5, 6]	14 feet [5]	Ground floor ceiling height not applicable outside of TOD Focus Area
Maximum Impervious Surface	100% [7]	80%	60%	

Notes:

1 The FAR may be calculated for the entire project then distributed across the site throughout multiple buildings and phases provided the maximum FAR is not exceeded and no building is less than the minimum building height. Where publicly accessible open space and amenities are provided on upper stories or rooftop, and spaces meet all requirements of RZC 21.12.600.D.5 (see note 1 for Table 21.12.600.D.5.a), the FAR for those spaces may be excluded from maximum FAR calculations when spaces include access to adjacent outdoor spaces designed per RZC 21.36.400 open space design requirements.

2 **Minimum building height:**

a. Portions of a building may be lower than the minimum building height providing that 80 percent of the building meets or exceeds minimum building height. Covered entryway features, including port-cochere pick-up and drop-off zones, are exempt from minimum building height requirements.

b. Accessory and temporary building are exempt.

3 Maximum height is limited to three stories or 35 feet, whichever is less, within 150 feet of adjacent Neighborhood Residential zoning districts or equivalent zoning district outside of Redmond.

4 Building Height Exemptions:

a. Maximum building height does not include mechanical equipment (see RZC 21.60.040.B.7.c for rooftop screen design standards).

b. Where rooftop amenities are offered, including restaurants, observation areas, childcare and activity spaces, and services for tenants and/or are publicly accessible, those amenity spaces may exceed the maximum building height by one story or 14 feet, whichever is greater, but may not exceed 30 stories.

c. Maximum building height may be exceeded for ground floor ceiling heights in greater than the minimum required (see note 6b below).

5 Exemptions From Ground Floor Ceiling Height Requirements:

a. Buildings where 100 percent of residential units are affordable housing units meeting the affordability threshold of RZC Chapter 21.20; and

b. Where buildings that are interior to the lot and not adjacent to a public parking garage, an urban pathway or other pedestrian-oriented sidewalks or pathways.

c. Accessory and temporary building are exempt.

6 A minimum of 50 percent of the first-floor space must meet the minimum ceiling height. At no point do the first-floor nonresidential spaces have a ceiling height of less than 14 feet.

a. Where first floor ceiling height varies, the tallest ceiling heights shall be provided on street frontage, spaces fronting urban pathways and/or midblock connections, and in parking garage loading/unloading and waste pickup areas.

b. For portions of the building that have a first-floor ceiling height greater than 14 feet, the additional ground floor ceiling height may increase the maximum building height (example: if first floor is 20 feet, the maximum building height increases by six feet (20 - 14 = 6).

7 Other regulations will impact the impervious surface area and may result in less than 100 percent, including open space and landscaping requirements, parking, midblock connections, utility easements, stormwater management, etc. To meet stormwater management, you are required to evaluate the infiltration capacity of the soil and design building infrastructure to accommodate full infiltration of roof areas where feasible.

…

21.13.200 Marymoor Village Development Regulations.

A. All legal lots are allowed the greater of either the maximum allowed floor area ratio (FAR) or 10,000 square feet of buildings, provided all other applicable site requirements are met.

B. Each zone has a minimum FAR; the minimum FAR is the minimum required FAR for a development proposal requiring a land use permit, excluding administrative modifications. In no case shall proposed FAR exceed the maximum combined FAR.

C. Master plans are required for all developments encompassing at least three acres and are optional for sites under three acres.

D. The following table contains the basic zoning regulations that apply to development within the Marymoor Core (MMC), Marymoor Edge (MME), and Marymoor Manufacturing (MMM) zoning districts.

Table 21.13.200.D. Marymoor Village Development Standards

Development Standards	Marymoor Village Districts			Notes
	MMC	MME	MMM	
Min. FAR	1.5	1.5	0.5	
Max. FAR (no incentives / with incentives)	3.0 / 8.0 [1]	2.54 / 8.0 [1]	1.4 / 2.0 [1]	See RZC Chapter 21.55 for incentive adjustments to FAR
Max. Height (no incentives / with incentives)	45 ft. / 144 ft. [2]	38 ft. / 144 ft. [2]	38 ft / 45 ft [2]	• See RZC Chapter 21.55 for incentive adjustments to building height. • See RZC 21.13.300.E, upper story step-backs, and RZC 21.58.5200, Towers, for additional regulations regarding building heights and floorplates. • Development above six stories does not qualify for the Marymoor Village Infill Exemption (see RZC 21.70.095).
Ground Floor Ceiling Height (min.) in TOD Focus Area	16 ft [3,4]	16 ft [3,4]	16 ft [3,4]	• Applicable to nonresidential and mixed-use projects. • See RZC 21.13.300.D, Ground Floor Uses.
Max. Impervious Surface	75% [5]	70% [5]	70% [5]	
Min. Land Dedication for Stormwater Infiltration	7%	7%	7%	
Max. Lot Coverage	70%	65%	55%	

Notes:

1 FAR may be calculated for the entire project then distributed across the site throughout multiple buildings and phases provided the maximum FAR is not exceeded. Where publicly accessible open space and amenities are provided on upper stories or rooftop, and spaces meet all requirements of RZC 21.36.200, the FAR for those spaces may be excluded from max FAR calculations when spaces include access to adjacent outdoor spaces designed per RZC Chapter 21.36, Open Space.

2 Properties in the CARA

a. In the critical aquifer recharge area (CARA), construction methods for building foundation support will be limited to types that can be constructed to meet temporary construction dewatering (TCD) requirements of RMC Chapter 13.25.

b. Where underground parking is not possible due to RMC Chapter 13.25's TCD limitations, the maximum building

height may be exceeded by up to 12 feet if all the following criteria are met:

i. The additional height is the result of building a maximum of one level of additional above-grade parking; and

ii. Proposed parking added by the additional height shall not exceed the maximum fully dedicated parking ratios in RZC Chapter 21.40; and

iii. The additional height on street frontages meets a 20-foot step-back to limit impacts to the pedestrian realm.

3 Exemptions from ground floor ceiling height requirements:

a. Buildings that do not contain nonresidential uses; and

b. Buildings where 100 percent of residential units are affordable housing units meeting the affordability threshold of RZC Chapter 21.20; and

c. Where buildings that are interior to the lot and not adjacent to a public parking garage, an urban pathway or other pedestrian-oriented sidewalks or pathways.

4 A minimum of 50 percent of the first-floor nonresidential space must meet the minimum ceiling height of 16 feet.

a. Where first floor ceiling height varies, the tallest ceiling heights shall be provided on street frontage, spaces fronting urban pathways and/or mid-block connections, and in parking garage loading/unloading and waste pickup areas.

b. For portions of the building that have a first-floor ceiling height greater than 10 feet to meet minimum ground-floor ceiling height requirements, the additional ground floor ceiling height may increase the maximum building height. For example, if the first floor is ~~20~~ 16 feet, the maximum building height increases by six ~~10~~ feet (16 - 10 = 6 foot increase in max building height).

5 Other regulations will impact the impervious surface area and may result in less than the maximum impervious area. These include but are not limited to critical areas requirements, open space and landscaping requirements, parking, mid-block connections, utility easements, and stormwater management.

…

21.55.4100 Overlake Bonuses.

A. Thresholds for bonuses earned are discounted for the first five years after adoption to help facilitate the transition to mass timber and tower developments, as well as accelerating the implementation of the Redmond 2050 vision established in the Redmond Comprehensive Plan. The maximum bonus is achievable at 200 points during this initial phase but will be raised incrementally over time to no more than 400 points.

B. ***Outside the Overlake TOD Focus Area*** ~~and~~ or ***in OUMF Zone.*** Bonuses earned outside the TOD Focus Area ~~and~~ or in the OUMF zone have the following threshold and maximums. Where points earned are fractional, they shall be rounded to the nearest whole number to determine bonuses earned.

Table 21.55.4100.B. Bonuses in Overlake, Outside of TOD Focus Area ~~and~~ or in OUMF Zone

Points Earned	FAR Earned	Max Building Height	
		OBAT (mixed-use/ non-residential)	OUMF
1 – 50	~~Per calculation~~ 0.02	160 ft./135 ft.	100 ft.
51 – 100	~~Per calculation~~ 0.02	175 ft./150 ft.	115 ft.
101 – 150	~~Per calculation~~ 0.02	190 ft./165 ft.	130 ft.
151 – 200	~~Per calculation~~ 0.02	210 ft./180 ft.	145 ft.
Over 200 points	0.02, Max FAR of 9.5	230 ft./200 ft.	160 ft.

C. Inside the Overlake TOD Focus Area.

Table 21.55.4100.C. Bonuses in Overlake, Inside the TOD Focus Area

Points Earned	FAR Earned	Max Building Height	Other Bonus Earned
1 – 50	~~Per calculation~~ 0.02	180 ft.	
51 – 100	~~Per calculation~~ 0.02	200 ft.	
101 – 150	~~Per calculation~~ 0.02	240 ft.	Projects earning over 100 points may combine the transfer of development rights program with the incentive program
151 – 200	~~Per calculation~~ 0.02	280 ft.	
Over 200 points	No FAR restrictions	300 ft.	If top floor is amenity space, may exceed 320 ft. by one additional story (see note 4 of Table 21.55.500), not to exceed 30 stories

REDMOND ZONING CODE

Code Amendment Summary

Miscellaneous Corrections in RZC Article II

Subject Matter Expert	*Jeff Churchill, Ian Lefcourte*
Author	*Jeff Churchill*
Policy Basis for Amendment	*PI-17: clear regulations that avoid duplication and inconsistency.* *HO-1*
Relevant Code Portions	21.04.1110.C, RZC 21.20.020, 21.20.030.L, 21.48.010, 21.55.4100.B

Proposed Amendment Overview

The proposed amendment updates various provisions in RZC Article II for consistency with the Redmond 2050 Comprehensive Plan and related development regulations. The amendment addresses:

- Exempting manufactured homes sited within manufactured home parks from affordable housing requirements.
- Allowing accessory dwelling units to satisfy affordable housing requirements.
- Correcting various outdated provisions in the transfer of development rights program

Rationale

Manufactured Homes sited within Manufactured Home Parks

Redmond currently has 3 manufactured home parks. It is unlikely that more manufactured home parks will be created in Redmond. Manufactured homes represent one of the rare homeownership opportunities that serves lower-income households. The proposal removes the burden of creating cost-controlled, income-restricted for manufactured home parks.

Accessory Dwelling Units

RZC 21.20, correctly, allows ADUs to satisfy affordability. RZC 21.04.1110.C.5, incorrectly, prohibits ADUs to satisfy affordability. Rationale of amendment is to amend 21.04 to allow ADUs to satisfy affordability.

Transfer of Development Rights

- Pre-Redmond 2050 language about the relationship between TDR's and affordable housing remains and should be repealed for consistency.
- TDR's can be used to gain more than one additional story in certain circumstances. The existing language for this is unclear and suggests that the value of TDR's doubles in these areas, which is not the intention nor how the program has been administered. The proposal clarifies this language.
- For most areas, TDR bonuses can be combined with bonuses earned through the development incentive program in RZC Chapter 21.55. However, this allowance was inadvertently omitted for areas in Overlake outside the TOD focus area. The proposal corrects that.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

Comment that collaboration and communication are more democratic than attempting to impose will.

PROPOSED AMENDMENT:

21.20.020 Applicability.

A. This chapter applies to:

1. All new residential and mixed-use developments**, except manufactured homes parks and manufactured homes sited within manufactured home parks**; …

RZC 21.20.030.L

L. Accessory Dwelling Units (ADUs) may be used to meet the requirements of this section in the Neighborhood Zones, provided that the ADU is at least 900 square feet~~.~~ **and all other applicable RZC 21.20 requirements are satisfied, including an affordable housing agreement as described in RZC 21.20.080.**

RZC 21.04.1110.C

~~**5. Affordability Requirement. ADUs shall not be used to meet any requirement to provide affordable dwelling units per RZC Chapter 21.20, Affordable Housing.**~~

~~**6.**~~ **5.** Applicable Codes - ADUs. The portion of the dwelling in which the accessory dwelling unit is proposed must comply with all standards for health and safety contained in all applicable codes, with the exception of the ceiling height requirements of the International Building Code. The Building Official may waive the ceiling height requirements of this chapter if it is determined that the structure was built in compliance with past building code requirements.

RZC 21.48.010 Transfer of Development Rights Program.

A. ***Purpose.*** The purpose of Redmond's Transfer of Development Rights (TDR) Program is to advance Comprehensive Plan goals and policies that address the protection of environmentally critical areas, historic resources (including archeological resources), **and** open spaces~~**, and the ability to provide affordable housing,**~~ by transferring the right to develop on the land needing protection to land more suitable for urban development.

<<administrative note: no changes to subsection B>>

C. ***Sending Area Properties.***

1. Land is eligible if it complies with all of the criteria for at least one of the eligibility categories as described in Table 21.48.010A, Eligibility Categories and Criteria, and with all of the criteria in RZC 21.48.010.C.2.

Table 21.48.010A
Eligibility Categories and Criteria

Eligibility Category	Eligibility Criteria
Urban Recreation	A. Located in the UR zone; and B. Wholly undeveloped or in agricultural or recreational use.
Historic	A. Listed on the Redmond Historic Resource Register; or B. Otherwise eligible under RZC Chapter 21.30, Historic and Archeological Resources.
Environmentally Critical Area	A. Located in one or more of the following areas: 1. Species Protection Area; 2. Category I or Category II wetland or wetland buffer; 3. Class I or Class II stream or stream buffer; 4. Landslide hazard area or buffer; 5. Contiguous forest community characterized by a qualified arborist or ecologist as: a. Having three layers of vegetation – canopy, subcanopy/shrub, and herb – dominated by native species; and b. Having at least 20 percent of canopy trees estimated to be at least 50 years of age; and c. Measuring at least one acre; and B. Wholly undeveloped, or partially undeveloped or vacant, where the Administrator determines that eligible environmentally critical areas listed in (A) above could be maintained without compromising the ecological functions and values of those critical areas.
~~Affordable Housing~~	~~A. Complies with RZC 21.48.010.G, Affordable Housing Bonus.~~

2. The following criteria must also be met:

a. The land's development rights or development capacity shall not have been exhausted, sold, or transferred; or limited by easements, deed restrictions, equitable servitudes, or similar measures to any of the following:

i. Agriculture, recreation, open space; or

ii. Preservation of environmentally critical areas and their buffers, as described in Table 21.48.010A, through means including, but not limited to, a Native Growth Protection Area or open space easement.

b. The land shall not have been granted a reasonable use exception under RZC 21.76.070.U, Reasonable Use Exception (Critical Areas/Hazardous Liquid Pipelines, etc.). Nothing in this chapter shall require that a reasonable use exception granted under the reasonable use provision equal the economic value of the TDRs granted under this chapter.

c. The land shall not be part of any property the Comprehensive Plan designates for use as a collector, arterial street, or highway.

<<administrative note: no changes to subsections D-E>>

F. ***Use of Development Rights.***

1. Each development right may be used as a right for any one of the following, subject to the limitations of this chapter and other zoning code chapters:

a. To authorize an additional 8,712 square feet of gross floor area;

b. To increase the maximum impervious surface or maximum lot coverage by 8,712 square feet; provided, that the total increase does not exceed 10 percent of the allowed maximum square footage for the site; or

c. To increase the height of a structure, including above-ground structured parking, by one story across each 8,712-square-foot increment of gross floor area or parking floor plate**, except as permitted in RZC 21.48.010.F.2.** ~~**or by two stories in a TOD focus area**~~. ~~**In no case shall total building height be greater than two stories above the height allowed by the underlying zone except as permitted as part of the Overlake incentive package (RZC Chapter 21.55); the**~~ **The** height bonus shall not apply to structures within the shoreline jurisdiction or within the Downtown height limit overlay areas. (Table 21.10.200, note 2).

2. In TOD focus areas (see RZC Chapter 21.05), maximum height may be increased by up to two stories above the height allowed by the underlying zone using development rights. Additional height can also be earned by combining development rights with the incentives available in RZC Chapter 21.55.

3 ~~**2**~~. A fraction of a development right shall be entitled to the corresponding fraction of any of the above.

4 ~~**3**~~. A land use application using transferred development rights shall contain a statement describing the amount of the development rights proposed to be used and how the development rights are proposed to be used.

RZC 21.55.4100.B

B. *Outside the Overlake TOD Focus Area and in OUMF Zone*. Bonuses earned outside the TOD Focus Area and in the OUMF zone have the following threshold and maximums. Where points earned are fractional, they shall be rounded to the nearest whole number to determine bonuses earned.

Table 21.55.4100.B. Bonuses in Overlake, Outside of TOD Focus Area and in OUMF Zone

Points Earned	FAR	Max Building Height		Other Bonuses Earned
		OBAT (mixed-use/non-residential)	OUMF	
1 – 50	Per calculation	160 ft./135 ft.	100 ft.	
51 – 100	Per calculation	175 ft./150 ft.	115 ft.	
101 – 150	Per calculation	190 ft./165 ft.	130 ft.	**Projects earning over 100 points may combine the transfer of development rights program with the incentive program**

Points Earned	FAR	Max Building Height		Other Bonuses Earned
		OBAT (mixed-use/non-residential)	OUMF	
151 – 200	Per calculation	210 ft./180 ft.	145 ft.	
Over 200 points	Max FAR of 9.5	230 ft./200 ft.	160 ft.	

Item		Discussion Notes	Issue Status
1.	Fences: repairing and replacing non-conforming fences. Weston, Coleman, Public Comments	Commission Discussion Commissioners and community members asked about how repair and replacement of legal non-conforming fences would work. Would it make a difference if the legal non-conforming fence was on property owned by King County? 2/25: Chair Weston asked for information about what fence regulations apply to fences in the shoreline jurisdiction. Staff Comments A legal non-conforming use or structure is something that met all requirements at the time it was established/constructed but does not meet current requirements. For example, a building might be built when the setback requirement was 3 feet but the requirement later changed to 5 feet. That building would be considered a legal non-conforming structure. Legal conforming uses and structures are regulated in RZC 21.04.5000. Maintenance is addressed in RZC 21.04.5000.F, Maintenance. The code says, "Ordinary and routine maintenance and repair of a legal nonconforming structure and structures containing a nonconforming use, such as painting or plumbing repair, shall be permitted as necessary to ensure the protection of general health, safety, and welfare. All legal nonconforming uses and structures are subject to all applicable property maintenance and substandard building laws." Additional relevant sections are: RZC 21.04.5000.I, Alteration or Expansion of a Nonconformance. In general, this section says that the degree of nonconformity cannot be increased. It also says that legal nonconforming structures must be brought into compliance with the RZC when alteration or expansion of the structure takes place, and the following takes place within any three-year period: a. The gross floor area of the structure is increased by 100 percent or more; or b. The costs stated on all approved building permit applications for the structure equal or exceed the value of the existing structure at the beginning of that three-year period.	Opened 2/11/2026 Closed 3/11/2026

Item		Discussion Notes	Issue Status
		RZC 21.04.5000.G, Abandonment of Rights to Nonconformities. In general, this section says that the right to continue a legal nonconforming structure is lost when the structure is demolished or rebuilt. Legal nonconforming structures can be repaired or restored in extraordinary circumstances such as following an earthquake, fire, explosion, vandalism, etc., with limitations. (RZC 21.04.5000.H, Restoration) Community members spoke of a specific fence along the Sammamish River. The same regulations would apply whether the fence is on private property, City-owned property, or County-owned property, because all the property is within Redmond city limits and subject to the Redmond Zoning Code. 3/11: Fences are prohibited in stream buffers in the shoreline jurisdiction (RZC 21.68.100). The Sammamish River stream buffer south of the Puget Sound Energy trail is 150 feet (RZC 21.68.060.A.1). Stream buffers are measured perpendicular to the ordinary high water mark (RZC 21.64.020.B.2). A legal non-conforming fence in a stream buffer in the shoreline jurisdiction would be subject to the provisions described above. An unpermitted fence in a stream buffer in the shoreline jurisdiction would be a code violation. Redmond's code enforcement approach is to work collaboratively with property owners to reach compliance.	
2.	Fences: materials. Weston, Coleman	Commission Discussion Barbed wire fence topping is not permitted along residential areas. Can we exclude these fence toppings when they are adjacent to parks, and public spaces? How will this be addressed if a fence exists with this or similar treatment? How can you bring the fence into compliance with the current RZC? Staff Comments If the Planning Commission wishes to further restrict locations for barbed or razor wire fences, staff recommends amending Table 21.24.050 – Electric, Barbed Wire, and Swimming Pool Fences as shown below. "Parks, Open Space, Trails and Gardens" is defined in RZC 21.78.250 as "A variety of outdoor recreation areas including wildlife refuges; wetland, stream, and wildlife mitigation areas; arboretums; pea patches; and play areas. This definition excludes: Athletic, Sports, and Play Fields; and Marine Recreation."	Opened 2/11/2026 Closed 2/25/2026

<table>
<tr><th>Item</th><th></th><th>Discussion Notes</th><th>Issue Status</th></tr>
<tr><td></td><td></td><td>Excerpt from Table 21.24.050
<table><tr><th>Fence Type</th><th>Permitted Zones</th><th>Special Requirements</th><th>Other Code Requirements</th></tr><tr><td>(B) Barbed or Razor Wire Fences</td><td>UR, RA-5, but not along property lines adjacent to other residential and commercial zones, and parks, open space, trails and gardens.</td><td>A. Commercial storage, utility and public uses may use barbed wire only on top of a fence at least six feet in height. The barbed wire shall not extend more than 18 inches above the top of the fence.

B. Prohibited when fronting shoreline public access areas (Shoreline Public Access System Map, Figure S-1 of the Shoreline Master Program).</td><td>None</td></tr></table>
Issue #1 addresses nonconforming structures.</td><td></td></tr>
<tr><td>3.</td><td>Incentive Package

Aparna</td><td>Commission Discussion

Commissioner asked if the Overlake Incentive table was in effect and why changes are part of this package.

Staff Comments

The Overlake Incentive table is adopted and in effect. The point values that equate to FAR and height are in the incentive calculator but not published in the code. The calculator values were included for the incentive tables for Marymoor and Downtown, but not Overlake. This update adds the calculator and values to the code for consistency and transparency. It makes no substantive change to the Overlake incentive program.</td><td>Opened 2/11/2026

Closed 2/25/2026</td></tr>
<tr><td>4.</td><td>Public Feedback

Gagner</td><td>Commission Discussion

Commissioner would like to review community feedback on this package.</td><td>Opened 2/11/2026

Closed</td></tr>
</table>

Item		Discussion Notes	Issue Status
		Staff Comments The feedback summary is available to review and has posted on the zoning amendments webpage.	3/11/2026
5.	Daycare Weston, Coleman	Commission Discussion Commissioners asked for the rationale to not allow daycares closer than 300 feet apart. It appears to be the only old requirement that wasn't removed. The Commissioner's preference is that the City not restrict daycare density. There are some concerns about removing this due to potential traffic impacts. Staff Comments Engrossed Substitute Senate Bill (ESSB) 5509 stipulates that cities may impose reasonable restrictions on the permits for child care centers, with the example of pickup and drop-off areas. Otherwise, ESSB 5509 preempts city regulations by requiring the outright permission of child care centers in all zones except industrial zoning, light industrial zones, and open space zones. The recommended amendments strike a previous restriction that limited the centers from locating closer than 300 feet from an existing operation in residential zones.	Opened 2/11/2026 Closed 2/25/2026
6.	Co-living Copley	Commission Discussion Additional discussion on the co-living clean-up, and the ambiguity on the co-living requirements. What if any were the unintended uses? Staff Comments The purpose of the proposed amendments is to: • Ensuring that residential suites are complying with affordable housing regulations as intended. • Ensure that applicants are not claiming co-living space to circumvent maximum square footage per lot regulations. • Improve consistency in how these types of units are referenced across the RZC. • Clarify development standards for dormitories and residential suites in the Neighborhood Residential zone. More information is on page 72 of the Technical Committee Report	Opened 2/11/2026 Closed 2/25/2026

Item		Discussion Notes	Issue Status
7.	Parking Weston	Commission Discussion Alternative parking minimums are allowed if an applicant has a parking study prepared by a qualified expert. What is considered a qualified expert? Are we allowed to specify what sort of expert does the study? Pleased with the direction that Redmond is moving to reduce surface parking and is concerned that there is an alternative minimum path. Staff response A qualified expert is typically a parking consultant or traffic engineer consultant. As part of the development review process, the consultant shares their credentials, experience, and knowledge in conducting the study. The alternative minimum process is not new, and staff have not experienced challenges in determining who is a qualified expert in parking studies. Staff expect the use of this tool to continue to decrease as minimum parking requirements are decreased or eliminated.	Opened 2/11/2026 Closed 2/25/2026
8.	Uses Weston	Commission Discussion Questions and clarifications on a variety of uses: • Are religious uses qualified in the category of Arts, Entertainment, Recreation and Assembly? • Are non-profits considered in the category of Arts, Entertainment, Recreation and Assembly? • What are cooking classes considered? Does it differ if it's offered by a non-profit or in a retail space? • What do we consider Indoor or outdoor mini golf? Does it differ if they are selling alcohol and/or food? • What do we consider arena soccer? • What do we consider a dance school that also sells equipment on site? • What do we consider adult only recreation like axe throwing? • Is alcohol covered under general sales and services or if only cannabis is in the exclusion? • Are there medical services that are not considered in general sales and services, specifically surgery or MRI equipment, or if chemical storage is on site if that would remove it from that category? • Do animals impact these uses for example, animal shelter, veterinary, puppy training classes, doggy daycare or cat café?	Opened 2/11/2026 Closed 2/25/2026

Item	Discussion Notes	Issue Status

	Staff Response
	
	Redmond's use categories are based on the Land Base Classification System (LBCS) - Function Dimension (pg. 26) that groups land-based classifications for basic organization of similar uses. This standardized system offers flexibility in codified allowed uses – broader categories are used when possible to avoid inadvertent omission of specific uses. Definitions of allowed use categories, often a copy of the LBCS Function, are found in RZC 21.78.
	
	Staff also review the North American Industry Classification System (NAICS) codes as part of the business licensing process. By cross-reference NAICS with LBCS, staff confirm allowed uses by zoning zoning district.
	
	Redmond also developed a Business Use Look Up Tool to help the community and staff answer use-related questions. A video series was also launched to assist businesses in preparing to locate or relocate their business in Redmond. This series walks through individual steps in detail, including how to assess the permission or limitation of a business and its typical activities.
	
	Regarding the uses mentioned above, the following provides the relevant allowed use:
	
	• Are religious uses qualified in the category of Arts, Entertainment, Recreation and Assembly?
	  o Faith-based uses are an individual category
	• Are non-profits considered in the category of Arts, Entertainment, Recreation and Assembly?
	  o The distinction between for-profit and non-profit was previously removed from the RZC as the underlying business activities dictate the predominant use. Thus, different non-profit organizations would fit into different use categories.
	• What are cooking classes considered? Does it differ if it is offered by a non-profit or in a retail space?
	  o Cooking classes, as a stand alone business, would be categorized as technical, trade, and or other specialty school, a subcategory of Educational uses. If the classes were secondary to a primary use such as cooking supply sales, grocery store, or a catering business, that business structure would used to identify the relevant allow use.
	• What do we consider indoor or outdoor mini golf? Does it differ if they are selling alcohol and/or food?
	  o The primary use would be assessed. If mini-golf is the primary use, it would align with the arts, entertainment, recreation, and assembly use category.
	• What do we consider arena soccer?	

Item		Discussion Notes	Issue Status
		○ With soccer being the primary use, the arts, entertainment, recreation, and assembly category would apply. • What do we consider a dance school that also sells equipment on site? ○ Dance schools are a technical, trade, and specialty school based on the use category including fine arts and performance arts schools. A clarification is also recommended to include performing arts studios. • What do we consider adult only recreation like axe throwing? ○ Axe throwing would be consider arts, entertainment, recreation, and assembly. • Is alcohol covered under general sales and services or if only cannabis is in the exclusion? ○ Alcohol sales, as a bar or drinking place, are categorized under food and beverage. Cannabis is regulated as a separate use for alignment with state regulations. • Are there medical services that are not considered in general sales and services, specifically surgery or MRI equipment, or if chemical storage is on site if that would remove it from that category? ○ Medical services are categorized under education, government, health care, and other institutions. • Do animals impact these uses for example, animal shelter, veterinary, puppy training classes, doggy daycare or cat café? ○ The RZC includes several uses involving animals: ▪ Animal Kennel/Shelter use including indoor and outdoor facilities where animals may be housed for more than 24 hours. ▪ Pet and Animal Sales and Services (except Veterinary) such as retail sales, sales of pet supplies, grooming, boarding, caretaking, and training. ▪ Business and services which includes veterinary as a professional service. ▪ A cat café would be assessed as a café, as the primary use.	
9.	Diagrams and Graphics Aparna	Commission Discussion Can we develop more diagrams on how lots can be split? Can we have a visual guide? Staff Response Two good resources exist that explain different methods for subdividing property.	Opened 2/11/2026 Closed 2/25/2026

Item		Discussion Notes	Issue Status
		1. The Municipal Research and Services Center (MRSC) provides a helpful overview of subdivision methods. 2. The Washington State Department of Commerce publishes A Short Course On Local Planning Resource Guide (see section 5.B beginning on page 120). Staff will take the recommendation to develop diagrams under advisement. They may be appropriate as part of a tip sheet or user guide that accompanies the zoning code.	
10.	Fences Public Comment	Fences, concerns about legal non-conforming fences along water shoreline and along Sammamish River Trail Fence is 50+ years old, is there clear direction on legacy fences, and how we can deal with that, and repair fences, doesn't increase legal-nonconforming especially along Sammamish River Trail Staff Response Please see Issue #1.	Opened 2/11/2026 Closed 2/25/2026

Appendix B – Public Hearing Notice

NOTICE OF PUBLIC HEARING
CITY OF REDMOND

Redmond Zoning Code Amendment: 2025 Legislative Conformance, Business Improvement, and Fences
(LAND-2026-00016, SEPA-2026-00015)

The City of Redmond Planning Commission will hold a Public Hearing at Redmond City Hall Council Chambers, 15670 NE 85th Street, Redmond, Washington on **February 25, 2026 at 7 p.m.** or as soon thereafter, on:

SUBJECT: The code package has three categories: legislative conformance, business improvement, and fences.
In 2025 the state legislature enacted several new laws affecting local development regulations. This amendment package will result in updates to the Redmond Zoning Code to address new state laws. It will also address several clean-ups related to Redmond 2050. Legislative conformance package updates the following code chapters: RZC 21.04, 21.08, 21.10, 21.12, 21.13, 21.20, 21.40, 21.48.010, 21.55, 21.74, 21.76, 21.78.

Annually, staff prepares a package of code amendments proposed to improve business use of these regulations. These updates include amendments to the following chapters: RZC 21.04, 21.36, and 21.76.

The fence updates are intended to synchronize and add clarity to fence requirements, and to evaluate the purpose and intent of regulating fence and retaining wall location, dimensions, permit requirements, and design. The following code chapters are proposed to be amended: RZC 21.24 and 21.25 (new chapter).

REQUESTED ACTION: Planning Commission recommendation on the proposed amendment to the Redmond Zoning Code

PUBLIC PARTICIPATION: Join in-person at City Hall, watch live at redmond.gov/RCTV, Comcast channel 21, Ziply channel 34, on facebook.com/CityofRedmond, or listen live by phone by calling 510-335-7371.

Public comment can be provided in-person or by phone during the meeting by providing a name and phone number to PlanningCommission@redmond.gov no later than 5 p.m. on the day of the hearing.

Written public comments should be submitted prior to the hearing by email to PlanningCommission@redmond.gov no later than 5 p.m. on the hearing date. Comments may also be sent by mail to: Planning Commission, MS: 4SPL, P.O. Box 97010, Redmond, Washington, 98073-9710.

A copy of the proposal is available at redmond.gov/1480. If you have any comments, questions, or would like to be a Party-of-Record on this proposal, please contact Lauren Alpert, Senior Planner, 425-556-2460, lalpert@redmond.gov.

If you are hearing or visually impaired, please notify Planning Department staff at 425-556-2441 one week in advance of the hearing to arrange for assistance.

LEGAL NOTICE: February 4, 2026

Docusign Envelope ID: 9A448388-2BAB-4B30-8EC0-929204414D4D

MEETING MINUTES

REDMOND PLANNING COMMISSION MEETING

Wednesday, February 25, 2026 – 7:00 p.m.

1. Call to Order & Roll Call – 7:00 p.m.

Commissioners Present:	Chair Susan Weston, Vice-Chair Jeannine Woodyear, Commissioners Tara Van Niman (virtual), and Aparna Varadharajan (virtual)
Commissioners Absent:	Commissioners Adam Coleman and Denice Gagner (Excused)
Staff Present:	Jeff Churchill, Glenn Coil, Kim Dietz, and Chris Wyatt
Recording Secretary:	Carolyn Garza, LLC

2. Approval of the Agenda

   - *Motion to approve the Agenda by Vice-Chair Woodyear, seconded by Commissioner Copley. The Motion passed.*

3. Approval of Meeting Minutes & Summaries

   - *Motion by Commissioner Copley to approve the February 11, 2026 Meeting Summary. Motion seconded by Vice-Chair Woodyear. The Motion passed unanimously.*

4. Items from the Audience (General)

   - David Morton, Redmond 98053, asked that there be a recommendation for PFAS soil and groundwater testing at the DTG recycle site, formerly All Wood

Docusign Envelope ID: 9A448388-2BAB-4B30-8EC0-929204414D4D

Recycling, before any ground disturbance occurs as part of the Evans Creek Relocation Project and explained reasons.

- Andrew Brown, Redmond 98052, stated having sent a Power Point presentation to the Commission regarding tree-felling and light pollution, explained some of the content, and asked that a thorough review of actions occur to protect environmentally sensitive areas along the river.

5. 2026 Code Amendment Series: Business Improvement, Fences, and Legislative Conformance – Public Hearing and Study Session

Planning Manager Churchill presented the topic.

Public Hearing

- Andrew Brown, Redmond 98052, stated that a part of the previously mentioned Power Point presentation sent to the Commission is regarding non-conforming fences and explained some of the content and possible solutions.
- David Morton, Redmond 98053, asked, regarding Business Improvement amendments, how *Business Open* signage required during sidewalk closures by a contractor can be enforced and for details regarding proposed updates to home-based business allowances; that regarding Fences, stated clarity is still needed; and regarding Legislative Conformance, that removing arbitrary location barriers is positive and that parking changes in real neighborhoods should be examined as minimum requirements are reduced. Public facing materials should remain accessible and easy to understand for residents.

Chair Weston closed the verbal portion of the Public Hearing.

Study Session

Planning Manager Churchill presented the Issues Matrix.

Regarding Issue one, Non-Conforming Fences, Chair Weston asked for more clarification regarding special rules for fences in shoreline areas. The Issue remained open.

Regarding Issue two, Fence Materials, Chair Weston supported the new language and closed the issue.

Regarding Issue three, Commissioner Aparna stated the issue could be closed.

Regarding Issue four, Community Feedback, Chair Weston stated that the issue should remain open for Commissioner Gagner, but that a closure via email might occur before the next meeting.

Regarding Issue five, Daycares, Principal Planner Dietz explained Senate Bill 5509, Chair Weston related historical information in Redmond and stated that the issue could be closed on the behalf of Commissioner Coleman.

Docusign Envelope ID: 9A448388-2BAB-4B30-8EC0-929204414D4D

Regarding Issue six, Co-Living, Commissioner Copley stated that the issue could be closed.

Regarding Issue seven, Alternative Parking Minimums, Chair Weston stated that the issue could be closed and that the clarification was appreciated.

Regarding Issue eight, Allowed Uses, Chair Weston stated that the issue could be closed.

Regarding Issue nine, Sub-dividing Property, Commissioner Aparna stated that the issue could be closed. Chair Weston stated that tip sheets or user guides are very useful. Planning Manager Churchill replied that out-of-date guides are to be updated.

Regarding Issue ten, a Public Comment regarding Fences from the last meeting, Chair Weston stated that the issue could be closed.

Commissioner Van Niman asked Chair Weston, regarding Issue ten, if there is a gap in obtaining answers for both staff and the Public Commenter. Chair Weston replied that when zoning code is not quickly clear, something needs to be addressed. Commissioner Van Niman asked for further clarification and Chair Weston stated that Issue one remains open for more clarity.

Planning Manager Churchill asked for clarification that Issue two should be closed, and Chair Weston replied that with the new text the issue is appropriate to close.

Planning Manager Churchill stated that the Amendments will be revisited on March 11, 2026.

6. Staff & Commissioner Updates

Senior Planner Coil stated that the next Planning Commission meeting is on March 11, 2026.

Commissioner Copley stated having spoken with a resident regarding Housing and that broadcasting opportunities to build more types of housing is positive.

Chair Weston stated that the Cascade Water Alliances Water System Plan was approved. The Mayor and the Cascade Water Alliance Board Representative have been reached out to know when Council will receive a briefing, and the Planning Commission are welcome to individually attend the public meeting.

Docusign Envelope ID: 9A448388-2BAB-4B30-8EC0-929204414D4D

Chair Weston stated that regarding an email comment received about Housing Displacement, there is a Housing Action Plan and Human Services Strategic Plan on the Redmond website that will benefit from community feedback. If someone is concerned regarding individual displacement, staff has suggested working with ARCH, King County, 211, and the King County Housing Authority for specialized expertise.

7. Adjourn

- *Motion to adjourn at 7:44 p.m. by Commissioner Copley. Motion seconded by Vice-Chair Woodyear. The Motion passed.*

Minutes approved on:

March 11, 2026

Planning Commission Chair

Signed by:
Susan Weston
2E06B184028E4A6...

From: Andrew Brown <andyb12@mac.com>
Sent: Tuesday, February 24, 2026 4:52 PM
To: Planning Commission <planningcommission@redmond.gov>
Subject: Follow up to public comments at February 11th Commission meeting

External Email Warning! Use caution before clicking links or opening attachments.

Thanks for all the time and effort commissioners and staff put into ensuring our community is well managed.
At the planning meeting on 2/11/2026 that provided an update on fence codes to better align with Redmond 2050, my neighbor Andrew Kennelly and I made comments about the situation our neighborhood is currently facing as we try to repair a decades old fence that defines the western edge of our association property. The issue being our western border is adjacent to the Sammamish River Trail. The city has asked that we provide evidence of when the fence was installed and its permit prior to giving direction as to what repairs we can do to the fence. This fence was in place long before these properties were developed when this land was used for blueberries or other farming. It is not reasonable to put the onus on an HOA, formed probably decades after the fence was first installed, to find original documentation if it even exists. And what would the purpose of this be? The fence is legally non-conforming. We already know that. We wish to improve the fence and the environment around it by replacing the bent posts, rusted mesh and barbed wire with either new metal posts or a cedar post fence. The fence footprint and other design elements would be similar to our existing fence. These actions would in-fact reduce the non-conformance of our existing fence and most certainly enhance the aesthetics of the fence to all those who use the trail as well as the residents. We'd like some help in trying to find a common sense path forward to getting the required city approval to repair the fence. There are miles of non-conforming fences along the trail, some of which have clearly been improved. So there is a precedent for allowing us to implement these improvements to our fence. We also ask that such fences be given due consideration in any fence code updates being considered as part of Redmond 2050.

The second issue that I brought up at the meeting was the increase in noise and light pollution from lite industrial park buildings along the eastern bank of the river that are

located next to sensitive environmental zones. Landmark tress were recently cut down illegally (without permits) and this has caused a further increase in noise and light pollution. As Redmond City pursues the 2050 Comprehensive plan attention must be given to these increasing sources of pollution that impact the natural environment for our wildlife as well as being disturbing to residents in nearby neighborhoods. I attach some pictures to highlight my issue.

A before and after image showing the cutting down of one of multiple landmark trees that were felled on this day. This was done without permits. The city compliance officers arrived too late to prevent the trees from being felled. The company was issued a warning, retroactively given permits, and had to plant a few saplings. This makes no sense and does not address the environmental damage caused by this illegal tree felling. I also attach an image of how that tree looks today surrounded by garbage. This is adjacent to the environmentally sensitive zone along the river.

As to the light pollution it can clearly be seen in the other images. These were taken from the eastern side of the river facing west. The light from the buildings is so bright it causes shadows on the opposite side of the river. The full extent of the light pollution can be seen in the last picture. On the right hand side of the image is an orange glow that is from residential lights on the east side of the river and barely illuminates the trees in the homes backyard. The bright white light from the buildings on the west side of the river on the other hand indiscriminately illuminates the buildings, trees, trail, and the natural habitat on both sides of the river.

We need to stop illegal felling of trees and destruction of the natural habitat along our sensitive environmental areas such as the banks of the river. Stricter regulations and enforcement are clearly required. In addition, and as a direct consequence of tree felling, we need stringent codes to govern light pollution from buildings that indiscriminately illuminate large tracts of land including these environmentally sensitive areas, and even reaching the trail on the opposite side of the river.

Sincerely,
Andrew Brown, Redmond City Resident.









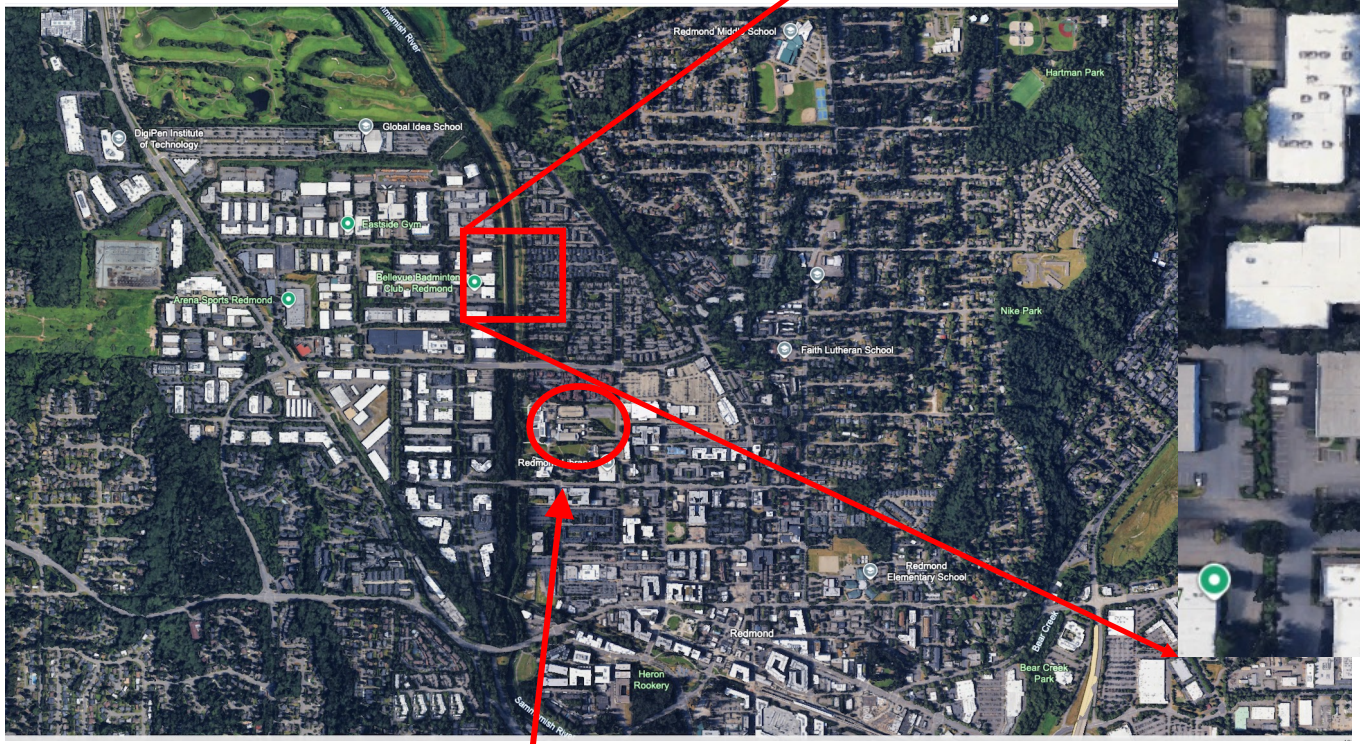


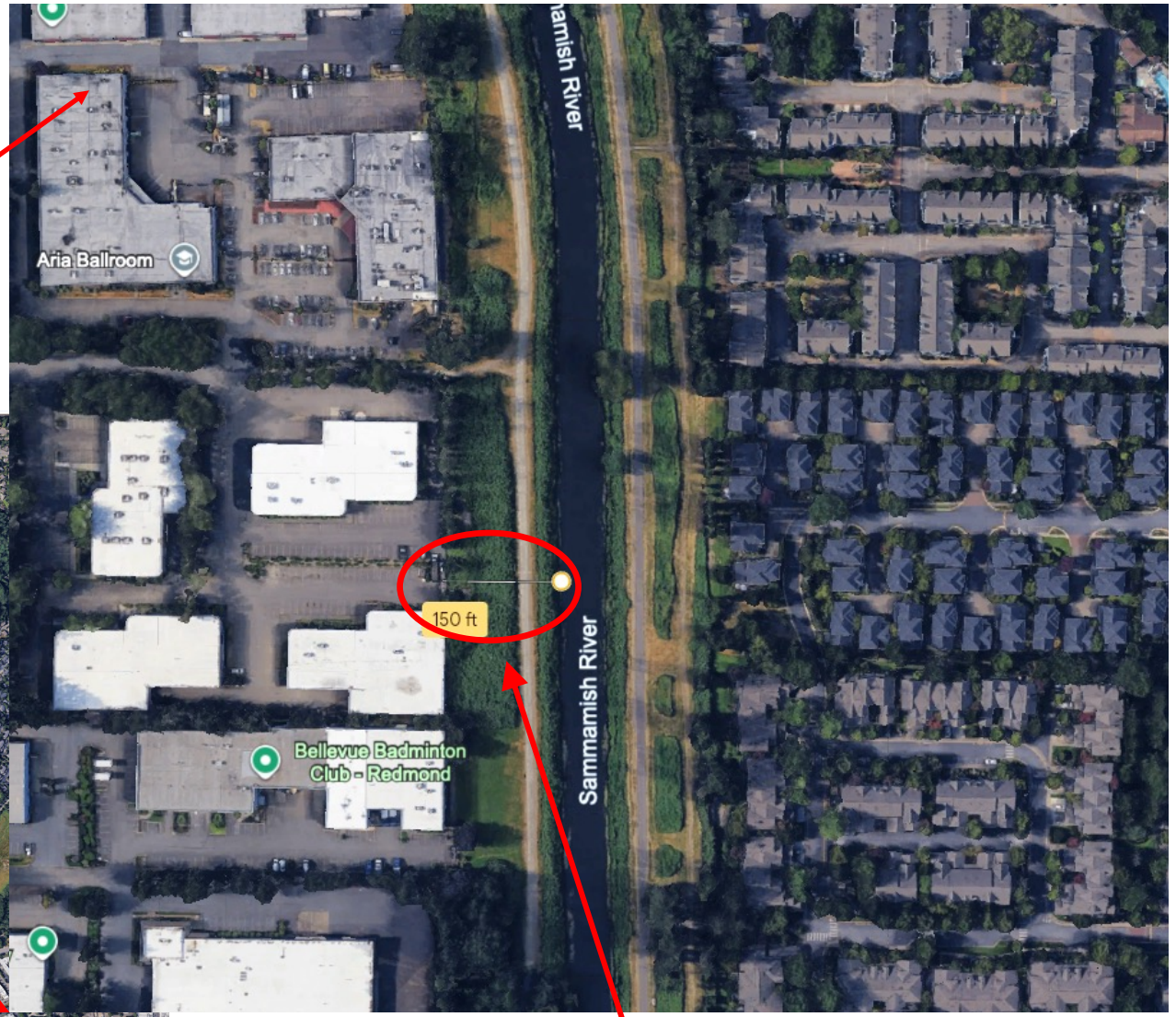


City of Redmond Planning Commission Meeting 2/25/2026

Illegal Tree Felling
Noise and Light Pollution
Fence Permitting

Location: Downtown Redmond





Redmond Community Center

SMA governs land within 200 feet of shoreline - specifically includes Tree Protection

In Washington State, the Shoreline Management Act (SMA) generally governs land within **200 feet** of the Ordinary High Water Mark (OHWM) of designated shorelines, including marine waters, streams….

There are three basic SMA policy areas: shoreline use, environmental protection, and public access.

- Shoreline Use – to control pollution and prevent damage to the natural environment.
- Environmental Protection - to protect shoreline natural resources including the land, vegetation, wildlife, and aquatic habitats against adverse environmental effects. All allowed uses are required to offset these impacts as much as possible and preserve the natural character and aesthetics of the shoreline.
- Public Access - SMPs include a public access element, including provisions for public access to publicly owned areas. The SMA also implements the common law Public Trust Doctrine. This doctrine conveys that the waters of the state are a public resource for the purposes of navigation, conducting commerce, fishing, recreation, and similar uses. The Public Trust Doctrine is not invalidated by private ownership of the underlying land.

21.68.110Tree Protection, Landscaping, and Screening Within Shorelines.

A. ***Tree Protection.*** In addition to RZC 21.32, *Landscaping*, and RZC 21.72, *Tree Preservation*, all development within the Shoreline Jurisdiction shall comply with the additional tree protection, landscaping, and screening requirements of this section. Where there is a conflict between regulations, the more restrictive regulation shall apply.

1. *Tree Protection Requirements.* To maintain the ecological functions that trees provide to the shoreline environment, including air quality, wildlife habitat, temperature and glare attenuation, and aquifer recharge, significant trees shall be retained as follows:

a. Consistent with 21.72.060, *Tree Protection Standards*, a minimum of 35 percent of the existing significant trees shall be preserved on-site. (b) Within the waterfront building setback, significant trees shall be retained, except where the tree is dead, diseased, dying, or hazardous. (c) Within the shoreline buffer, trees shall be removed only where allowed under RZC 21.64.010.Q, *Buffer Areas*, and 21.64.020.B, *Stream Buffers*. (d) Within the Shoreline Jurisdiction, significant trees shall not be removed or topped for the purpose of creating views. Nondestructive thinning of lateral branches to enhance views is allowed.

Non-permitted felling of landmark trees within 200 feet of shoreline on 9/4/2025 – a once beautiful tree now an abandoned stump and a garbage pile





Fully exposed light now visible
from east side of river
No attempt to constrain illumination



Is this what our laws protecting the environment are supposed to achieve?

Google Earth 2024 image shows impact of foliage destruction - as do images of resulting light pollution







Noise pollution also increases as no barrier to dampen the sound from the industrial park

Habitat destruction, and light/noise pollution are directly related



Excessive limb removal (this is not thinning!)





Uncontrolled light cast shadows 400 feet away on the opposite side of the trail

The excessive and misguided use of artificial light at night, acts as a severe environmental threat by disrupting ecosystems, altering animal, flora and fauna behaviors, and wasting energy.



Uncontrolled light from business park illuminates both sides of river

Light from residences

All this is allowed with no permit, but not a simple fence repair/replacement?

Which is more environmentally friendly and aesthetically appropriate for Redmond?

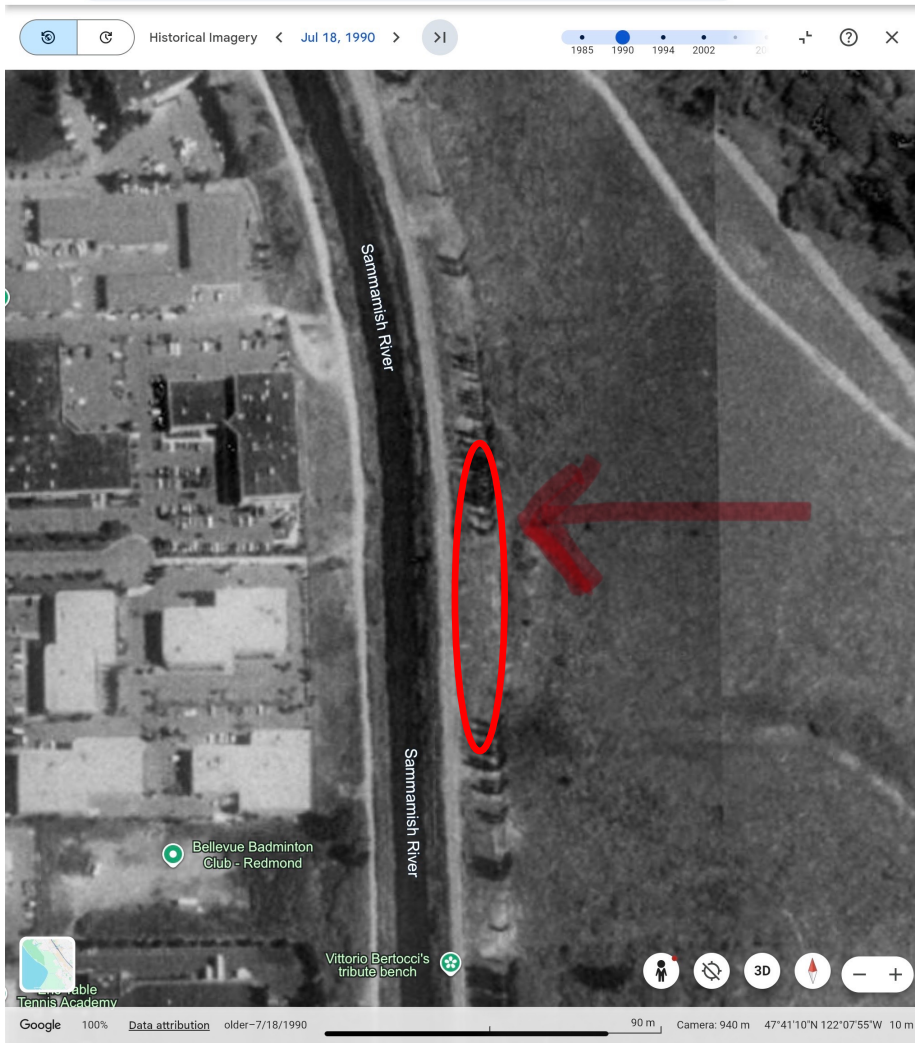


Metal posts and barbed wire



or cedar frame?

Google Earth view: 1990 versus today – existing legacy fence has been in place for ~40+ years

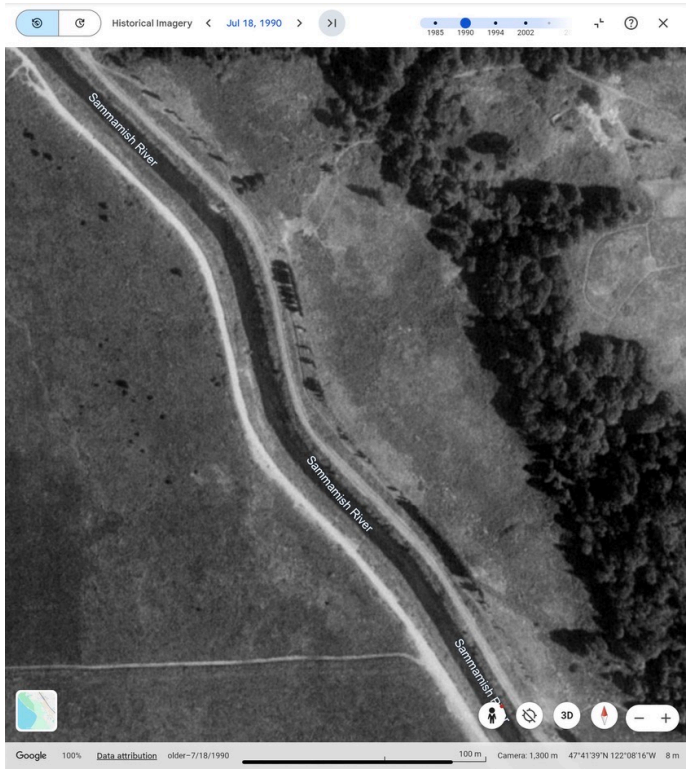




Windwood Village

Poplar trees and legacy fence can be clearly seen extending up and down the trail

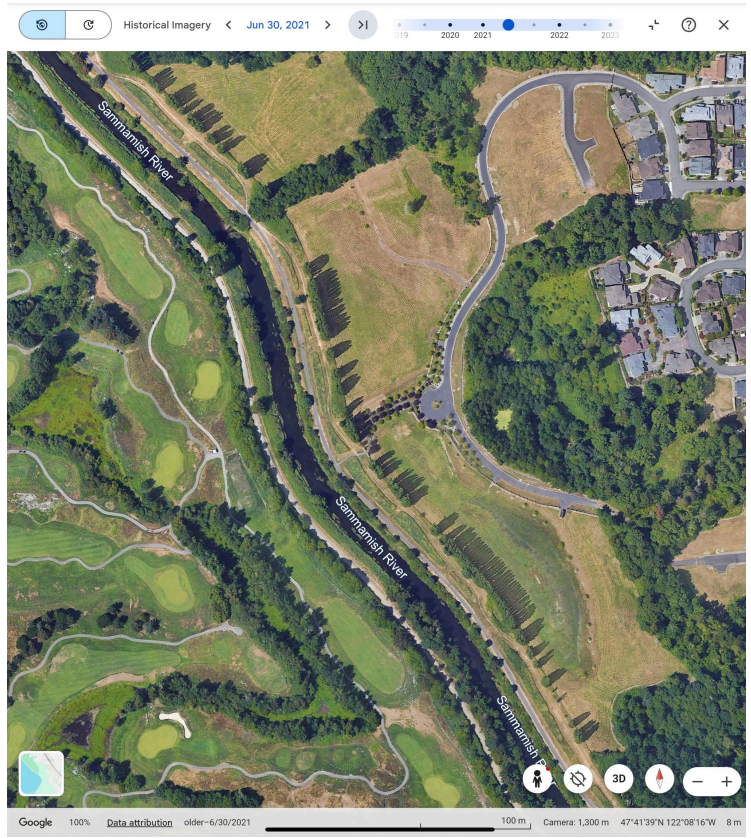
Google Earth shows legacy fence existed at Mondavio Verona prior to 1990 - replaced 2012



1990:Legacy fence and trees visible along the trail



2012: New fence built extending up and down the trail replacing legacy fence



2021: Trail, trees, and new fence cleary visible

City has asked us to find a >40-year-old fence permit - these structures have already replaced sections of the same legacy fence on the trail







Commission Request

- A thorough review of actions to protect the environmentally sensitive areas along the river is urgently required
- Consequences for those who cut down protected vegetation, especially landmark trees.
  - The habitat for animals along the river has been destroyed by these actions and will take decades to regrow.
  - Issuing a warning and retroactive permits makes absolutely no sense for breaking the law. The trees are gone with irreparable environmental damage.
- In addition to destroying natural habitat, tree and foliage removal causes increased noise and light pollution
- Uncontrolled artificial light pollution, especially in environmentally sensitive areas, needs to be addressed
- Common sense needs to apply to the replacement of ageing fences
  - Precedence exists from other fence repairs
  - We have been made aware of a “No permit required” approval for fence repair. Is this available and how would I secure this?

Written testimony from David Morton

I'd like to speak on the proposed **2026 Code Amendment Series**. I want to raise a few questions and make observations across the three amendment categories that I hope the Commission will consider as this process moves forward.

On the **business improvement** amendments, I appreciate the City's ongoing effort to reduce friction for local businesses. The proposed requirement to post **"Businesses Open" signage during sidewalk closures** seems like a practical, low-cost measure that protects small businesses during construction disruptions. I'd like to understand, however, how the City intends to enforce this requirement and what remedies are available if a contractor fails to comply. I'd also welcome more detail on the proposed **updates to home-based business allowances**.

On **fences**, I think the Commission is right to seek clarity here. Several questions came up during the February 11 study session regarding **legal nonconforming fences**, and I share those concerns. Many residents have older fences that predate current code requirements, and it would be helpful to have plain-language guidance — perhaps a simple FAQ or summary sheet — about what homeowners can and cannot do when repairing or replacing a fence that doesn't meet current standards. I'd also encourage the Commission to carefully examine the proposed restrictions on **barbed and razor wire** near **parks and open spaces**, given how many trails and natural areas exist in Redmond where neighbors and families regularly walk.

On **legislative conformance**, I'm glad to see the City aligning with state law by **removing the 300-foot spacing restriction on childcare centers**. Access to childcare is a significant challenge in our region, and removing arbitrary locational barriers is a step in the right direction. And I hope the Commission will closely monitor how parking changes interact with real-world conditions in neighborhoods, particularly as minimum requirements are reduced.

My overall ask is simply this: as these amendments move toward a City Council recommendation, I hope staff will continue making the public-facing materials accessible and easy to understand for everyday residents. Thank you for your service and your thoughtful attention to these proposals.

TECHNICAL COMMITTEE REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

February 4, 2026

Project File Number:	**LAND-2026-00015; SEPA-2026-00016**	
Proposal Name:	**2025 Legislative Conformance, Business Improvement, and Fences Zoning Code Amendments**	
Applicant:	**City of Redmond**	
Staff Contacts:	Lauren Alpert, Senior Planner	425-556-2460
	Kim Dietz, Principal Planner	425-556-2492
	Jeff Churchill, Long Range Planning Manager	425-556-2415

TECHNICAL COMMITTEE COMPLIANCE REVIEW AND RECOMMENDATION

Technical Committee shall make a recommendation to the Planning Commission for all Type VI reviews (RZC 21.76.060.E). The Technical Committee's recommendation shall be based on the decision criteria set forth in the Redmond Zoning Code. Review Criteria:

A. RZC 21.76.070.AE Zoning Code Amendment -Text

REDMOND ZONING CODE TEXT AMENDMENT SUMMARY

These zoning code text amendments are organized in three different categories: 2025 legislative conformance, business code improvements, and fences.

2025 Legislative Conformance

In 2025 the state legislature enacted several new laws affecting local development regulations. This amendment package will result in updates to the Redmond Zoning Code to address new state laws. It will also address several clean-ups related to Redmond 2050. Topics include subdivision regulations, zoning for child care centers, parking, permitting timelines, building conversions, and miscellaneous corrections.

Business Code Improvements

The City's Economic Development team monitors business interaction with our development regulations. Annually, staff prepares a package of code amendments proposed to improve business use of these regulations. The 2025-2026 package includes:

- Ensuring commercial floor area is provided in mixed-use developments by removing opportunity for deviation from adopted code requirements;

- Requiring placement of "Businesses Open" where pedestrian access to businesses are impacted by sidewalk closures;
- Simplifying and clarifying opportunities for Food Truck and Pop-Up Retail Courts and for Publicly Accessible Enhanced Amenity Spaces (PEAS); and
- Improving definitions of allowed business uses.

Fences and Retaining Walls

The fence updates are intended to synchronize and add clarity to fence requirements, and to evaluate the purpose and intent of regulating fence and retaining wall location, dimensions, permit requirements, and design.

The proposed zoning code amendments are included in Attachment B.

RZC 21.76.070.AE – TEXT AMENDMENT CRITERIA	MEETS/ DOES NOT MEET
All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan.	MEETS

STATE ENVIRONMENTAL POLICY ACT (SEPA)

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable state and federal laws. Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2). This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

- ❖ In accordance with WAC 197-11-340(2) an opportunity for comment period from February 5 – February 19 and appeal period was provided from February 20 to March 3

STAFF RECOMMENDATION

Based on the compliance review of the decision criteria set forth in

A. *RZC 21.76.070.AE Zoning Code Amendment -Text*

Staff recommends approval of the proposed amendments. Staff compliance review and analysis is provided in Attachment A.

TECHNICAL COMMITTEE RECOMMENDATION

The Technical Committee has reviewed the proposed amendments identified in Attachment B and finds the amendments to be **consistent** with review criteria identified below:

A. RZC 21.76.070.AE Zoning Code Amendment -Text

REVIEWED AND APPROVED BY

Carol Helland,
Planning and Community Development Director

Aaron Bert,
Public Works Director

Attachments

A. Staff Compliance Review and Analysis
B. Proposed Redmond Zoning Code Amendments
C. SEPA Threshold Determination

Redmond Zoning Code Text Amendment Criteria (RZC 21.76.070.AE)

CRITERION	ANALYSIS
All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan.	The proposed amendments are consistent with the Redmond Comprehensive Plan as described below. Business Improvement FW-EV-1: Support policies, regulations, services, programs, and infrastructure investments that strengthen an economically diverse, sustainable, and resilient economy. These reforms will strengthen the economy by supporting more commercial uses on the ground floor, make it easier for customers to find open business and when there is construction, and clarify the review process of food truck and pop-up retail courts. EV-2 Provide for a mix of land uses in a range of zones that enables Redmond to meet its job growth targets and attract and retain businesses that meet the needs of the community The proposed amendments for ground-floor commercial use aid in meeting job growth targets. EV-26 Develop and maintain land use, zoning, and design regulations that attract and support a diversified mix of businesses from multinational corporations to small, locally owned and innovative neighborhood shops. Clarifying the review process for food truck and pop-up retail courts supports a diverse mix of businesses. Fences CD-2 Review policies, design standards and requirements, building codes, standard details, and other policies and regulations that impact the built environment to ensure they consider the needs of all community members regardless of their age, gender, language, or ability. To enhance equity and inclusion in the built environment: ○ Remove elements that may be exclusionary; ○ Enhance or consider new provisions that improve accessibility; and ○ Prioritize designs that improve the safety and inclusion of community members.

The updates to the fence code add clarity on fence and retaining wall regulations with updated guidelines on fence height, graphics, and removing additional neighborhood regulations.

2025 Legislative Conformance

FW-AR-1: Develop and support regional policies, strategies, and investments that reflect the vision and policies of the Redmond Comprehensive Plan. Achieve local goals and values by promoting the implementation of the Growth Management Act, VISION 2050, and the King County Countywide Planning Policies.

The Redmond Zoning code needs to promote the implementation of the Growth Management Act and state laws. The legislative conformance package ensures that Redmond's is following statewide regulations on a variety of topics including parking, lot splitting and subdivisions, and child care zoning.

EV-32 Support the availability of affordable and accessible supportive services, such as high-quality childcare and long-term care, to ensure that all community members can participate and thrive in the workforce.

The proposed amendments expand the zones in which daycare centers would be permitted uses.

All Packages

PI-17 Prepare and maintain development regulations that implement Redmond's Comprehensive Plan and include all significant development requirements. Ensure that the regulations are clearly written and can be efficiently and effectively carried out. Avoid duplicative or inconsistent requirements. Ensure that the development regulations can be accessed, understood, and used to the greatest extent possible by all people.

PI-18 Ensure that Redmond's development review process provides applicants and the community a high degree of certainty and clarity that results in timely and predictable decision making on development applications.

One objective of these code amendments is to improve clarity of those sections that are amended so that staff, applicants, and community members enjoy a high degree of certainty about timelines and results.

2025 – 2026 BUSINESS CODE IMPROVEMENT AMENDMENTS

Economic Development

Amendment Summary
Jan. 29, 2026

Business-Oriented Pedestrian Wayfinding Signage During Construction

Subject Matter Experts	Yuri Bergeron, Right-of-Way Program Administrator Beckye Frey, Principal Planner
Author	Kimberly Dietz, Principal Planner
Policy Basis for Amendment	Comprehensive Plan EV-4 Focus local investments to maintain and expand infrastructure and services that support local and regional economic development strategies, encourage growth in designated centers, and help achieve employment and housing targets. EV-21 Invest in a well-connected, safe, accessible, and efficient multi-modal transportation network that is responsive to innovations and changing demands. TR-11 Use signage and other wayfinding techniques that meet regulatory requirements while reaching those with limited English proficiency or limited sight, especially near transit stations and stops. TR-16 Prioritize the comfort, safety, and convenience of people using pedestrian and bicycle facilities over other users of the transportation system. Establish standards for bicycle and pedestrian facilities to attract users of all ages and abilities. Prioritize improvements that address safety concerns, connect to centers or transit, create safe routes to school, and improve independent mobility for those who rely disproportionately on the pedestrian and bicycle network. Economic Development Strategic Plan Action 6B.3. Support the development of district design guidelines, including signage, wayfinding, banners, lighting, and other urban design elements to reinforce visual district identity.
Relevant Code Portions	RZC Appendix 2.A.7.f Streets – Intersection Design: Temporary Pedestrian Access During Construction Additional Relevant Codes: RZC 21.52.030.F Street and Access Standards – Traffic Control, Safety Devices, and Street Lights RZC 21.52.050 Pedestrian, Bicycle, and Other Nonmotorized Connections.

Proposed Amendment Overview

Provide wayfinding signage for pedestrians to access businesses when regular access is restricted by construction or other temporary sidewalk closures.

Rationale

Businesses can be impacted negatively when regular pedestrian access is restricted for lengthy periods of time. To support business vitality, signage indicating clear pedestrian access routes would be provided at accessible locations, as indicated for City review in Traffic Control Plans.

Key Decision Points (as applicable)

Staff reviewed to confirm the proposed sign template.

Stakeholder Feedback to Date

- One commenter requested that the amendments should also address parking access, regulations and infrastructure required.
    - Staff response: this amendment, addressing temporary signage, is intended to ensure pedestrian-level wayfinding when sidewalk closures create impacts to pedestrians accessing businesses. Parking access and infrastructure are not within the scope of this amendment.

PROPOSED AMENDMENT:

RZC Appendix 2.A..7.f, Intersection Design - Temporary Pedestrian Access During Construction.

f. Temporary Pedestrian Access During Construction.

i. A temporary pedestrian access plan is required as part of the civil construction plan set. This plan needs to show how pedestrian traffic passing by the proposed development will be accommodated during the entire length of the construction phase. The plan is required to work in conjunction with pedestrian and vehicle detours already in place for other public and private projects, and may need to be adjusted to respond to changing conditions as the development is constructed.

ii. For construction of new structures adjacent to existing sidewalks with pedestrian traffic, a covered walkway will be required to protect pedestrians from falling debris. Covered walkways should be designed to provide sturdiness, adequate light for nighttime use and safety, and proper sight distance at intersections and crosswalks.

iii. Short term closures of sidewalks or pathways for utility construction work may be allowed upon review and approval of the pedestrian access plan by the Public Works Department as per RZC 21.52.030.F.3. The pedestrian access plan should show the duration of the short term

closure and provide temporary routes with barricades and cones that parallel existing facilities. These routes must be accessible for persons with disabilities, including the provision of ramps, minimum widths, and smooth surfaces for wheelchair access. When a parallel route is not available, pedestrians must be detoured with advance signing in accordance with the Manual on Uniform Traffic Control Devices. See MUTCD 2009 (or latest revision) sections 6D.01, 6D.02, 6D.05 for guidance.

iv. When pedestrian access to businesses is impacted by short-term or long-term closures of sidewalks or pathways, informational wayfinding signs must be indicated on the pedestrian access plan and installed at the approved locations to provide all of the following details:

A. Sign title: Businesses Are Open During Construction.

B. Sign subtitle: We appreciate your continued support.

C. Section text: Routes to Access Businesses:

D. Aerial or map indicating all of the following:

1. North arrow

2. Symbol legend

3. Sidewalks open with directional routing

4. Sidewalks closed for construction

5. The construction area

6. Business areas

E. Sign text: While visiting businesses in Redmond, you may occasionally be impacted by construction projects. Stay up to date on projects as they are planned and under construction by visiting the City of Redmond's Project Viewer webpage at gis.redmond.gov/CPV.

F. Construction contact information including name, phone number, email address, and webpage.

G. Construction company logo and City of Redmond logo.

H. Accessible information.

1. Braille plaque for visually impaired; and

2. Web url to information for translation.

I. Example sign:

BUSINESSES ARE OPEN DURING CONSTRUCTION

We appreciate your continued support.

Routes to Access Businesses:

Braille plaque of sign information





While visiting businesses in Redmond, you may occasionally be impacted by construction projects. Stay up to date on projects as they are planned and under construction by visiting the City of Redmond's Project Viewer webpage at **gis.redmond.gov/CPV.**

Planning and Community Development
– Economic Development
redmond.gov/SmallBusiness

Web URL to translation of sign information

Redmond
WASHINGTON

2025 – 2026 BUSINESS CODE IMPROVEMENT AMENDMENTS

Economic Development

Amendment Summary
Jan. 29, 2026

Definitions

Subject Matter Experts	Beckye Frey, Principal Planner David Lee, Principal Planner Jenny Nelson, Supervisor, Development Services
Author	Kimberly Dietz, Principal Planner
Policy Basis for Amendment	FW-LU-2 Ensure that the land use pattern in Redmond meets the following objectives: • Reflects the community values of sustainability, resilience, and equity and inclusion; • Advances sustainable land development and best management practices and a high-quality natural environment; • Reduces and protects against disproportionate negative impacts from land development and exposure to environmental injustice. • Promotes development sufficiently away from environmentally critical areas; • Encourages a mix of uses that create complete neighborhoods; • Maintains and enhances an extensive system of parks, trails, and open space; • Supports and encourages flexible places for a resilient and adaptive economy that includes a mix of research, retail, health, technology, and manufacturing uses; • Ensure the siting and delivery of public infrastructure and community services to support preferred land use pattern; and • Promotes sufficient density for development pattern and urban design that enable people to readily use a variety of accessible and active forms of travel including but not limited to walking, rolling, bicycling, transit. LU-2 Ensure that development regulations, including the allowed density, uses, and site requirements, support Redmond's preferred land use pattern. LU-5 Provide an appropriate level of flexibility through development regulations to promote efficient use of buildable land. Balance this flexibility with other community goals and the need for equity. LU-7 Provide opportunities for shops, services, recreation, and access to healthy food sources within walking or bicycling distance of homes, workplaces, and other gathering places.
Relevant Code Portions	RZC 21.78 Definitions RZC Article I. Zone-Based Regulations

Proposed Amendment Overview

Amendments to land use definitions are necessary to clarify the classification of businesses. Amendments include clarifications specific to:

- Dance studios and craft and fine art lessons in the Arts, Entertainment, Recreation, and Assembly class versus fine arts and performance art schools and conservatories in the Technical, Trade, and Specialty Schools class.
- Spas, massage, and similar personal services within the General Sales or Services land use class.

Rationale

Clarity of land use classifications ensures that businesses can align their activities operations with the City's development regulations including allowed uses by zoning district. The business owner's experience with the Redmond Zoning Code can be enhanced and streamlined by creating this type of clarity.

Key Decision Points (as applicable)

Internal review of the refined definitions has confirmed the accuracy and policy consistency for each of the amendments proposed below.

Stakeholder Feedback to Date

- One commenter requested the amendments to include any additional infrastructure and parking access in addressed.
    - Staff response: In the case of proposed definitions, staff is not recommending amendments that impact infrastructure and parking access.

PROPOSED AMENDMENT:

Arts, Entertainment, Recreation and Assembly. An establishment that provides facilities or services for cultural, recreational, and entertainment uses, including, but not limited to, **craft and fine art lessons,** performing arts establishments **and studios**, theaters, museums, arcades, **escape rooms,** and marinas, but specifically excluding adult entertainment facilities. Kiosks are included as accessory to arts, entertainment, recreation, and assembly.

Technical, Trade, and Specialty Schools. Schools that offer vocational and technical training in a variety of technical subjects and trades and that may lead to job-specific certification. This definition includes beauty schools, business management schools, computer training schools, driving education schools, fine arts and performance arts schools **and conservatories**, flight training schools, and sports and recreation schools.

General Sales or Services. An establishment engaging in the retail sale, rental, or lease of goods or the provision of services, including but not limited to automobile sales or service; heavy consumer goods sale or service; durable consumer goods or service; the sale or service of other consumer goods, grocery, food and beverage sales; health and personal care services; finance and insurance services; real estate services; **personal and** professional services; administrative services; and restaurant and food services. “General sales or services” does not include hotels, motels, and other accommodation services; mail order or direct sales establishments; membership wholesale/retail warehouses; and packing, crating, and convention and trade show services; and cannabis retail sales.

2025 – 2026 BUSINESS CODE IMPROVEMENT AMENDMENTS

Economic Development

Amendment Summary
Jan. 29, 2026

Active Use Retail Deviation Prohibition

Subject Matter Experts	Kim Dietz, Principal Planner and Special Projects Program Manager Beckye Frey, Principal Planner Philly Marsh, Economic Development Manager Domonique Meeks, Small Business Program Manager
Author	Kimberly Dietz
Policy Basis for Amendment	From 2014 to 2024, the city lost approximately 50 percent of its retail, goods and services, and food and beverage floor area. Retail, restaurants, and other small business displacement continues as new develop occurs and fewer opportunities for business relocation within the city are provided. By locating retail, goods and services, and food and beverage businesses in Redmond's centers, in close proximity to where large numbers of people live, work, travel, and visit, the city's economic vitality also strengthens priorities such as access and mobility, climate impact reductions, and equity for all. By clarifying regulations, applicants for development will receive clear and predictable information regarding the importance of retail, goods and services, and food and beverage floor area in relevant locations throughout the city. Precise language and messaging, prohibiting deviations regarding these commercial spaces, will ensure timeliness for project designers and financiers of developments proposed in Downtown, Marymoor, and Overlake. Implementation of the amended regulations will ensure quality, livable standards while promoting a vibrant and diverse economic environment. Comprehensive Plan LU-32 Maintain the Downtown, Marymoor Village, and Overlake centers as major retail, service, entertainment, and cultural centers for the city and the greater Eastside. Economic Development Strategic Plan. Strategy 1B, Action 1B.1 Consider development standards and other incentives to produce functional commercial and flexible spaces for industries that report a shortage of space opportunities or are facing displacement risk. Tourism Strategic Plan. Goal 1, Initiative 20 Encourage the development of retail spaces that will attract culinary, beverage, and nightlife businesses to Redmond. Goal 4, Initiative 7 Encourage district development, placemaking, and branding initiatives to enhance tourism assets, with a particular focus on districts accessible via light rail.
Relevant Code Portions	RZC 21.76.070 Land Use Actions and Decision Criteria

Proposed Amendment Overview

From 2014 to 2024, the city lost approximately 50 percent of its retail, goods and services, and food and beverage floor area. Retail, restaurants, and other small business displacement continues as new develop occurs and fewer opportunities for business relocation within the city are provided. By locating retail, goods and services, and food and beverage businesses in Redmond's centers, in close proximity to where large numbers of people live, work, travel, and visit, the city's economic vitality also strengthens priorities such as access and mobility, climate impact reductions, and equity for all.

Rationale

By clarifying regulations, applicants for development will receive clear and predictable information regarding the importance of retail, goods and services, and food and beverage floor area in relevant locations throughout the city. Precise language and messaging, prohibiting deviations regarding these commercial spaces, will ensure timeliness for project designers and financiers of developments proposed in Downtown, Marymoor, and Overlake. Implementation of the amended regulations will ensure quality, livable standards while promoting a vibrant and diverse economic environment.

Key Decision Points (as applicable)

The city continues to receive requests for deviation to avoid the creation of commercial floor area in new mixed-use development. There is a natural loss of commercial floor area when redevelopment occurs based on the need for lobbies, ground floor parking, service areas, elevators, and other space requirements. Strategic and equitable requirement of commercial floor area throughout the city's centers contributes to the potential relocating and rehoming of businesses that have been previously displaced or risk displacement. At the time of this report, staff were monitoring more than 50 businesses that have been displaced or are at risk of near-term displacement.

Stakeholder Feedback to Date

- Developers have expressed that historically there have been challenges with leasing out first floor commercial spaces in mixed-use buildings. They have requested provisions allowing for flex spaces to allow for residential uses or tenant spaces instead of commercial.
- One commenter requested that the amendment's changes should also address parking to support any additional retail additions and provide for any infrastructure required to support access to and from these retail areas.
    - Staff response: No additional retail is proposed via the amendments. Parking and infrastructure would otherwise be addressed via the existing regulations for the individual zoning district and development requirements specific to the form of construction.

      of vegetation, provision of usable open space, and adequate light, air, and security.

PROPOSED AMENDMENT:

RZC 21.76.070 Land Use Actions and Decision Criteria

C. Administrative Design Flexibility.

1. Purpose. The purpose of RZC 21.76.070.C is to promote creativity in site design, allow flexibility in the application of standards in certain zones, and to achieve the creation of sites and uses that may benefit the public by the application of flexible standards not otherwise possible under conventional development regulations.

2. Scope. Administrative design flexibility shall only be considered for adjusting standards in the categories listed below for each type of land use. Requests for adjustment to standards not listed shall be processed as a variance as set forth in RZC 21.76.070.AB, Variances.

3. Process Type. Requests for administrative design flexibility shall be processed and decided as part of the decision on the underlying permit.

4. Decision Criteria.

...

8. Decision Criteria for Downtown, Overlake, and the Marymoor Design District.

a. Deviation from standards listed in RZC 21.76.070.C.8.b may be allowed if an applicant demonstrates that the deviations would result in a development that:

i. Better meets the intent of the goals and policies for the zone in which the site is located;

ii. Is superior in design in terms of architecture, building materials, site design, landscaping, and open space; and

iii. Provides benefit in terms of desired use and activity.

b. Standards that may be modified by application of administrative design flexibility are as follows:

i. Parking Lot Location. Requirements for the location of on-site parking may be modified within the development (except for parking within residential yard areas) to provide for greater joint-use and quasi-public parking opportunities and uses which are highly desirable in the subject design area.

ii. For Downtown, mid-block pedestrian walkways and vehicular lanes, per RZC 21.10.300, Public Realm Standards, and RZC Appendix 2A, Downtown Street Requirements, may be modified to allow variations in locations and minimum widths for these items to provide superiority in site design and function which benefits both the property owner and public.

iii. Street standards for attached dwelling unit subdivision developments.

iv. Other Site Requirements and Standards. All other site requirements and standards except the following ~~density, number of stories, and FAR~~ may be modified within the development to provide superiority in site design:

A. Density;
B. Number of stories;
C. Required ground-level non-residential floor area in mixed-use zones; and
D. FAR.

~~, i.e., greater~~ v. Examples of Superiority in Site Design. Examples of superiority in site design include but are not limited to the following:

A. ~~a~~ Amounts of privacy~~,~~

B. ~~m~~ Maintenance of views~~;~~
C. ~~g~~ Greater environmental benefit~~;~~
D. ~~d~~ Distinctive and high quality of design~~;~~
E. ~~i~~ Improved pedestrian access~~;~~
F. ~~p~~ Preservation of vegetation~~;~~
G. ~~p~~ Provision of usable open space~~; and~~
H. ~~a~~ Adequate light, air, and security~~.~~

2025 – 2026 BUSINESS CODE IMPROVEMENT AMENDMENTS

Economic Development

Amendment Summary
Jan. 29, 2026

Activation in Centers

Subject Matter Experts	Beckye Frey, Principal Planner Kimberly Dietz, Principal Planner
Author	Beckye Frey, Principal Planner
Policy Basis for Amendment	Activation of Redmond's center is an aspect of placemaking and economic vitality. It provides opportunities for small businesses and for members of the creative sector including but not limited to artists, performers, and relevant support businesses and organizations. Policies and strategies that support the proposed amendments include: EV-19 Enhance local arts, culture, recreation, nightlife, and social amenities that promote Redmond as an attractive place to work and live. EV-22 Support Redmond's growth as a tourism destination and foster tourism-related initiatives that bring investment and economic benefit. EV-23 Allow for the equitable and multi-purpose use of public spaces and rights-of-way, including commercial uses such as outdoor dining, food/merchant kiosks, food trucks, and event and performance spaces. Planning Commission previously discussed and recommended amendments but adoption of a code portion did not occur (permit related language removed from 21.04 since permit review types are discussed elsewhere).
Relevant Code Portions	21.04.2140 Food Truck and Pop-Up Retail Court 21.36.200 Publicly Accessible Enhanced Amenities Spaces (PEAS). 21.04.4000 Temporary Uses.

Proposed Amendment Overview

This amendment is intended to encourage the creation of active and lively amenity spaces by removing process and fees on individual users and instead reviewing and approving the uses at the SPE.

This amendment would allow for site plan review of food truck courts and PEAS spaces to identify and pre-approve uses that would typically require the individual business owner to obtain a temp use permit. By eliminating the need for individual vendors to obtain their own temporary use permit it reduces costs significantly and opens doors to smaller vendors, which is especially important for immigrant and other start-up businesses.

In addition, if you have an approved PEAS, no Temp Use or Type II permit is necessary for activation: food truck, kiosks, and pop ups. Admin mod can be used to update for future uses.

Summary of proposed amendments:

21.04.2140. Food Truck and Pop-Up Retail Court	Section B.1. Review Process • Clarified review and approval process, including use of admin modification to add court use to previously approved PEAS space. • Added language about temporary uses not needing a temp use permit if reviewed as part of court site plan approval
21.36.200 Publicly Accessible Enhanced Amenities Spaces (PEAS).	E. PEAS Uses. • Added language to specifically allow food truck and pop-up retail court as a use in PEAS spaces • Added language about temporary uses not needing a temp use permit if reviewed as part of PEAS site plan approval
21.04.4000 Temporary Uses.	C. Exemptions. • Added exemption for temporary uses reviewed and approved as part of PEAS and Courts approval processes.

Rationale

These changes will support small local business and start-ups.

Key Decision Points (as applicable)

Stakeholder Feedback to Date

Interest in food truck court and extremely interested in it being a flex space that makes it easy to rotate users in at low/no cost. Having the space be flexible for uses increases the marketability of the space and helps to justify the investment in the needed infrastructure.

- One commenter requested that in support of tourism and increased use of public spaces and rights-of-way, the amendments need to include in additional infrastructure and parking access to be addressed.
    - Staff response: The code relevant to the proposed amendments previously provided regulations that address infrastructure and parking access to support proposed development of these uses.

PROPOSED AMENDMENTS:

21.04.2140. Food Truck and Pop-Up Retail Court

A. Purpose. Implement the Comprehensive Plan goals for supporting small businesses and complete neighborhoods.

B. Location and Uses.

1. Review Process.

a. A Type II permit is required for new sites not previously approved for PEAS (per 21.36.200).

b. An Administrative Modification can be used to add Court uses to a previously approved PEAS location.

c. If a court is part of new development, it may be consolidated in that permit review process and would follow the required permit type for the underlying application.

2.Food truck courts may be used for pop-up retail, kiosks, and other temporary uses including seasonal sales (pumpkins, trees, etc.).

3. Events, including but not limited to concerts, farmers markets, and flea markets, are allowed if the use is reviewed and approved as part of the court site plan approval.

4. Uses in the court that typically require a temporary use permit (seasonal sales, events, etc.), will not require an individual temporary use permit if the use is reviewed and approved as part of the court site plan approval.

a. The court site plan must include locations for indicated temporary uses, maximum occupancy, and show how the health, safety, and other impacts and considerations are mitigated at the site plan approval.

b. Temporary uses not included as part of the court site plan approval will require a temporary use permit.

21.36.200 Publicly Accessible Enhanced Amenities Spaces (PEAS).

…

E. *PEAS Uses.*

1. PEAS may be designed to take advantage of incentive options such as child-friendly amenities and small business support, including but not limited to pop-up retail, kiosks, and performance stage, etc. Recommended child-friendly features include, but are not limited to:

a. Adjacent or nearby public restroom facilities that are open at minimum for the same duration as the amenities. Restroom facilities must provide child changing stations (if

providing restrooms by gender, changing tables must be provided in restrooms for all genders).

b. Seating for parents and caregivers that is integrated into or adjacent to the amenity provided, with the number of seats provided in scale with the occupancy load of the amenity space. (Ord. 3186)

2. PEAS spaces may be used for Food Truck and Pop-Up Retail Court if the site meets the requirement in RZC 21.04.2140 and are included on the PEAS site plan.

a. Court uses can be approved with the site plan for PEAS as a consolidated review.

b. An Administrative Modification can be used to add Court uses to a previously approved PEAS location.

3. Uses in the PEAS space that typically require a temporary use permit (seasonal sales, events, etc.), will not require an individual temporary use permit if the use is reviewed and approved as part of the court site plan approval.

a. The PEAS site plan must include locations for indicated temporary uses, maximum occupancy, and show how the health, safety, and other impacts and considerations are mitigated at the site plan approval.

b. Temporary uses not included as part of the court site plan approval will require a temporary use permit.

21.04.4000 Temporary Uses.

…

C. *Exemptions.*

1. The following activities and structures are exempt from requirements to obtain temporary use approval. Substantive requirements applicable to any use identified in this subsection shall still be met. Additional land use approvals or other permits may be required.

a. Manufactured homes, portable units, modular structures, travel trailers when used as a dwelling while a residential building on the same lot is being constructed or when a damaged residential building is being repaired, if adequate sewer and water are available.

…

l. Weekend (Saturday and Sunday) only, warehouse sales in Business Park, Manufacturing Park, and Industry zones, when held no more than once a month in an existing facility.

2. Temporary Uses approved as part of a PEAS (see RZC 21.36.200) or Food Truck and Pop-Up Retail Court (see RZC 21.04.2140) are exempt from a temporary use permit under this section.

REDMOND ZONING CODE

Code Amendment Summary

Amendment name: Fences and Retaining Walls

Subject Matter Expert	*Jenny Nelson, Building Plan Review Supervisor, jnelson@redmond.gov* *Andrea Kares, Plans Examiner, akares@redmond.gov* *Cindy Wellborn, Senior Stormwater and Utilities Engineer, cwellborn@redmond.gov* *Matthew Allen, Planner, mallen@redmond.gov* *Kaila Yun, Assistant Planner, kyun@redmond.gov* *Tony Regis, Senior Engineer, tregis@redmond.gov* *Tom Hardy, Senior Environmental Scientist, twhardy@redmond.gov* *Travis Salley, Planning Manager, tsalley@redmond.gov* *Andy Chow, Engineering Manager, kachow@redmond.gov*
Author	*Lauren Alpert, Long Range Planning, lalpert@redmond.gov*
Policy Basis for Amendment	*Consistent and clear language:* • *between 21.24 and other sections of the code* • *Fence height* • *Retaining walls* • *Deviation process*
Relevant Code Portions	• RZC 21.24, • Appendix 2 – Retaining walls • Ch. 21.64 Critical Areas Regulations | Redmond Zoning Code • 21.04 Land Uses and General Provisions • Stormwater-Technical-Notebook-2022-PDF • Fence Tip Sheet

REDMOND ZONING CODE

Code Amendment Summary

Proposed Amendment Overview

This code amendment updates the fence code in RZC 21.24, creates a new code section for retaining walls, RZC 21.25, and removes duplicative language on retaining walls from Appendix 2

Rationale

The purpose of this amendment is to synchronize the zoning code to applicable standards across various codes and consistency with Redmond 2050, manuals, specifications and to evaluate the purpose and intent of regulating fence and retaining wall location, dimensions, permit requirements, and design.

Key Decision Points (as applicable)

- Height of fences
- Tiered retraining walls
- Fence standards in urban centers and neighborhoods

Stakeholder Feedback to Date

- Clarify technical standards: Requests to ensure the code clearly addresses setbacks, property lines, rights-of-way, materials, height, and construction requirements, with attention to adjoining properties.
- Noise-adjacent context: A commenter asks for exceptions for taller fences along major roads (e.g., 140th Ave NE) to help mitigate traffic noise impacts on residential lots.

PROPOSED AMENDMENT:

Chapter 21.24
FENCES

Sections:

21.24.010 Purpose.

21.24.020 Repealed.

21.24.030 Height.

21.24.040 Prohibited Locations.

21.24.050 Electric, Barbed Wire, and Swimming Pool Fences.

21.24.060 Repealed. ~~Additional Residential Neighborhood Requirements.~~

21.24.010 Purpose.

The purpose of this chapter is to provide for fences that:

A. ~~Protect or enhance property and life and that are compatible with residential neighborhoods while protecting the public from hazardous fences or fences that may blight residential neighborhoods;~~

Allow privacy while maintaining a built environment that is cohesive with the surrounding community.

B. Protecting the public from hazardous fences.

~~B. Increase visibility of front yards by using the principles of the Crime Prevention Through Environmental Design (CPTED) Program to increase public safety and to deter crime;~~

C. Promote and enhance the City's neighborhoods as walkable places and reduce impacts on the pedestrian experience that may result from taller fencing;

D. ~~Maintain the open space character of certain residential neighborhoods and~~ **P**romote public view corridors by encouraging the application of **lower-height fencing,** non-solid styles of fencing, and landscaped screens.

Effective on: 4/16/2011

21.24.020 Permits.

Repealed by Ord. 3153.

Effective on: 4/16/2011

21.24.030 Height.

A. ***Maximum Height.*** The maximum height of fences shall be as follows; provided, that the requirements of RZC 21.52.040, *Sight Clearance at Intersections*, are met:

Table 21.24.030.A
Maximum Fence Height

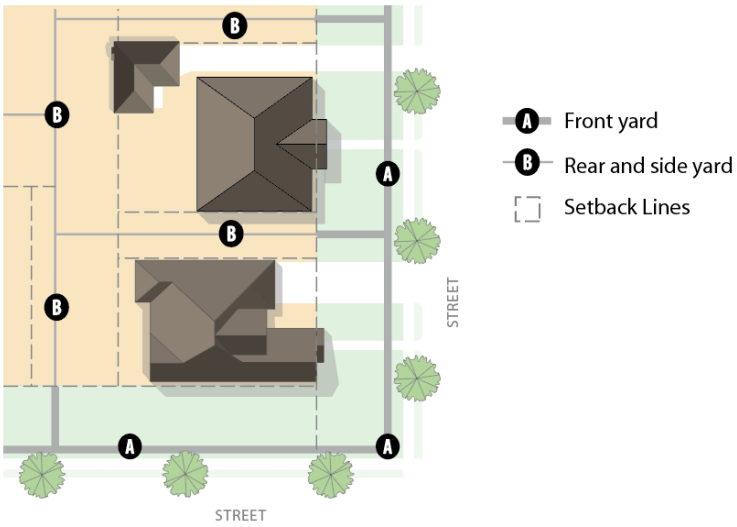
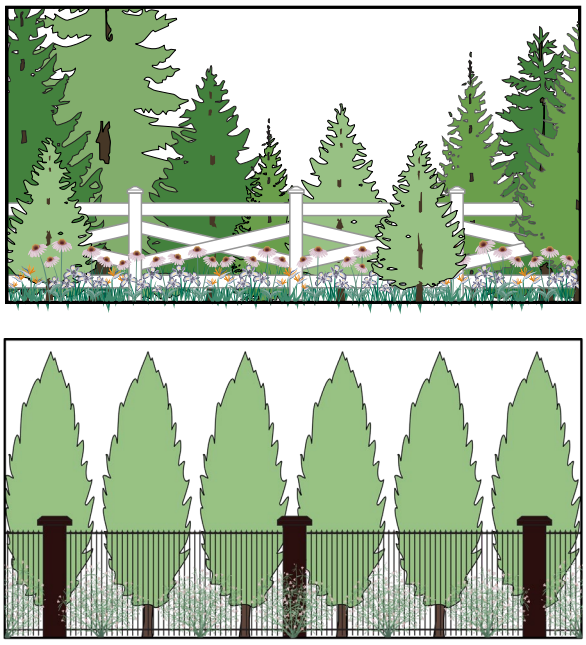
Zones	Permitted Height (1)(2)(3)
UR, RA-5, NR, NMF, and in the Downtown, Overlake, and Marymoor Centers	 ~~Six feet anywhere on the lot (see RZC 21.24.060, *Additional Residential Neighborhood Requirements*, for additional information)~~ A **Walls and fences located in any front yard must be 4 feet or less otherwise** B **6 feet**
All other zones	Eight feet anywhere on the lot, subject to landscaping requirements in RZC 21.32, *Landscaping and 21.58 Community Design*

Table 21.24.030.A Maximum Fence Height	
Zones	**Permitted Height (1)(2)(3)**
(1) This excludes areas of a lot regulated by RZC 21.52.040 – Sight Clearance at Intersections, where the height limit may be lower. **(2) Maximum fence height may be exceeded without the requirement for a variance when specified in federal or state requirements due to safety and security. Documentation of this requirement shall be provided by the applicant and approved by the Administrator.** **(3) When the City's Building Code has requirements, such as where a guard rail is required to be placed atop a retaining wall or rockery, additional height is permitted but additional height must not exceed the minimum required to meet the building code.**	

~~Figure 21.24.060~~

Figure 21.24.030B

Examples of **Low See-Through Fences**



Low, see-through fences (maximum height 42 inches) can add variety and human scale.

~~B. Fences Adjacent to Rockeries or Retaining Walls.~~

~~1. Where a fence and a rockery or retaining wall lying within a building setback area are within five feet of each other, the combined height of the fence and rockery or retaining wall shall not exceed a maximum of eight feet except as provided in subsections B.2 and B.3 below.~~

~~2. Staff may approve a modification to the combined height limit for fences and rockeries or retaining walls if either:~~

~~a. The City's Building Code requires additional height, such as where a guard rail is required to be placed atop a retaining wall or rockery; or~~

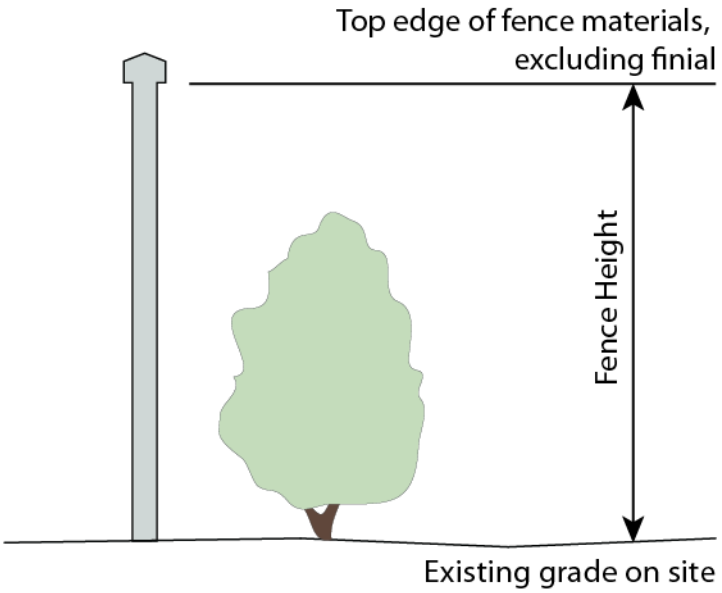
~~b. The design of the rockery or retaining wall includes terraces that are deep enough to incorporate landscaping or other techniques that reduce the visual mass of the wall, and the fence is designed to be no more than 50 percent solid.~~

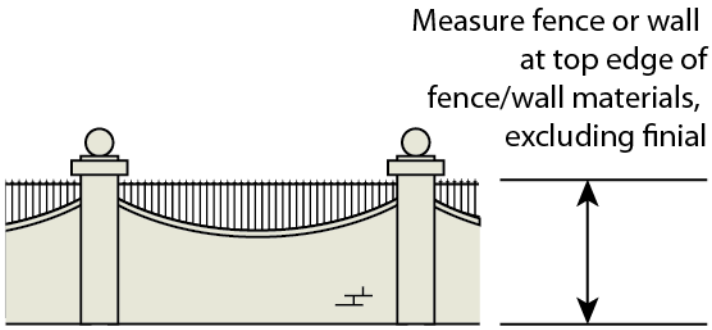
~~3. The Technical Committee may approve a modification to the combined height limit for fences and rockeries or fences and retaining walls if the modification is necessary because of the size, configuration, topography, or location of the subject property, to provide the property with the use rights and privileges permitted to other properties in the vicinity or zone in which the property is located, and the modification will not be materially detrimental to the public welfare or to abutting properties:~~

B. Fences combined with Rockeries and Retaining Walls Height. Fence and wall height shall be measured as follows:

1. Fence height shall be measured as the vertical distance between the existing grade on the site at the base of the fence and the top edge of the slats or other fence material (exclusive of fence posts). See Figure 21.24.030 B1

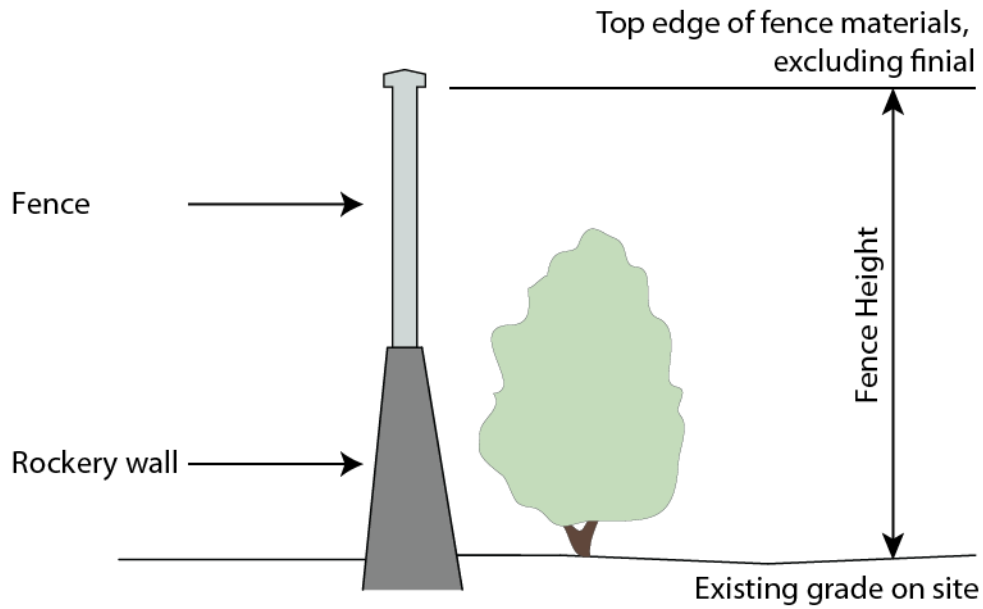
Figure 21.24.030B1
Measurement of Fence and Wall Height





2. Fence height when fences are on top of a wall/rockery must not exceed fence heights in Table 21.24.030A.

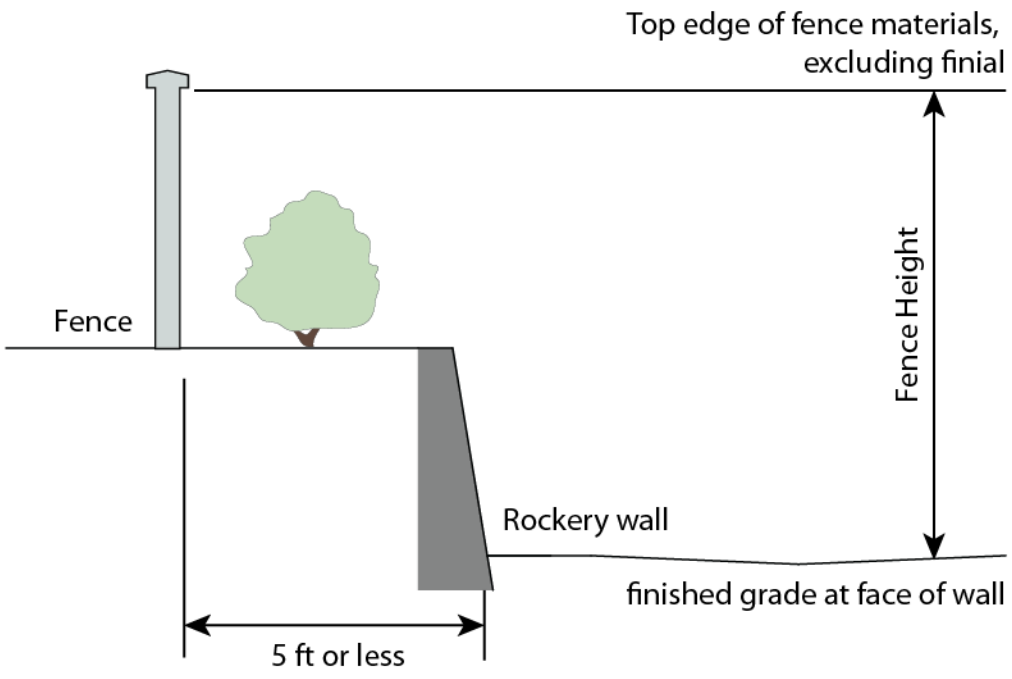
Figure 21.24.030B.2
Measurement of Fence and Wall Height



3, A fence and a rockery or retaining wall within five feet of each other, the combined height of the fence and rockery or retaining wall shall not exceed fence heights in Table 21.24.030.A

Figure 21.24.030B.3

Measurement of Fence and Wall Height



~~Where a fence and a rockery or retaining wall lying within a building setback area are within five feet of each other, the combined height of fence and wall are used to measure fence height~~

Must not exceed fence heights in Table 21.24.030A

~~4. The City's Building Code requires additional height, such as where a guard rail is required to be placed atop a retaining wall or rockery.~~

~~2. The combined height of fencing placed on top of a wall or rockery shall be measured as the vertical distance between the existing grade on the site at the base of the wall and the top edge of the slats or other fence material (exclusive of posts).~~

~~3. Where the grade within six feet of the base of a fence or wall differs from one side of the fence or wall to the other (as when a fence is placed at the top or bottom of a slope or at the top of a rockery or retaining wall), the height shall be measured from the side with the lowest existing grade.~~

(Ord. 3153)

Effective on: 6/18/2018

21.24.040 Prohibited Locations.

Fences are prohibited in critical areas, critical area buffers, native growth protection areas, designated greenbelts, and designated open space, except as required by RZC 21.64.010.R.2.

Effective on: 4/16/2011

21.24.050 Electric, Barbed Wire, and Swimming Pool Fences.

Electric, barbed wire, and swimming pool fences are permitted or required as follows:

Table 21.24.050
Electric, Barbed Wire, and Swimming Pool Fences

Fence Type	Permitted Zones	Special Requirements	Other Code Requirements
(A) Electric Fences	UR, RA-5 May be used in conjunction with the keeping of large domestic animals where allowed in NR through NMF zones.	A. Permanent signs must be posted every 50 feet stating that the fence is electrified. B. Fences, appliances, equipment, and materials must be listed or labeled by a qualified testing agency and be installed in accord with manufacturer's specifications. C. Except in the UR zone, all electric fences must be set back at least two feet from property lines adjacent to public rights-of-way and NR through NMF zones, and a second and more substantial fence with a mesh size small enough to prevent a child from reaching through, shall be located along the property line.	All electric fences must comply with RMC Chapter 15.12, *Electrical Code*.

Table 21.24.050 Electric, Barbed Wire, and Swimming Pool Fences			
Fence Type	**Permitted Zones**	**Special Requirements**	**Other Code Requirements**
		D. Prohibited when fronting shoreline public access areas (Shoreline Public Access System Map, Figure S-1 of the Shoreline Master Program).	
(B) Barbed or Razor Wire Fences	UR, RA-5, but not along property lines adjacent to other residential and commercial zones.	A. Commercial storage, utility and public uses may use barbed wire only on top of a fence at least six feet in height. The barbed wire shall not extend more than 18 inches above the top of the fence. B. Prohibited when fronting shoreline public access areas (Shoreline Public Access System Map, Figure S-1 of the Shoreline Master Program).	None
(C) Swimming Pool Fences	All zones	All outdoor swimming pools must be surrounded with a fence at least five feet in height.	All swimming pool fencing must comply with King County Health Department requirements.

Effective on: 6/18/2018

~~21.24.060 Additional Residential Neighborhood Requirements.~~

~~A. The following additional fence, rockery wall, and retaining wall requirements apply to properties located in the neighborhoods listed. The boundaries of each neighborhood are set forth in the Redmond Comprehensive Plan, Map LU-1. Where a conflict exists between the neighborhood requirements in this section and the other provisions of this chapter, the requirements of this section shall control. Where there is no specific regulation listed for the neighborhood, the other provisions of this chapter control.~~

Table 21.24.060
Additional Neighborhood Requirements

Neighborhood	Applicability	Fence or Wall Height	Design Requirements	Other Requirements
Education Hill	Applies to fences and walls in the front yard setback or adjacent to public recreational trails.	42 inches when built in the front setback (See Figure 21.24.060, except where home fronts onto arterial street.)	A. No sight-obscuring fencing materials allowed. B. Fence must be of a non-solid type, such as split rail fencing or split rail fencing combined with dark-colored vinyl or powder-coated chain link fence.	New gated communities in short subdivisions and subdivisions with security fencing are prohibited.
North Redmond (except Wedge Subarea)	Applies to fences and walls in the front yard setback or adjacent to public view corridors, and public recreational trails.	42 inches in any front setback area, and 42 inches in any street side or rear setback area adjacent to an identified pedestrian or public view corridor. (See Figure 21.24.060)	A. No sight-obscuring fencing materials allowed. B. Fence must be of a non-solid type, such as split rail fencing or split rail fencing combined with dark-colored vinyl or powder-coated chain link fence.	None
North Redmond Wedge Subarea	Applies to the Wedge Subarea defined in the Neighborhoods Element of the Comprehensive Plan.	No special height requirements	Private residential fences may be constructed and maintained along and west of the western edge of the required maintenance easement for retaining systems on the west side of Redmond-Woodinville Road.	
Willows/Rose Hill	Applies to fences in the front yard setback.	42 inches	No special design requirements	New gated communities in short subdivisions and subdivisions with security fencing are prohibited.

B. The Administrator may approve alternative materials or a combination of materials for the fences and walls described above when such alternative materials or combinations are demonstrated to better meet the intent of this chapter.

C. The Administrator may also approve deviations from the maximum fence height requirements set forth in the above table in the North Redmond and Willows/Rose Hill Neighborhoods for fencing associated with swimming pools, landscaping alternatives (such as landscaped berms), or other designs that clearly meet the intent of this chapter.

Effective on: 6/18/2018

CHAPTER 21.25

RETAINING WALLS

21.25.010 PURPOSE

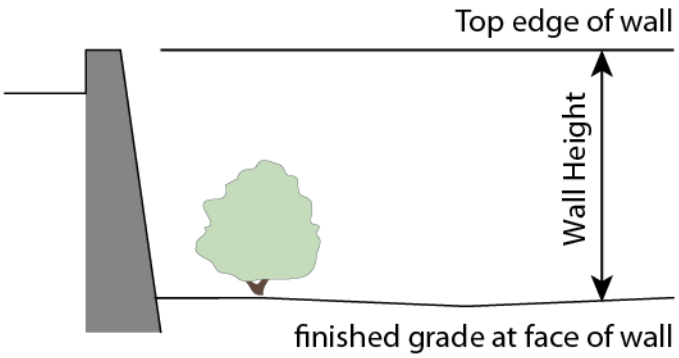
The purpose of this chapter is to provide for retaining walls and rockeries that:

A. Minimize modification of the existing topography of properties in the City, by minimizing the amount of earth being exported or imported to a site, and to minimize the height of walls related to development.
B. Minimize the visual impact of retaining walls having excessive heights that may be detrimental to the aesthetics of neighborhoods or nearby properties.
C. Maintain compatibility with the nearby properties by minimizing changes in topography and excessive excavation.

21.25.100 HEIGHT

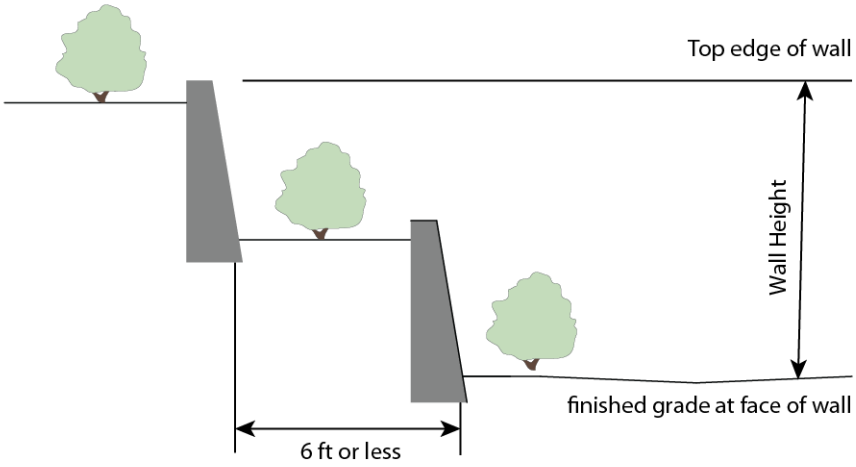
A. Retaining wall and rockeries shall have a maximum wall height of 8 feet. Deviation requests may be approved subject to provisions of 21.25.300
B. Measurement of Wall Height. For purposes of this chapter, retaining wall and rockery height shall be measured as follows:
    1. Retaining walls and rockeries height shall be measured as the vertical distance between finished grade at the face of wall to the top of the wall.

Figure 21.25.100.B.1. Retaining wall measurement



2. Retaining walls and rockeries with 6 feet or less horizontal separation between tiers, shall be measured as one retaining structure for determining the wall height. Horizontal separation shall be measured as the distance between the face of the lower wall to the face of the upper wall.

Figure 21.25.100.B.2. Measurement for retaining walls closer than 6 ft apart



21.25.200 TERRACED RETAINING WALLS [RESERVED]

21.25.300 DEVIATIONS

A. The Technical Committee may approve a deviation to the height limit for rockeries and retaining walls if the deviation is necessary because of the size, configuration, topography, or location of the subject property, to provide the property with the use rights and privileges permitted to other properties in the vicinity or zone in which the property is located, and the modification will not be materially detrimental to the public welfare or to abutting properties.

B. The deviation will not be granted for the purposes of increasing building area or usable lot space.

21.25.400 PROHIBITED LOCATIONS

A. Retaining walls and rockeries are prohibited in critical areas (except critical aquifer recharge areas), critical area buffers, native growth protection areas, designated greenbelts, and designated open space, and public and private easements except as required by RZC 21.64.010.R.2.

B. Private retaining walls and rockeries and their associated wall drain(s) and backfill shall be entirely within the private property in which they are installed and shall be placed outside of the public right-of-way.

21.25.500 ADDITIONAL REQUIREMENTS

A. Planner and Engineer approval is required prior to Technical Committee approval.
B. All retaining walls and rockeries constructed to support land used for new private development shall be placed outside of the public right-of-way and public and private easements.
C. Retaining wall reinforcements such as tiebacks, soil nails, and geogrid mesh must not extend into the public right-of-way and public easements. Tiebacks and soils nails are allowed to extend into public right-of-way with an approved Right-of-Way Use Agreement.
D. Retaining wall reinforcements such as tiebacks, soil nails, and geogrid mesh extending into private property require a private easement on that property.

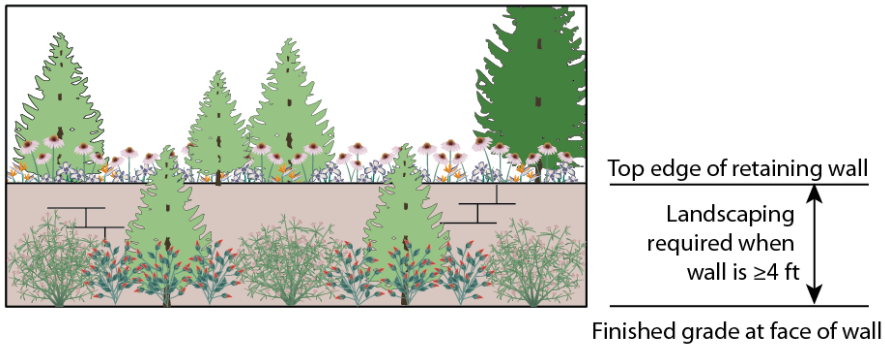
E. Retaining walls within the street section that are necessary for the street, that will be visible to the general public, and above 4 feet in height shall be constructed of either cast-in-place concrete or shotcrete, with a finish that reproduces the look of stone or masonry or having geometric patterns on the wall face. Allowable finish methods will be either stamped finish, sponge finish, troweled patterns, or modular blocks. Wall type and aesthetic pattern shall be approved by the Administrator.

F. Install rockeries and retaining walls per City Standard Specifications and Standard Details.

G. All retaining walls and rockeries must also meet the design standards in Section 5.6.7 "Rockeries/Retaining Walls" in the Stormwater Technical Notebook 2025 -- Issue 9A, or its successor.

H. Retaining walls above 4-feet in height in the lot frontage ~~and~~ must have landscaping for visual screening according RZC 21.32 Landscaping with approval by Planning and Engineering.

Figure 21.25.500.H. Retaining wall landscape screening example



Appendix 2
CONSTRUCTION SPECIFICATION AND DESIGN STANDARDS FOR STREETS AND ACCESS

.....

13. *Mailbox Stand(s) in Residential Areas.*

a. Mailboxes shall be clustered together in stands when practical and when reasonably convenient to the houses served.

b. Where appropriate, mailbox stand(s) shall be installed in the sidewalk in accordance with the City of Redmond Standard Details.

c. The location of the mailbox stand(s) is determined jointly by the City of Redmond together with the United States Postal Service.

d. Mailbox stand locations should not be placed so vehicles using it would obstruct the required width of an emergency vehicle access road.

e. Replacement and/or repair of mailbox stands is the responsibility of property owners served by the mailbox stand.

14. *Franchise Utilities.* Non-City-owned franchise utilities are required by City code to relocate existing facilities at their own expense when a conflict results between their facilities and public street improvements. The improvement work must be required by the City as part of an adopted plan or study in order for the relocation work to be the financial responsibility of the utility; otherwise all costs shall be the responsibility of the developer.

~~15. Retaining Walls and Rockeries.~~

~~a. All retaining walls and rockeries constructed to support land used for new development shall be placed outside of the public right-of-way and public easements.~~

~~b. Retaining wall reinforcements such as tiebacks, soil nails, and geogrid mesh shall not extend into the public right-of-way and public easements.~~

~~c. Retaining walls that will be visible to the general public and above four feet in height shall be constructed of concrete (cast in place, shotcrete, or modular blocks) with an aesthetic pattern on the wall face. Wall type and aesthetic pattern shall be approved by the Public Works Director or their designee.~~

~~d. Install rockeries per Standard Detail 909 "Rock Wall under 4 feet."~~

~~e. All retaining walls and rockeries must also meet the design standards in Section 5.6.7, "Rockeries/Retaining Walls" in the 2022 Stormwater Technical Notebook, Issue 9.~~

16. *Safety Railings.*

a. *Installation.* Where a sidewalk or other nonmotorized transportation facility is to be constructed above a slope steeper than 3H:1V or adjacent to a rock wall or retaining wall where the lowest finished elevation of the slope, rock wall, or retaining wall is to be 30 inches or more below the finished elevation of the sidewalk or other facility, a safety railing shall be required. Railings shall be erected and adjusted, if necessary, after initially set to assure a continuous line and grade.

b. *Design.* Safety railings shall be constructed per Standard Detail "Typical Pedestrian Railing."

17. *Guard Rails.* For purposes of warrants, design, and location, all guard rails along roadways shall conform to the criteria of Chapter 1610 "Traffic Barriers" of the Washington State Department of Transportation Design Manual.

18. *Survey Control.* Street designs shall reference the City of Redmond's current Vertical and Horizontal Control Systems.

The Redmond Zoning Code is current through Ordinance 3226, passed September 2, 2025.

Disclaimer: The City Clerk's Office has the official version of the Redmond Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: www.redmond.gov

The Redmond Zoning Code is current through Ordinance 3226, passed September 2, 2025.

Hosted by General Code.

REDMOND ZONING CODE

Code Amendment Summary

Implementing HB 1757

Subject Matter Expert	*Ian Lefcourte*
Author	*Ian Lefcourte*
Policy Basis for Amendment	***HB 1757 of the 2025 state legislative session.***
Relevant Code Portions	RZC 21.04.1125

Proposed Amendment Overview

The proposed amendment implements HB 1757 of the 2025 state legislative session. HB 1757 was codified as edits to RCW 35A.21.440. Both laws require that cities extend the allowances for existing buildings to be used for residential purposes in commercial and mixed-use zones, to existing buildings in residential zones. Further, a city may not require a change of use permit for the conversion of an existing building to residential purposes.

Rationale

Compliance with state law.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

Comment that energy code should allow up to 2,000 Watt solar panels directly plugged into a wall outlet, similar to allowances in other states (Utah) and countries (Germany).

PROPOSED AMENDMENT:

21.04.1125 Conversions of Existing Buildings to Residential Uses.

A. ***Purpose.*** The purpose of the conversion provisions is to facilitate the conversion of existing buildings ~~that are zoned for~~ in commercial, ~~or~~ mixed-use, or residential zones, ~~uses to residential uses,~~ for the purpose of creating new housing units in existing buildings. These provisions support serving the City's housing needs and compliance with state requirements. The intent of these provisions is to fully comply with state requirements (RCW 35A.21.440, 43.21C.450, and 19.27A.270) related to conversions of existing buildings to residential uses.

B. ***Applicability.*** Existing buildings constructed for commercial or mixed-use uses. For the purpose of this section, "existing building" means a building that received a certificate of occupancy at least three years prior to the permit application to add housing units. "Existing building" has the same meaning as explained in RCW 35A.21.440, and as thereafter amended.

C. ***Special Allowances.*** For compliance with state requirements, for applications related to the conversion of existing buildings that are constructed for commercial or mixed-use uses to residential uses, the City review process shall not restrict or impose the following:

1. A restriction on housing unit density that prevents the addition of housing units at a density up to 50 percent more than what is allowed in the underlying zone if constructed entirely within an existing building envelope in a building located within a zone that permits multifamily housing; provided, that generally applicable health and safety standards, including but not limited to building code standards and fire and life safety standards, can be met within the building;

2. Impose parking requirements on the addition of dwelling units or living units added within an existing building; however, cities may require the retention of existing parking that is required to satisfy existing City residential parking requirements and for nonresidential uses that remain after the new units are added;

3. With the exception of emergency housing and transitional housing uses, impose permitting requirements on the use of an existing building for residential purposes beyond those requirements generally applicable to all residential development within the building's zone**, including requiring a change of use permit**;

4. Impose design standard requirements, including setbacks, lot coverage, and floor area ratio requirements, on the use of an existing building for residential purposes beyond those requirements generally applicable to all residential development within the building's zone;

5. Impose exterior design or architectural requirements on the residential use of an existing building beyond those necessary for health and safety of the use of the interior of the building or to preserve character-defining streetscapes, unless the building is a designated landmark or is within a historic district established through a local preservation ordinance;

6. Prohibit the addition of housing units in any specific part of a building except ground floor commercial or retail that is required by RZC standards, unless the addition of the units would violate applicable building codes or health and safety standards;

7. Require unchanged portions of an existing building **that have been** used for residential **or previously permit-approved conditioned space** purposes to meet the current energy code solely because of the addition of new dwelling units within the building**.** ~~; however, if any portion of an~~ **When any other** existing building is converted to new dwelling units**, changed portions of** each of those new units must meet the requirements of the current energy code~~;~~**, except if:**

a. The square footage of new dwelling units does not exceed 2,500 square feet or 50 percent of the total building square footage, whichever is greater; or

b. The building owner submits documentation, in a form acceptable to the code city, showing the building's residential units' projected energy use intensity is less than or equal to the energy use intensity target in accordance with the clean buildings performance standard in RCW 19.27A.210; or

c. In all areas zoned for residential housing, an additional housing unit is created within an existing home;

8. Deny a building permit application for the addition of housing units within an existing building due to nonconformity regarding parking, height, setbacks, elevator size for gurney transport, or

modulation, unless the Administrator makes written findings that the nonconformity is causing a significant detriment to the surrounding area; or

9. Require a transportation concurrency study under RCW 36.70A.070 or an environmental study under RCW Chapter 43.21C based on the addition of residential units within an existing building.

D. ***Life Safety Standards.*** Nothing in this section shall require the City to approve a building permit application for the addition of housing units constructed entirely within an existing building envelope in a building located within a zone that permits multifamily housing in cases in which the building cannot satisfy life safety standards.

REDMOND ZONING CODE

Code Amendment Summary

Lot Splitting

Subject Matter Expert	*Josh Mueller, Matthew Allen*
Author	*Glenn Coil*
Policy Basis for Amendment	*HB 1096 - 2025 state legislative session.*
Relevant Code Portions	RZC 21.74 Land Division, 21.76 Review Procedures, and 21.78 Definitions

Proposed Amendment Overview

The proposed amendment implements HB 1096 concerning lot splitting. It would make the final plat process entirely administrative.

Rationale

Consistency with state law: HB 1096

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

The amendment should include the reasoning for "Administrative" addition and how it differs from Subdivisions and short subdivisions lot split.

PROPOSED AMENDMENT:

Add new section to RZC 21.74 on Lot Split

Add Lot Split to 21.76 Permit Type and Procedures

Add Lot Split to Table 21.76.050B

Add new definition to RZC 21.78 – Lot Split - "Lot split" means the administrative process of dividing an existing lot into two lots for the purpose of sale, lease, or transfer of ownership pursuant to this section. (from HB 1096)

21.74.010.B.1

1. Compliance. All division and redivision of land into lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership shall comply with the requirements of this chapter except where specifically exempted herein. Subdivisions, short subdivisions, **administrative lot splits,** binding site plans, boundary line adjustments, unit lot subdivisions, plat alterations, and plat vacations are all considered divisions or redivisions of land for purposes of this chapter.

21.74.020.N [new subsection]

N. Administrative Lot Split Standards.

Eligibility standards unique to Administrative Lot Splits are found in 21.74.030.N.

21.74.030.N [new subsection]

N. Administrative Lot Split Procedures

1. Approval Process. Administrative Lot Splits must follow the procedures established in RZC 21.76.05.F, for a Type I review, and criteria established by RCW 58.17.145.
2. Decision by the Administrator. The Administrative Lot Split may be approved by the Administrator provided the following criteria is met:
    a. Exactly one newly created lot results from the split.
    b. Both the parent lot and the newly created lot meet the minimum lot size of the applicable zone (see RZC Article II).
    c. The parent lot was not itself created by an administrative lot split under this section.
    d. The parent lot is in a zone that allows residential use.
    e. If demolition/alteration would displace an existing residential tenant renter, the application must include a displacement mitigation strategy (e.g., relocation assistance).
    f. Prior to recording, access and utility rights are granted or conveyed as necessary to serve the maximum number of dwellings allowed, acknowledging that rights may be reduced at building-permit stage if fewer units are built.
    g. The newly created lot meets minimum density requirements if located in a zone with a minimum density requirement.
    h. The lot is buildable under all applicable regulation. Lots rendered unbuildable by critical areas, shoreline, stormwater, setbacks, impervious surface, or building coverage standards are not eligible for administrative lot split.
    i. If the split would create a lot size that would allow further land division, the split is not eligible under this section but could be pursued through another applicable land-division processes under RZC 21.74.
    j. Any construction on the newly created lot is subject to all existing state and local laws including those specified in this section. Nothing in this section modifies the requirements for approval of residential building permits in chapter 19.27 RCW.
    k. Where an application does not meet the eligibility criteria of this section, the applicant may seek approval under other land division processes under RZC 21.74.
3. Recording. All administrative lot splits shall be recorded in compliance with the following:
    a. All Administrative Lot Splits must be recorded surveys consistent with the requirements of RCW Chapter 58.09 and WAC Chapter 332-130, with a notation that future Administrative Lot Splits on either lot are prohibited.
    b. Fees and Recording Procedure. Prior to recording, the applicant shall submit the original short subdivision drawings to the City for signatures.
    c. Recording Required. No short subdivision shall be recorded unless approved as provided in this chapter. Further, recording shall not be authorized unless and until the required short subdivision

improvements have been completed or a performance assurance has been posted to ensure completion as provided in RZC 21.76.090.F, Performance Assurance. A copy of an approved short subdivision shall be filed for record with the King County Department of Records and Elections, and one reproducible copy shall be furnished to the City Engineer.

21.76.050.C

In Table 21.76.050B, add row for "Administrative Lot Split" where Process Type is "I".

21.76.060.D.4

Appeal. Type I decisions may be appealed to the Hearing Examiner as provided in RZC 21.76.060.I, Appeals to Hearing Examiner on Type I and II Permits. All decisions are final upon expiration of the appeal period or, if appealed, upon the date of issuance of the Hearing Examiner's final decision on the appeal. Appeal decisions of the Hearing Examiner may be appealed to the King County Superior Court as provided RZC 21.76.060.M. **There are no administrative appeals of Type I Administrative Lot Split decisions pursuant to RCW 58.17.145.**

21.76.070.# [new subsection]

#. Administrative Lot Splits. Decision criteria for administrative lot splits are found in RZC Article V.

21.76.090.C.1.b

b. Approval of a Type I, II, or III application shall expire two years from the date approval was final unless:

i. A complete building permit application is filed before the end of the two-year term. In such cases, the vested status of the Type I, II, or III permit or approval shall be automatically extended for the time period during which the building permit application is pending prior to issuance; provided, that if the building permit application expires pursuant to RMC 15.08.050, Amendments to the International Building Code, the vested status of a Type I, II, or III permit or approval shall also expire;

ii. For **administrative lot splits,** short plats and binding site plans, the **lot split survey,** final plat or approved binding site plan is recorded;

<<no change to the rest of 21.76.090.C.1.b>>

21.78.210

Lot Split. The administrative process of dividing an existing lot into two lots for the purpose of sale, lease, or transfer of ownership pursuant to RCW 58.17.145 and as hereafter amended.

REDMOND ZONING CODE

Code Amendment Summary

Unit Lot Subdivisions

Subject Matter Expert	*Josh Mueller, Guilherme Motta*
Author	*Glenn Coil*
Policy Basis for Amendment	*SB 5559 of the 2025 state legislative session.*
Relevant Code Portions	RZC 21.74 Land Division, 21.76 Review Procedures, 21.78 Definitions

Proposed Amendment Overview

The proposed amendment implements SB 5559 concerning unit lot subdivisions. It also would make final plat approval administrative.

Rationale

Consistency with state law - SB 5559

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

None to date.

PROPOSED AMENDMENT:

21.74.030 Decision Criteria and Procedures.

A. ***Application Submittal Requirements.***

1. *Scope.* This section sets forth the requirements that must be met in order for applications for approvals governed by this chapter to be considered complete.

2. *Preliminary Subdivisions.* In order to be considered complete, each application for preliminary subdivision approval shall contain the following:

a. A completed general application form and project contact form;

b. The required application fees;

c. A small-scale vicinity map (suitable for public notice purposes);

d. A completed SEPA/CAO fee worksheet;

e. A CAO report, if required in RZC Chapter 21.64, Critical Areas Regulations;

f. For large sites, key plat map showing the entire site on one large sheet;

g. A set of preliminary plat plans showing the proposed layout of all lots, tracts, parcels, and streets;

h. A preliminary stormwater report;

i. A SEPA application form, together with a completed City of Redmond SEPA checklist;

j. A traffic study, if required by the City ~~Public Works Department~~;

k. A title report or plat certificate for all parcels involved;

l. Density calculations indicating maximum and minimum density requirements for the proposal and including density bonus calculations, if applicable;

m. A transportation certificate of concurrency or, if no such certificate has been issued at the time of application, a transportation concurrency application that contains all information required for a transportation concurrency determination under RZC 21.52.010, Transportation Concurrency;

n. A reduced site plan showing proposed lot layout (suitable for public notice purposes); and

o. A tree preservation plan if trees are proposed to be removed as part of the proposal.

D. ***Short Subdivision Procedures.***

1. *Approval Process.* Short subdivisions shall follow the procedures established in RZC 21.76.050.G, for a Type II review.

2. *Decision by the Technical Committee.* Each final decision of the Technical Committee shall be in writing and shall include findings and conclusions based on the record to support the decision. The decision made by the Technical Committee shall be given the effect of an administrative decision and may be appealed in accordance with RZC 21.76.060.E, Technical Committee Decisions on Type II Reviews.

3. *Effect of Approval.* Approval of the short subdivision shall constitute authorization for the applicant to develop the short subdivision facilities and improvements, upon review and approval of construction drawings by the City ~~Public Works Department~~. All such facilities and improvements shall be completed or have a performance assurance posted to assure completion as provided in RZC 21.76.090.F, Performance Assurance, prior to recording of the short subdivision. All development of a short subdivision shall be subject to any conditions imposed by the City on the short subdivision approval.

4. Short subdivision approval shall expire pursuant to the following:

   a. Two years from the date of the Technical Committee notice of decision if the short plat has not been recorded. A single one-year extension may be granted by the Technical Committee if the applicant has attempted in good faith to submit the final short plat within the two-year period; provided, however, that the applicant must file a written request for extension at least 30 days prior to expiration of the two-year period.

5. *Recording.* All short subdivisions shall be recorded in compliance with the following:

   a. *Fees and Recording Procedure.* Prior to recording, the applicant shall submit the original short subdivision drawings to the City ~~Public Works Engineering Department~~ for signatures.

   b. *Recording Required.* No short subdivision shall be recorded unless approved as provided in this chapter. Further, recording shall not be authorized unless and until the required short subdivision improvements have been completed or a performance assurance has been posted to ensure completion as provided in RZC 21.76.090.F, Performance Assurance. A copy of an approved short subdivision shall be filed for record with the King County Department of Records and Elections, and one reproducible copy shall be furnished to the City Engineer.

6. *Restriction on Further Division.* Land within an approved and recorded short subdivision may not be further subdivided within a period of five years from the date of final approval

if such further division would result in more than nine lots within the original short subdivision boundaries. Any division that would result in more than nine lots within the original short subdivision within the five-year period may be accomplished only by following the process for preliminary and final subdivision approval set forth in RZC 21.74.030.E, Preliminary Subdivision Procedures, and RZC 21.74.030.G, Final Subdivision Procedures.

E. ***Preliminary Subdivision Procedures.***

1. *Approval Process.* Preliminary subdivisions shall follow the procedures established in RZC 21.76.050.H, Type III Review.

2. *Effect of Preliminary Subdivision Approval.* Approval of the preliminary subdivision shall constitute authorization for the applicant to develop the subdivision facilities and improvements upon review and approval of construction drawings by the City ~~the Public Works Department~~. All development shall be subject to any conditions imposed by the Hearing Examiner.

3. *Time Limits – Approval Within 90 Days.* A preliminary subdivision shall be approved, approved with conditions, denied, or returned to the applicant for modification or correction within 90 days from the date of filing of a complete application unless the applicant agrees to an extension of the time period in writing; provided, that should an environmental impact statement (EIS) be required per RCW 43.21C.030, Guidelines for State Agencies, Local Governments, the 90-day period shall not include the time spent in preparing and circulating the EIS by the City. A preliminary subdivision application shall not be deemed "filed" until all of the requirements for a complete application established by RZC 21.74.030.A, Application Submittal Requirements, have been met.

4. *Limitation on Preliminary Approval.*

a. Final approval of a subdivision must be acquired within seven years of preliminary plat approval if the date of preliminary plat approval is on or before December 31, 2014, and within five years of the date of preliminary plat approval if the date of preliminary plat approval is on or after January 1, 2015, after which time the preliminary plat approval is void.

b. Final approval of a subdivision must be acquired within 10 years of preliminary plat approval if the date of preliminary plat approval is on or before December 31, 2007,

and not subject to the requirements of RCW Chapter 90.58, the Shoreline Management Act, after which time the preliminary plat approval is void.

c. The Hearing Examiner may grant an extension of the time periods set forth in RZC 21.74.030.E.4.a and E.4.b for one year if the applicant has attempted in good faith to submit the final plat within the required time period; provided, however, the applicant must file a written request with the Planning Department requesting the extension at least 30 days before expiration of the required time period.

G. ***Final Subdivision Procedures.***

1. *Time Limits.* A final plat application shall be approved, denied, or returned to the applicant for modification or correction within 30 days from the date of filing unless the applicant consents to an extension of such time period.

2. *Review by ~~City~~ Engineer.* A ~~The City Engineer or a~~ licensed professional engineer acting on behalf of the City shall review the survey data, layout of lot lines, streets, alleys and other rights-of-way, design of bridges, and utility systems improvements, including storm drainage, water, and sanitary sewer.

3. *Findings by ~~City~~ Engineer.* A ~~The City Engineer or other~~ professional engineer acting on behalf of the City shall convey their findings to the Technical Committee ~~City Council~~. The engineer shall assure that:

a. The proposed final plat meets all standards established by state law and this section relating to the final plat's drawings and subdivision improvements;

b. The proposed final plat bears the certificates and statements of approval required by this section;

c. A current title insurance report furnished by the subdivider confirms the title of the land in the proposed subdivision is vested in the name of the owners whose signatures appear on the final plat;

d. The legal description of the plat boundary on the current title insurance report agrees with the legal description on the final plat;

e. The facilities and improvements required to be provided by the subdivider have been completed or, alternatively, that the subdivider has provided a surety in an

amount commensurate with improvements remaining to be completed, as provided in RZC 21.76.090.F, Performance Assurance;

f. The surveyor has certified that all survey monument lot corners are in place and visible; and

g. The final plat contains a dedication to the public of all common improvements, including but not limited to streets, roads, sewage disposal systems, storm drainage systems, and water supply systems which were a condition of approval. The intention to dedicate shall be evidenced by the owner's presentment of a final plat showing the dedication, and the acceptance by the City shall be evidenced by the approval of the final plat.

4. *Review* – Administrative Approval ~~City Council~~. The Technical Committee ~~City Council~~ shall review the final plat ~~at a public meeting~~, according to the decision criteria for final plats set forth in RZC 21.74.030.C, Decision Criteria for Approval of Final Subdivisions. ~~No public hearing shall be required. Notice of the public meeting at which the final plat will be considered will be mailed to the applicant and to any person who was a party of record to the preliminary plat proceedings at least 10 days in advance of the meeting.~~ If the ~~City Council~~ Technical Committee approves the final plat, the Administrator, Public Works Director, and City Engineer ~~Mayor~~ shall be authorized to inscribe and execute the written approval on the face of the plat map. If the Technical Committee ~~City Council~~ denies the final plat, the final plat will be returned to the applicant with reasons for denial and conditions for compliance.

5. *Recording.* All final plats shall be recorded in compliance with the following:

a. *Fees and Performance Assurance.* Prior to recording, the applicant shall submit the original final plat drawings to the ~~Public Works Department~~ City together with the plat checking fees. Unless all required improvements have been constructed prior to final plat approval, the applicant shall also submit all required performance assurances to guarantee completion of the improvements as required by RZC 21.76.090.F, Performance Assurance.

b. *Recording Required.* No final plat shall be recorded unless approved as provided in this section. The original of an approved final plat shall be filed for record with the King County Department of Records and Elections.

c. *Time Limit.* All final plats shall be recorded within 120 days after Technical Committee ~~final~~ approval ~~is granted by the City~~. Approval shall expire if the final plat is not recorded within this period.

6. *Valid Land Use.* As required by RCW 58.17.170, Written Approval of Subdivision, a subdivision shall be governed by the terms of the approval of the final plat, and any lots created shall be a valid land use for a period of not less than five years from date of filing, unless the ~~City Council~~ Technical Committee finds that a change in conditions in the subdivision creates a serious threat to the public health or safety.

H. ***Unit Lot Subdivisions.***

1. *Applicability.* The provisions of this section apply exclusively to the unit lot subdivision his Tland for existing or new attached or detached dwelling units, in which no dwelling units are stacked on another dwelling unit or other use. The purpose is to allow for the creation of lots for the individual ownership of these types of housing units while applying only those site development standards applicable to the parent lot as a whole. ~~that have land use approval through RZC 21.76.070.Y, Site Plan Entitlement; RZC Chapter 21.67, Green Building Program (GBP); and RZC 21.76.070.P, Master Planned Development.~~

2. *Approval Process.* A unit lot subdivision for new developments shall follow the procedures established in RZC 21.76.050.G, Type II Review~~, if nine or fewer unit lots are proposed~~. ~~Preliminary unit lot subdivisions shall follow the procedures established in RZC 21.76.050.H, Type III Review, if 10 or more unit lots are proposed.~~ Final unit lot subdivisions of 10 or more lots shall follow the procedures established in RZC 21.74.030.G, Final Subdivision Procedures, for final plats. Existing developed lots, where structures comply with all standards applicable to the parent lot, shall follow the procedures established in RZC 21.76.050.F, Type I Review.

a. The approval procedures shall not require any public pre-decision meeting or hearing, nor any design review other than administrative design review.

3. *Compliance With Prior Approvals.* Sites developed or proposed to be developed with single-family attached or detached dwelling units may be subdivided into individual unit lots as provided herein. The development as a whole shall conform to the regulations of the zone that the site is located in and to the plans that were granted approval through provisions of this code~~, either: RZC 21.76.070.Y, Site Plan Entitlement; RZC Chapter 21.67, Green Building Program (GBP); or RZC 21.76.070.P, Master Planned Development~~.

a. Portions of the parent site not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, by a homeowners' association comprised of the owners of the individual unit lots located within the parent site, or by a community land trust.

4. Development on individual unit lots is not required to conform with all development standards that typically apply to individual lots as long as the parent lot conforms to all such development standards. Each unit lot shall comply with applicable building codes. Fire protection for the buildings shall be based on the aggregate square footage on the parent lot.

5. Internal vehicular courts and driveways providing vehicular access to unit lots in the subdivision from public streets shall not be considered public or private streets when considering unit lot subdivisions.

6. Subsequent ~~platting~~ subdivision actions, additions, or modification to the structure(s) may not create or increase any nonconformity of the parent lot as a whole, and shall conform to the approved unit lot housing development project or to the land use and development standards in effect at the time of the proposed actions, additions, or modifications.

~~7. Access easements, joint use and maintenance agreements, and covenants, conditions, and restrictions (CC&Rs) identifying the rights and responsibilities of property owners and/or the homeowners' association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; underground utilities; common open space, such as common courtyard open space; exterior building facades and roofs; and other similar features, shall be recorded with the King County Department of Records and Elections.~~

8. Within the parent lot, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use the parking is formalized by an easement recorded with the King County Department of Records and Elections.

9. The minimum residential density required for unit lot subdivision in the Downtown Core zone shall be 35 dwelling units per acre. There shall be no minimum residential density requirements for unit lot subdivisions elsewhere in the City unless required by the zone in which the site is located.

10. Notes shall be placed on the face of the plat or short plat as recorded with the King County Department of Records and Elections to acknowledge the following:

a. Approval of the design and layout of the units on each of the lots housing development project was granted based on detailed ~~by the~~ review of that specific project ~~the development~~, as a whole, on the parent lot including specific reference to the applicable permit or file number for that specific. The title of the plat shall include the phrase "Unit Lot Subdivision". ~~project by RZC 21.76.070.Y, Site Plan Entitlement; RZC Chapter 21.67, Green Building Program (GBP), or RZC 21.76.070.P, Master Planned Development.~~

b. Development, redevelopment, or rehabilitation of structures on each unit lot is subject to review and approval of plans that are consistent with the design of the surrounding structures on the parent lot as approved by the City through subject file number as stated in RZC 21.74.030.H.10.a.

c. Access easements, joint use and maintenance agreements, and covenants, conditions, and restrictions (CC&Rs) identifying the rights and responsibilities of property owners and/or the homeowners' association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; underground utilities; common open space, such as common courtyard open space; exterior building facades and roofs; and other similar features. ~~shall be recorded with the King County Department of Records and Elections~~.

d. Additional development of the individual lots may be limited as a result of the application of development standards to the parent site.

J. ***Subdivision Alterations.***

1. *Scope.* This section establishes the procedures to be used for subdivision alterations under RCW 58.17.215 through 58.17.218.

2. *Approval Process.* Subdivision alterations shall follow the procedures established in RZC 21.76.050.J, Type V Review.

3. *Application Requirements.* An application for alteration of a subdivision shall meet the submittal requirements established by the Administrator, and shall contain the signatures of those persons having an ownership interest in the majority of the lots, tracts, parcels, sites, or divisions in the subject subdivision or portion to be altered, and other application submittal materials as required. If the subdivision is subject to restrictive covenants which were filed at the time of the approval of the subdivision, and the alteration would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants; provided, that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the alteration.

4. *Hearing Required.* The City Council shall conduct a public hearing on the application for a subdivision alteration.

5. *Decision Criteria.* The City Council shall approve the application for alteration of the subdivision or approve the application with conditions if it determines that the public use and interest will be served by the alteration. The City Council shall deny the application for alteration if it finds that the public use and interest will not be served by the alteration.

6. After approval of the alteration, the applicant shall submit to the City a revised drawing of the approved alteration of the subdivision, which after signature of the approving authority shall be filed with the King County Department of Records and Elections to

become the lawful plat of the property. The revised drawing shall be surveyed and prepared by a Washington State-licensed land surveyor.

7. The procedures set forth in RZC 21.74.030.J.1 through J.3 apply to subdivisions that have been recorded. A subdivision that has not yet been recorded and that has not expired may be altered upon approval by the Administrator as long as the alteration is consistent with the final plat approval granted by the City Council. In the event that the alteration is not consistent with that approval, alteration may be approved only by repeating the final plat approval process.

8. Administrative Easement Release. Notwithstanding the requirements of J.4 (public hearing) and J.5 (Council decision), the City may release an easement administratively if:

a. The easement is no longer needed for public use;

b. The City is the sole beneficiary of the easement; and

c. The release does not adversely affect public health, safety, or welfare.

The release shall be signed by the Mayor or their designee and documented with a revised plat or exhibit filed with the King County Recorder's Office or its successor agency.

K. ***Final Subdivision and Short Subdivision Corrections.***

1. *Public Dedication – Not Involved.* Amendments, alterations, modifications, and changes to recorded final subdivisions and short subdivisions that do not affect a public easement or other public dedication of land shall be accomplished only by one of the following methods:

a. File a new plat for the lots in question by following the full subdivision procedures of this chapter; or

b. File a short plat for lots in question by following the procedures of this chapter; or

c. File an application for an administrative modification or boundary line adjustment.

2. *Public Dedication – Involved.* Amendments, alterations, modifications, and changes to recorded final plats and short plats that do affect a public easement or other public

dedication of land shall be accomplished by following the procedures of RZC 21.74.030.I, Subdivision Vacations, or RZC 21.74.030.J, Subdivision Alterations.

3. Administrative Public Easement Release. The City may administratively release a public easement that is no longer needed for public use. The Mayor or their designee is authorized to sign the release. The release requires:

a. Verification by the City that the easement is no longer required for public utilities, access, drainage, or other public purposes.

b. Submission of a revised surveyed plat or easement exhibit, prepared by a licensed Washington State surveyor, showing the easement removed.

c. Recording of a revised plat/exhibit with the King County Recorder's Office or its successor agency.

This process does not require a City Council hearing but may include notice to adjacent property owners at the discretion of the Administrator.

21.78.250 P Definitions

Parent Lot. *A* residential lot that is subdivided into unit lots through the unit lot subdivision process.

21.78.300 U Definitions

Unit lot. A subdivided lot within a residential development as created from a parent lot and approved through the unit lot subdivision process.

Unit Lot Subdivision. ~~A division or redivision of land in which one or more boundaries of the individual lots coincide with the interior walls of a structure which separate individual attached single-family dwelling units.~~ A subdivision or short subdivision proposed as part of a residential development project that meets the development standards applicable to the parent lot at the time the application is vested, but which may result in development on one or more individual unit lots becoming nonconforming as to specified land use and development standards based on the analysis of the individual unit lot.

21.76.050B Classification of Permits and Decisions

Table 21.76.050B Classification of Permits and Decisions		
Permit Type	**Process Type**	**RMC Section (if applicable)**
Unit Lot Subdivision	I or II	

REDMOND ZONING CODE

Code Amendment Summary

Implementing SB 5509 for Childcare Zoning

Subject Matter Expert	*Kim Dietz, Jenny Nelson*
Author	*Kim Dietz, Jenny Nelson*
Policy Basis for Amendment	*SB 5509 of the 2025 state legislative session.*
Relevant Code Portions	RZC 21.04

Proposed Amendment Overview

The proposed amendment implements SB 5509 concerning childcare zoning. State law limits restrictions cities can place on the location of childcare centers. The proposed amendments would allow daycare centers in the NR, NMF, NMU, and RA-5 zones as required in state law.

Rationale

Compliance with state law. Staff recommends addressing the portions of SB 5509 addressing industrial and light industrial zones when guidance from the Department of Commerce is available.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

None to date.

PROPOSED AMENDMENT:

21.04.0200 Nonresidential Use Table.

Nonresidential Uses by Zone P = A use class is permitted L = Limited use, see note number(s) indicated C = A conditional use permit (CUP) is required N = Not permitted	Neighborhood Zones			Citywide Mixed-Use Zones		Marymoor Village Zones			Downtown Zones			Overlake Zones			Nonresidential Zones						Notes and References
	NR	NMF	NMU	CMU	UMU	MME	MMC	MMM	DTE	DTC	TWNC	OV	OBAT	OUMF	BP	MP	I	UR	RA-5	COS	
Education, Public, Health, and Other Institutions																					
Day care center	P ~~L 13 / C~~	P ~~L 13 / C~~	P ~~L 13~~	P	P	P	P	P	P	P	P	P	P	P	P	L 15	N	N	P ~~N~~	N	~~A CUP is required in NR and NMF. See RZC 21.04.2080.~~

Notes and Limitations

1 Shall not be materially detrimental in terms of noise, truck traffic, vibrations, odors, and other potential operational impacts with neighborhood units or nearby mixed-use/residential developments. Application of this note is limited in the MMC and MMM zoning districts to new structures permitted after June 17, 2017.

2 For properties in a CARA this use may be restricted or prohibited. See RZC 21.64.050.

3 Uses Not Permitted.

a. Gasoline service;

b. Outdoor automobile sales, rental or service;

c. Rental storage and mini-warehouses;

d. Warehouse and storage services;

e. Outdoor storage.

4 Limited to less than 75,000 square feet gross floor area in a single use.

5 Membership wholesale/retail warehouse limited to showroom only with a maximum size of 75,000 square feet gross floor area.

6 Administrative office/business functions only.

7 Is limited to:

a. Athletic, sports, and play fields.

b. Marine recreation.

c. Commercial swimming pools.

d. Education facilities allowed in MP zones outside of MP Overlay but limited to technical, trade, and other specialty schools only.

e. Animal kennels.

f. Real estate services limited to mini-warehouse/self-storage only.

g. Professional services limited to research and development services and other uses that support another permitted use within the MP zone only.

h. Administrative services limited to corporate headquarters and regional offices associated with manufacturing and wholesale trade uses within an MP zone.

i. Athletic club or fitness center.

j. Repair and rental of goods.

8 Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.

9 Permitted only abutting Lake Sammamish. Excludes medical airlift.

10 Limited to mixed-use developments. Not permitted as a stand-alone use.

11 All commercial livestock, dairy and fowl enterprises limited to lots 35,000 square feet in size or larger, and must meet Seattle-King County Health Department regulations and the regulations of Redmond's Municipal Code. Personal, noncommercial livestock, dairy, and fowl activities are considered an accessory use and are allowed; provided, that all Health Department and Municipal Code requirements are met.

12 Limited to lots 35,000 square feet or larger.

~~**13 Day care uses are only permitted in a building or building complex used for other uses, such as a school, church, meeting hall, or some other building used for more than one purpose.**~~

14 Shall not be located on a parcel that abuts a Neighborhood Residential or Neighborhood Multifamily zone.

15 Only allowed in the MP Overlay (see note 7D for educational facilities).

16 Limited to MP Overlay only: pet and animal sales or services (except veterinary), ambulatory and outpatient health care services, health and personal care, and finance and insurance.

17 Shall be located in multi-tenant buildings or a single building in a multibuilding, multi-tenant complex.

18 Fifty-person seating capacity, except when associated with manufacture of food or kindred products. In that case, maximum is 100-person seating capacity, so long as the seating area does not occupy more than 25 percent of combined gross floor area. The seating limit does not apply when the use is secondary to a winery or brewery, but the 25 percent limit continues to apply.

19 Hours of operation limited to:

a. 6:00 a.m. – 12:00 p.m. in the MMM and MP zoning districts.

b. 6:00 a.m. – 10:00 p.m. in the BP and I zoning districts.

20 Not permitted north of NE 90th Street and west of Willows Road.

21 Finance and insurance, convenience use, and personal services uses:

a. Permitted in Willows/Rose Hill Neighborhood north of NE 95th Street only.

b. Must be closed a minimum of four hours in any 24-hour period.

c. Minimum size per tenant is 1,000 square feet gfa.

d. Maximum size per tenant is 20,000 square feet gfa.

e. Shall be secondary use in multi-tenant building; shall not be located in separate building containing only convenience uses.

22 Maximum size is 30,000 square feet gfa in Willows/Rose Hill Neighborhood north of NE 95th Street.

23 For automobile sales, service, or repair:

a. May occupy up to 25 percent of the combined gross floor area.

b. Vehicle display area shall be outside of required parking and landscape areas.

c. Vehicles shall be stored on paved surfaces.

d. Advertising signs are not permitted on the outside of vehicles. Signs providing information about the vehicle, such as year, make, model, etc., may be displayed on the outside of or in the windows of vehicles.

e. Vehicle repair shall be conducted indoors.

24 Outdoor loudspeaker systems are prohibited.

25 Razor wire, chain link, and barbed wire fences prohibited on street or access frontage.

26 Limited to government and administration uses only.

21.04.2080 Day Care Centers.

A. ~~Purpose. This section provides development criteria for commercial day care centers in residential zones.~~ **Reserved.**

~~B. Development Standards.~~

~~1. Commercial Day Care Centers (Residential Zones).~~

~~a. Day care centers shall comply with all building, fire, safety, and health codes, and all applicable development standards.~~

~~b. Day care centers shall obtain a business license and maintain the use license as long as the use operates.~~

~~c. Day care centers shall obtain all required state approvals.~~

~~d. In the RA-5 zone, stand-alone day care centers are prohibited.~~

~~e. Day care centers shall not be located closer than 300 feet from another existing day care operation in residential zones.~~

~~f. The minimum lot size shall be 20,000 square feet in all residential zones.~~

~~g. Play equipment used in the day care operations shall be placed no closer than 10 feet from any property line.~~

~~h. Off-street parking for each employee shall be provided.~~

~~i. Building design, site plans and landscaping shall be of a character which is appropriate for the area.~~

~~j. Day care centers may be approved in new or existing churches and other places of worship, and no additional approval will be required, provided all other requirements of this section are met.~~

~~k. Day care centers located in residential zones shall operate within the hours of 5:00 a.m. to 10:00 p.m.~~

21.78 Definitions.

Day Care Center. ~~An agency which regularly provides temporary care for a group of children between the ages of six weeks to 12 years for periods less than 24 hours in a residence or structure other than the parent's home on a regular recurring basis for pay or other valuable consideration, including but not limited to the furnishing of shelter, sustenance, supervision, education and other supportive services. The term is not intended to include babysitting services of a casual, nonrecurring nature.~~ **"Day Care Center", "Child day care center" and "child care center" mean an agency that regularly provides early childhood education and early learning services for a group of children for periods of less than 24 hours, as defined by RCW 43.216.010 and hereafter amended.**

REDMOND ZONING CODE

Code Amendment Summary

Implementing SB 5184 and Parking Provisions of HB 1183

Subject Matter Expert	*Jeff Churchill*
Author	*Jeff Churchill*
Policy Basis for Amendment	*SB 5184 of the 2025 state legislative session.* *Portions of HB 1183 of the 2025 state legislative session.*
Relevant Code Portions	21.40.010.C, 21.40.010.D

Proposed Amendment Overview

The proposed amendment implements SB 5814 of the 2025 state legislative session and the portions of HB 1183 of the same session related to parking. SB 5184 was codified as RCW 35A.21.445. The portion of HB 1183 related to parking was codified as RCW 36.70A.817. Both laws restrict how cities can regulate off-street parking.

The proposed amendment also codifies an administrative interpretation for measuring the distance to a frequent transit stop.

Rationale

Compliance with state law and clear regulations.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

Concern about sight-obstructing vegetation in parking lots and near crosswalks.

PROPOSED AMENDMENT:

C. ***Administration.*** In the administration of this section, the following rules shall be used:

1. *Nonconforming Parking.*

a. A development that met the parking requirements in effect at the time it was approved but that does not have sufficient parking spaces to meet the current requirements of this chapter, may continue to operate with the parking deficiency as long as no enlargement is made that would require additional parking spaces;

b. When a development with nonconforming parking is enlarged so as to require additional parking spaces, the requirements of this chapter shall apply only to the enlargement;

c. When a preexisting building with nonconforming parking is remodeled or rehabilitated but not enlarged, the existing use of the building may continue without providing additional parking. In the event that the land use is increased by an addition of building square footage, the minimum level of parking required, including bicycle parking required by this chapter, consistent with the increased land use affected by the change must be provided, or an approved Mobility Management Program, as provided in RZC 21.52.020, Mobility Management Program, must be implemented for the site that effectively reduces parking demand;

d. When additional uses are placed on the same lot with the nonconforming parking or an enlarged lot of which the lot with nonconforming parking is a part, the requirements of this chapter shall apply only to the additional use; and

e. *Parking in Downtown, Overlake, and Marymoor Village.*

i. Developments with nonconforming parking shall not be required to provide additional parking spaces when a change of use occurs**, either from non-residential to residential or non-residential to another non-residential use,** or minor improvements are performed, provided that the change of use or minor improvement do not enlarge the structure or increase the amount of nonconformity.

ii. Developments, sites, and structures where a portion of the site and/or structures have been obtained under threat of condemnation shall not be required to provide additional parking spaces than that which was sufficient to meet the requirements in place during the most recent development or construction of the site.

2. *Separate Parking Facilities.* A parking facility that is required for one establishment shall not be considered as part of the parking facility required for any other enterprise, except for cooperative parking as provided in RZC 21.40.010.F, General Parking Requirements.

3. *Site Plan Entitlement Required.* All proposed parking facilities are subject to the site plan entitlement process of RZC 21.76.070.Y, Site Plan Entitlement.

4. *Car-Sharing Parking.* In all zones except Neighborhood Residential, required parking spaces may be occupied by car-sharing vehicles.

D. ***Required Off-Street Parking.***

1. The minimum required and maximum permitted number of off-street parking spaces for each land use is noted in the Parking Ratio Column of each zone. Where calculations of parking requirements result in fractional amounts, they shall be rounded up if 0.5 or over.

Table 21.40.010D. Required Off-Street Parking

	Parking Ratio: Unit of Measure (Minimum Required, Maximum Allowed)		
Use Class	**Within 1/4 Mile of Frequent Transit or in a TOD Focus Area**	**In a Center, Not Within 1/4 Mile[#] of Frequent Transit, Not in a TOD Focus Area**	**All Other Locations**
Residential [1]			
Dwelling unit, detached	Dwelling unit (0, –)	Dwelling unit (0, –)	Dwelling unit (1.0, –)
Dwelling unit, attached	Dwelling unit (0, –)	Dwelling unit (0, –)	Dwelling unit (1.0, –)

Accessory dwelling unit	Dwelling unit (0, –)	Dwelling unit (0, –)	Dwelling unit (0, –)
Tiny home	Dwelling unit (0, –)	Dwelling unit (0, –)	Dwelling unit (0, –)
Cottage	Dwelling unit (0, –)	Dwelling unit (0, –)	Dwelling unit (0, –)
Dwelling unit, multifamily	Dwelling unit (0, 1.0)	Dwelling unit (0.5, 1.25)	Dwelling unit (0.5, 2.0)
Mixed-use residential structure	Dwelling unit (0, 1.0)	Dwelling unit (0.5, 1.25)	Dwelling unit (0.5, 2.0)
Permanent supportive housing, transitional housing	Dwelling unit (0, –)	Dwelling unit (0, –)	Dwelling unit (0.5, –)
Group Home/Congregate Housing			
Dormitory or residential suite	Bed (0, 1.0)	Bed (0, 1.0)	Bed (0, 1.0)
Adult family home	Dwelling unit (0, 2.0)	Dwelling unit (0, 2.0)	Dwelling unit (1.0, 2.0)
Long-term care facility	Patient bed (0, 0.25)	Patient bed (0, 0.25)	Patient bed (0.25)
Residential care facility	Patient bed (0, 0.25)	Patient bed (0, 0.25)	Patient bed (0.25)
Retirement residence	Without skilled nursing: unit (0, 1.0) With skilled nursing: worker on largest shift (0, 1.0)	Without skilled nursing: unit (0, 1.0) With skilled nursing: worker on largest shift (0, 1.0)	Without skilled nursing: unit (0, 1.0) With skilled nursing: worker on largest shift (0, 1.25)
Emergency housing or emergency shelter	Bed (0, 1.0)	Bed (0, 1.0)	Bed (0, 1.0)
Lodging			
Bed and breakfast inn or boarding house	Rental room (0, 1.0)	Rental room (0, 1.0)	Rental room (1.0)
Hotel or motel	Rental room (0, 1.0)	Rental room (0, 1.0)	Rental room (1.0)
General Sales or Service			
Retail sales	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)
Cannabis retail sales	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)
Business and service	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)

Food and beverage	1,000 sq. ft. gfa (0, 5.0) No requirement for kiosks and vending carts	1,000 sq. ft. gfa (0, 7.5) No requirement for kiosks and vending carts	1,000 sq. ft. gfa (0, 9.0)
Drive-up stand	No requirement	No requirement	No requirement
Animal kennel/shelter	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)
All other general sales or service	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)
Arts, Entertainment, and Recreation			
Arts, entertainment, recreation, and assembly	1,000 sq. ft. gfa (1.0, adequate to accommodate typical use)	1,000 sq. ft. gfa (2.0, adequate to accommodate typical use)	1,000 sq. ft. gfa (2.0, adequate to accommodate typical use)
Golf course			Adequate to accommodate typical use
Natural and other recreational parks	1,000 sq. ft. land area (0, adequate to accommodate typical use)	1,000 sq. ft. land area (0, adequate to accommodate typical use)	1,000 sq. ft. land area (0, adequate to accommodate typical use)
Adult entertainment facilities	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
Water enjoyment use	No requirement	No requirement	No requirement
Piers, docks, floats, and other water-oriented accessory structures	No requirement	No requirement	No requirement
Education, Public, Health, and Other Institutions			
Education, government, health care and other institutions	1,000 sq. ft. gfa (0, adequate to accommodate typical use)	1,000 sq. ft. gfa (0, adequate to accommodate typical use)	1,000 sq. ft. gfa (2.0, adequate to accommodate typical use)
Day care center	Employee on maximum shift (0, 1.0)	Employee on maximum shift (~~0.5~~ 0, 1.0)	Employee on maximum shift (~~0.5~~ 0, 1.0)
Family day care provider	No requirement	No requirement	No requirement
Faith-based and funerary	Assembly uses: 1,000 sq. ft. gfa (5.0, 10.0) or fixed seats (0.1, 0.2)	Assembly uses: 1,000 sq. ft. gfa (5.0, 10.0) or fixed seats (0.1, 0.2)	Assembly uses: 1,000 sq. ft. gfa (7.5, 10.0) or fixed seats (0.2)

	All other uses: 1,000 sq. ft. gfa (1.0, 3.0)	All other uses: 1,000 sq. ft. gfa (2.0, 3.0)	All other uses: 1,000 sq. ft. gfa (2.0, 5.0)
Secure community transition facility	Adequate to accommodate typical use	Adequate to accommodate typical use	Adequate to accommodate typical use
All other uses	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
Manufacturing and Wholesale Trade			
Manufacturing and wholesale trade	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
Artisanal manufacturing, retail sales, and service	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 3.0)	1,000 sq. ft. gfa (0, 5.0)
Cannabis processing	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
All other uses	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
Transportation, Communication, and Utilities			
All uses except those below	1,000 sq. ft. fga (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)	1,000 sq. ft. gfa (2.0, 5.0)
Rapid charging station; local utilities; regional utilities; wireless communication facilities; automobile parking facilities; heliport; float plane facility	No requirement	No requirement	No requirement
Agriculture			
All uses	No requirement	No requirement	No requirement
Other			
Construction-related business	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
Mining and extraction establishment	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (1.0, 3.0)	1,000 sq. ft. gfa (2.0, 3.0)
Wetland mitigation banking	No requirement	No requirement	No requirement

 # Distance to frequent transit is measured as the walking distance from the nearest property edge to the nearest station or stop with frequent transit

1There is no minimum off-street parking requirement for middle housing located within one-half mile of a major transit stop as defined in RCW 36.70A.030 or its successor.

 # There is no minimum off-street parking requirement for the following uses or structure types in accordance with RCW 35A.21.445 and RCW 36.70A.817 or their successors:

a. **Single-family or middle housing residences under 1,200 square feet.**

b. **Affordable housing as defined in RCW 36.70A.030 or its successor.**

c. **Senior housing (defined as retirement residence in RZC 21.78.270).**

d. **Ground-level non-residential spaces in mixed-use buildings.**

e. **Buildings that meet passive house requirements as defined in RCW 36.70A.817 or its successor.**

f. **Modular construction as defined in RCW 36.70A.817 or its successor.**

g. **Mass timber construction as defined in RCW 36.70A.817 and RCW 19.27.570 or their successors.**

2. All multifamily and nonresidential development over 1,000 square feet of gross floor area must include at least two accessible parking spaces, even if doing so would exceed the required off-street parking minimums or maximums or exceed Americans with Disabilities Act (ADA) requirements. In the case where an accessible space would exceed ADA requirements, the Code Administrator may approve designating adjacent on-street parking as a designated accessible space in lieu of providing an on-site space. Existing on-street spaces that are designated as accessible can be counted toward the requirements of this subsection. The Code Administrator may waive the requirements to provide accessible parking in excess of ADA requirements if the Code Administrator determines that requiring the spaces would (a) not meet the nexus and rough proportionality tests as described in RZC 21.17.010.B.2, or (b) substantially impact the feasibility of the project.

3. The Administrator may approve alternative minimum parking requirements for specific uses on specific development sites where the land use permit applicant demonstrates, through a parking study prepared by a qualified expert, that the alternative requirement will provide sufficient parking to serve the specific use without adversely impacting other uses and streets in the vicinity. The Administrator may require the recording of a covenant or other instrument restricting the use of the property to the specific use for which the alternative minimum parking requirement was approved. Where a parking study does not demonstrate that available parking stalls will adequately serve the proposed use, reductions below the minimum requirement may be approved if a mobility management program that effectively reduces parking demand as provided in RZC 21.52.020, Mobility Management Program, is approved and recorded with the property.

The Technical Committee may require alternative parking programs if there is a need to reduce overall parking to alleviate significant adverse environmental impacts.

4. Required parking may be provided off site within 600 feet of the site, unless otherwise approved by the Administrator, when secured by an easement.

REDMOND ZONING CODE

Code Amendment Summary

Implementing SB 5611 for Permitting Timelines and Binding Site Plans

Subject Matter Expert	*David Lee*
Author	*Lauren Alpert*
Policy Basis for Amendment	*SB 5611 of the 2025 state legislative session.*
Relevant Code Portions	21.74.030.L

Proposed Amendment Overview

The proposed amendment implements SB 5611 concerning permitting timelines and binding site plans.

Rationale

The provisions of SB 5611 that require changes to the Redmond Zoning Code are provisions that allow the binding site plan process to be used for multifamily developments. This proposal implements that change in state law.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

None to date.

PROPOSED AMENDMENT:

L. Binding Site Plans.

1. Scope. This subsection establishes the procedures to be used for the division of land using the binding site plan process pursuant to RCW 58.17.035. **For purposes of RZC 21.74.030.L, commercially zoned property includes property that is zoned to permit or conditionally permit any multifamily residential uses.** Division of land using the binding site plan process is limited to:

a. Divisions for the sale or lease of commercial or industrial zoned property;

b. Divisions for the purpose of lease when no residential structures other than mobile homes or travel trailers are permitted to be placed on the land; and

c. Divisions of land into lots or tracts made under the provisions of the Horizontal Properties Regimes Act (RCW Chapter 64.32) or the Condominium Act (RCW Chapter 64.34).

2. Approval Process. Binding site plans shall follow the procedures established in RZC 21.76.050.G, Type II Review.

3. Drawing Requirements. Binding site plans shall be drawn at a scale no smaller than one inch equals 50 feet, unless a different scale is approved by the Administrator, and shall include:

a. The design of any lots and building envelopes and the areas designated for landscaping and vehicle use;

b. The areas and locations of all streets, roads, improvements, utilities, easements, open spaces, critical areas, and any other matters specified by the development regulations;

c. Inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land as are established by the City of Redmond; and

d. Provisions requiring that any development shall comply with the approved site plan.

4. Post-Approval Requirements. The following requirements shall apply to proposals submitted under this subsection:

a. Approved binding site plans shall be submitted for recording with the King County Department of Records and Elections;

b. All provisions, conditions, and requirements of the binding site plan shall be legally enforceable on the purchaser or any person acquiring a lease or other ownership interest of any lot, parcel, or tract created pursuant to the binding site plan. A sale, transfer, or lease of any lot, tract, or parcel that does not conform to the requirements of the binding site plan approval shall be considered a violation of this chapter.

c. All development shall be in conformity with the approved binding site plan and any existing or subsequent applicable permit approval. Each binding site plan document shall reference the requirement for compliance with any existing or subsequent permit approval.

d. Amendments to an approved binding site plan shall follow the process established in RZC 21.76.090.D, Administrative Modifications. Vacations of an approved binding site plan shall be made through the subdivision vacation process; and

e. Approved binding site plans may contain any easements, restrictions, covenants, or conditions as would a subdivision approved by the City.

REDMOND ZONING CODE

Code Amendment Summary

Co-Living Residential Suites Regulatory Gaps

Subject Matter Expert	*Ian Lefcourte*
Author	*Ian Lefcourte*
Policy Basis for Amendment	*N/A. Changes are clean-ups / alignment with Redmond 2050.*
Relevant Code Portions	RZC 21.04.0100. RESIDENTIAL USE TABLE RZC 21.08.200 DEVELOPMENT STANDARDS RZC 21.78. DEFINITIONS

Proposed Amendment Overview

Amendments are proposed in the residential use table and definitions section concerning residential suites to ensure alignment with Redmond 2050 policy direction.

- RZC 21.78:
  - Strike a portion of the dwelling unit definition.
  - Revise "Residential Suite" definition to:
    - Include synonyms: co-living, single-room occupancy, efficiency suite, etc.
    - Align with RCW definition: Residential Suite housing is a residential development with sleeping units that are independently rented and provide living and sleeping space, in which residents share kitchen facilities with residents of other units in the building.
    - Add text that Residential Suites "count as" dwelling units for the purposes of affordable housing requirements (RZC 21.20 and RMC 3.38)
- RZC 21.04.0100. RESIDENTIAL USE TABLE:
  - Revise "Residential Suite" footnote for the NR zone that RS only allowed if 100% of units in the development are Residential Suites.
- RZC 21.08.200. DEVELOPMENT STANDARDS
  - Clarifies how dormitory and residential suite developments are regulated, for development standards and maximum structure square footage in the Neighborhood Residential zone.

Rationale

The amendments are intended to:

- Ensure that residential suites continue to comply with affordable housing regulations
- Ensure that residential suites are not created in name only as a way of circumventing maximum square footage per lot regulations in the Neighborhood Residential zone.
- Ensure consistency in how residential suites are referenced across the zoning code.
- Clarify development standards for dormitory and residential suite uses in Neighborhood Residential zone.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

None to date.

PROPOSED AMENDMENT:

21.04.0100. RESIDENTIAL USE TABLE

Revise table note 8:

8. Dormitories: limited to developments with six or more dormitory rooms. Residential Suites: Limited to developments with six or more residential suite ~~dwelling~~ units per lot. Not permitted for developments with less than six ~~dwelling~~ residential suite units.

Table 21.08.200.B. Neighborhood and Mixed-Use Development Standards

Development Standards	Neighborhood Zones			Citywide Mixed-Use		References
	NR[10]	NMF	NMU	CMU	UMU	

Add new table note 9, applicable to the Neighborhood Residential zone.

9. Developments of Dormitory or Residential Suite land uses, in the Neighborhood Residential zone, are not regulated by the maximum dwelling units per lot metrics. The development must comply with all other Neighborhood Residential development standards (e.g., building height, maximum impervious surface, etc.).

Table 21.08.200C. Maximum Total Gross Floor Area for All Structures Within the Lot

Standards
The maximum for the total square footage for all structures within the lot shall be determined by the quantity of dwelling units provided on the lot. Below grade floor area shall count toward maximum total gross floor area. Developments of the Dormitory or Residential Suite land uses, in the Neighborhood Residential zone, are exempt from the per-dwelling unit regulations of Table 21.08.200C. Maximum Total Gross Floor Area for All

Standards
Structures Within the Lot. Instead, the maximum for the total square footage for all structures within the lot for Dormitory or Co-Living developments is 15,000 square feet.

Provisions for the measuring of gross floor area for all structures within the Neighborhood Residential zone are described in RZC 21.16.200, Building Measurements and Placement Standards.

Total Number of Dwelling Units for All Structures on Lot	Maximum Square Footage for Total Structures
1	4,500
2	6,000
3	7,500
4	9,000
5	10,500
6	12,000
7	13,500
8	15,000

21.78 Definitions:

Dwelling Unit. A single unit providing complete, independent living facilities for not more than one family and permitted roomers and boarders, including permanent provisions for living, sleeping, eating, cooking, and sanitation. ~~An efficiency unit with access to a shared kitchen on the same floor shared by no more than eight units that do not have private kitchens is considered to be a dwelling unit.~~ A mobile home, manufactured home, modular home, middle housing home, apartment, condominium, single-family detached house, accessory dwelling unit, or tiny home is considered to be a dwelling unit.

Residential Suite. ~~A dwelling unit that is limited in size and shares common facilities such as a kitchen.~~ A residential development with sleeping units that are independently rented and lockable and provide living

and sleeping space, and residents share kitchen facilities with other sleeping units in the building. This definition is inclusive of other names to refer to residential suite housing including, but not limited to, congregate living facilities, single room occupancy, rooming house, boarding house, lodging house, co-living housing, efficiency unit, and eco-suite. Residential suite units are considered "dwelling units" for the purposes of affordable housing provisions of RMC 3.38 and RZC 21.20.

REDMOND ZONING CODE

Code Amendment Summary

Affordability Substitutions

Subject Matter Expert	*Ian Lefcourte*
Author	*Ian Lefcourte*
Policy Basis for Amendment	*N/A. Changes are clean-ups / alignment with Redmond 2050.*
Relevant Code Portions	RZC 21.20

Proposed Amendment Overview

The amendment adds a general substitution provision back to RZC 21.20 that was removed in Redmond 2050. The substitution allowed applicants to provide one 50% AMI affordable housing unit in lieu of providing two 80% AMI affordable housing units. This general substitution provision was removed because the initial Redmond 2050 project approach for RZC 21.20 was for each subarea or zone to be updated with bespoke affordability requirements. However, the project approach was revised such that certain subareas did not receive bespoke affordability requirement updates. As such, a general substitution provision needs to be added back to the code.

Rationale

Alignment with Redmond 2050.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

None to date.

WORKING AMENDMENT:

21.20.030 General Requirements and Incentives.

E. ~~**Reserved.**~~ **Substitutions of 50 percent AMI units. Unless superseded by other provisions in RZC 21.20, Affordable Housing, developments may provide 50 percent AMI affordable housing units to satisfy affordable housing unit requirements of 80 percent AMI affordable housing units. Each 50 percent AMI affordable housing unit provided counts as two 80 percent AMI affordable housing units for the purpose of satisfying the affordable unit requirements associated with that development.**

REDMOND ZONING CODE

Code Amendment Summary

Miscellaneous Corrections in RZC Article I

Subject Matter Expert	*Jeff Churchill, Kimberly Dietz, Beckye Frey, Ian Lefcourte*
Author	*Jeff Churchill*
Policy Basis for Amendment	*PI-17: clear regulations that avoid duplication and inconsistency.*
Relevant Code Portions	RZC Table 21.08.200.B, Table 21.08.300.A, Table 21.10.200, Table 21.13.200.D, Table 21.04.0200, Table 21.12.500

Proposed Amendment Overview

The proposed amendment corrects several errors, inconsistencies, or implementation issues identified after the adoption of the Redmond 2050 Comprehensive Plan and related updates to development regulations. The amendment addresses only RZC Article I and includes:

- Neighborhood Residential zone garage setbacks.
- Neighborhood zones lot standards.
- Maximum building height examples.
- Kennels in the Manufacturing Park zone.
- Minimum height in Overlake.
- Clarification on incentive points for Overlake

Rationale

Clear and consistent regulations. Consistency with the Redmond 2050 Comprehensive Plan.

Neighborhood Residential Zone Garage Setbacks

First, the purpose of the code is to prevent parked vehicles from encroaching into sidewalks or rights of way. This issue is an issue for any of these five zones where driveways are likely to occur and there are residents making use of the sidewalks and rights of way. Second, and related, the City has an obligation under the Americans with Disabilities Act to maintain accessible sidewalks. Vehicles that overhang the sidewalk impair sidewalk accessibility.

Neighborhood Zones Lot Standards

Some lot standards were erroneously omitted from the November 2024 amendments to the June 2025 amendments. Proposed amendments add the relevant lot standards back into the code.

Maximum Building Height Examples

The math in the examples is incorrect and needs to be corrected.

Kennels in MP Zone

Kennels were previously permitted in the MP zone. When uses were "rolled-up" into broader use categories, kennels were inadvertently excluded from being permitted in the MP zone. This proposal corrects that error.

Minimum Building Height in Overlake

Most buildings in Overlake are subject to a minimum building height requirement. There are exemptions for covered entryway features, and there are averaging provisions that apply to single buildings and multibuilding sites. Accessory structures are often small and ancillary to overall site design. Exempting them makes practical sense and does not impede advancing Redmond 2050 goals for density in Overlake.

Clarification on Incentive Points for Overlake

The Overlake points to FAR conversion is not as clear in the code as the new table for the other zones. To provide clarity and transparency, proposing an edit to the Overlake conversion tables. Also providing a minor edit that clarifies which table applies to OUMF zone, based on developer feedback.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

None to date.

EXISTING CODE:

<see proposed amendments section below>

AMENDMENTS SUMMARY:

Chapter	Topic/Purpose of Edit	Description of Edit
21.04 Land Uses and General Provisions	Corrections (a typo and a few limitations from previous code that should have made the conversion but didn't) and clarifications	• **Table 21.04.0200,** correct Animal Kennel note in I zone from ~~L 15~~ to L 1 • **Table 21.04.0200,** add note 7 E to MP zone column in row titled "Education, government, health care and other institution" • **Table 21.04.0200** add to 7j: **(unless permitted as a supplementary use per 21.04.2220.J)** • **Table 21.04.0200** add cross references to parking facility: **See also RZC 21.40 and RZC 21.58.5310. In shorelines see RZC 21.68.140.** • **Table 21.04.0200** add note **27: Not allowed within 500 ft of Neighborhood zones** • **Table 21.04.0200** add L 27 reference to UMU and BP zones
	Clarify that garage door setbacks apply throughout	Move Note 2 reference in **Table 21.08.300.A** from zone cell to row header cell (apply to all zones)

21.08 Neighborhood and Mixed-Use Zones		
	Reinstate minimum lot sizes and frontage requirements	Add regulations to development standards **Table 21.08.200.B** related to minimum lot sizes and minimum frontages
21.10 Downtown Zones	Correction to building height exemption example	Fix typo in **Table 21.10.200, Note 4**
21.12 Overlake Zones	Exemptions for accessory buildings and temporary structures	Add notes to minimum building height and minimum first floor clearance requirements to allow exemptions: • **Table 21.12.500, Note 2 and 5** that temporary and accessory structures are exempt.
21.13 Marymoor Village Zones	Correction to building height exemption example	Fix typo in **Table 21.13.200.D, Note 4**
21.55 Development Incentives	Clarifications (no change to current processes)	• Edit to tables **Table 21.13.4100.B and 4100.C** to show 0.02 FAR per point • Minor edit to make clear which table applied to OUMF.

PROPOSED AMENDMENTS:

21.04.0200 Nonresidential Use Table.

Nonresidential Uses by Zone P = A use class is permitted L = Limited use, see note number(s) indicated C = A conditional use permit (CUP) is required N = Not permitted	Neighborhood Zones			Citywide Mixed-Use Zones		Marymoor Village Zones			Downtown Zones			Overlake Zones			Nonresidential Zones						Notes and References
	NR	NMF	NMU	CMU	UMU	MME	MMC	MMM	DTE	DTC	TWNC	OV	OBAT	OUMF	BP	MP	I	UR	RA-5	COS	
General Sales or Service																					
Retail sales	N	N	L 1, 2	L 2	L 2	L 1, 2	L 2	L 2, 7J	L 1, 2, 3e	L 2	L 2	L 1, 2	L 1, 2	L 1, 2, 3A, 3B, 3C	L 2, 20 / C	L 2, 15, 16 / C	L 2, 14, 23, 24, 25	N	N	N	Gasoline sales require a CUP. For kiosks and other temporary uses see RZC 21.04.4000 For animal sales, see RZC 21.04.2040 For vehicle sales, see RZC 21.04.2220
Cannabis retail sales	N	N	N	P	P	N	N	N	P	P	P	P	P	N	P	L 15	N	N	N	N	See RZC 21.04.2070
Business and service	N	N	L 1	P	P	P	P	L 7J	P	P	P	L 3E / C	L 3E	L 1, 3A, 3B, 3C, 3E	L 21	L 2, 7F, 7G, 7H, 16	L 2, 23	N	N	N	A CUP is required for auto rental and animal sales and services
Food and beverage	N	N	L 1	P	P	P	P	L 1, 17, 18, 19a	P	P	P	L 4	P	L 1, 4	L 17, 18, 19b	L 10, 17, 18, 19a	L 17, 18, 19b / C	N	N	N	For food carts, food trucks, and other temporary uses see RZC 21.04.4000
Food truck, pop-up retail court	N	L 1	L 1	P	P	P	P	N	P	P	N	P	P	N	P	P	P	N	N	N	See RZC 21.04.2140
Drive-up stand	N	N	N	P	P	P	P	P	P	P	P	P	P	N	P	P	N	N	N	N	See RZC 21.04.2090
Animal kennel/shelter	N	N	N	P	L 1	L 1	L 1	N	L 1	L 1	L 1	L 1	L 1	N	N	L 1 ~~15~~	N	L 15	C	N	See RZC 21.04.2040
Arts, Entertainment, and Recreation																					
Arts, entertainment, recreation, and assembly	L 1, 7a, 7b, 7c / C	L 1, 7a, 7b, 7c / C	L 1 / C	P	P	P	P	C	P	P	P	P	P	L 1, 7 / C	L 22	P	N	C	C	C	A CUP is required for athletic, sports, and play fields, marine recreation, and commercial swimming pools. See RZC 21.04.2210 and 21.04.2050 For special regulation for uses in the UR zone see RZC 21.04.2210

Nonresidential Uses by Zone P = A use class is permitted L = Limited use, see note number(s) indicated C = A conditional use permit (CUP) is required N = Not permitted	Neighborhood Zones			Citywide Mixed-Use Zones		Marymoor Village Zones			Downtown Zones			Overlake Zones			Nonresidential Zones						Notes and References
	NR	NMF	NMU	CMU	UMU	MME	MMC	MMM	DTE	DTC	TWNC	OV	OBAT	OUMF	BP	MP	I	UR	RA-5	COS	
Golf course	L 2 / C	L 2 / C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2 / C	L 2 / C	N	See RZC 21.04.2210
Natural and other recreational park	P / C	P / C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P / C	C	A CUP is required for commercial facilities. See RZC 21.04.2210
Adult entertainment facilities	N	N	N	N	C	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	See RZC 21.04.2030
Education, Public, Health, and Other Institutions																					
Education, government, health care and other institution	L 1 / C	L 1 / C	L 1 / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	L 2, 7D, 7E, 16 ~~15~~ / C	N	N	L 26 / C	N	A CUP is required for educational facilities with capacity > 150 full-time-equivalent students. A CUP is required in the RA-5 zoning district.
Day care center	L 13 / C	L 13 / C	L 13	P	P	P	P	P	P	P	P	P	P	P	P	L 15	N	N	N	N	A CUP is required in NR and NMF. See RZC 21.04.2080
Family day care provider	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	P	P	See RZC 21.04.1150
Faith-based	P / C	P / C	N	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	N	N	N	N	A CUP is required for uses with over 250 seats. See RZC 21.04.2130
Funerary	P / C	P / C	N	N	P	N	P	P	P / C	P / C	P / C	P / C	P / C	N	N	P / C	N	N	N	N	A CUP is required for uses with over 250 seats. See RZC 21.04.2130
Secure community transition facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	See RZC 21.76.070.M
Manufacturing and Wholesale Trade																					
Manufacturing and wholesale trade	N	N	N	N	L 2	N	L 1, 2	L 1, 2	N	N	N	L 3D	L 3D	N	L 2	L 2	L 2	N	N	N	See RZC 21.04.2170
Artisanal manufacturing, retail sales, and service	N	N	L 1	L 1	P	L 1	P	P	L 1	L 1	L 1	L 1, 3E	L 1, 3E	N	P	L 2	L 2	N	N	N	

Nonresidential Uses by Zone P = A use class is permitted L = Limited use, see note number(s) indicated C = A conditional use permit (CUP) is required N = Not permitted	Neighborhood Zones			Citywide Mixed-Use Zones		Marymoor Village Zones			Downtown Zones			Overlake Zones			Nonresidential Zones						Notes and References
	NR	NMF	NMU	CMU	UMU	MME	MMC	MMM	DTE	DTC	TWNC	OV	OBAT	OUMF	BP	MP	I	UR	RA-5	COS	
Cannabis processing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	See RZC 21.04.2070
Transportation, Communication, and Utilities																					
Postal services	N	N	N	N	N	N	N	P	P	P	P	P	P	N	N	P	N	N	N	N	
Automobile parking facility	N	N	N	N	L 27	N	P	N	N	P	P	N	N	N	L 27 ~~P~~	N	N	N	N	N	See RZC 21.40 and RZC 21.58.5310. In shorelines see RZC 21.68.140.
Truck and freight transportation	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	L 2	L 2	N	N	N	See RZC 21.04.2220
Towing operators and auto impoundment yards	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	L 2	N	N	N	See RZC 21.04.2220
Road, ground passenger, and transit transportation	N	N	N	N	P	L 1	L 1	P	N	P	P	P	P	N	P	P	P	N	N	N	
Rail transportation	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	
Heliport	L 9 / C	L 9 / C	N	N	P	N	C	C	N	N	N	N	N	N	C	C	C	N	N	N	
Rapid charging station	N	N	N	P	P	L 14	P	P	P	P	P	L 1	L 1	L 1	L 14	L 14	L 14	N	N	N	
Wireless communication facilities	P	P	L 1 / C	P	P	L 1 / C	P	P	L 1 / C	P	P	L 1 / C	L 1 / C	P	P	P	P	N	P	P	See RZC 21.04.2230. A CUP is required for large satellite dishes; amateur radio tower; antenna array, base station, and support structures
Local utilities	P	P	L 1 / C	L 1 / C	P	L 1 / C	L 1 / C	L 1 / C	P	P	P	P / C	P / C	P / C	P	P	P	N	P	P	A CUP is required if 40 feet in height or greater
Regional utilities	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	L 1 / C	P / C	P / C	P / C	P	P	P	N	C	C	A CUP is required if 40 feet in height or greater
Solid waste transfer and recycling	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2	L 2	N	N	N	

Nonresidential Uses by Zone P = A use class is permitted L = Limited use, see note number(s) indicated C = A conditional use permit (CUP) is required N = Not permitted	Neighborhood Zones			Citywide Mixed-Use Zones		Marymoor Village Zones			Downtown Zones			Overlake Zones			Nonresidential Zones						Notes and References
	NR	NMF	NMU	CMU	UMU	MME	MMC	MMM	DTE	DTC	TWNC	OV	OBAT	OUMF	BP	MP	I	UR	RA-5	COS	
Hazardous waste treatment and storage, incidental	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2	L 2	L 2	N	N	N	See RZC 21.04.2160
Hazardous waste treatment or storage, primary	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2 / C	L 2	N	N	N	See RZC 21.04.2160
Water extraction well	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2	N	N	
Agriculture																					
Animal production	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 11	L 11	N	See RZC 21.04.2040
Crop production	P	P	P	N	N	P	N	N	P	N	N	P	P	P	N	N	N	P	P	N	
Cannabis production	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	See RZC 21.04.2070
Equestrian facility	L 12 /C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	See RZC 21.04.2040
Roadside produce stand	P	P	P	P	P	P	P	N	P	P	P	P	P	N	N	N	N	P	P	N	
Other																					
Construction-related business	N	N	N	N	N	N	N	P	N	N	N	L 3D, 3E, 6	L 3D, 3E, 6	N	P	L 2	L 2	N	N	N	
Mining and extraction establishment	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	L 2/C	N	N	N	See RZC 21.04.2180
Wetland mitigation banking	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	

Notes and Limitations

1 Shall not be materially detrimental in terms of noise, truck traffic, vibrations, odors, and other potential operational impacts with neighborhood units or nearby mixed-use/residential developments. Application of this note is limited in the MMC and MMM zoning districts to new structures permitted after June 17, 2017.

2 For properties in a CARA this use may be restricted or prohibited. See RZC 21.64.050.

3 Uses Not Permitted:

a. Gasoline service;
b. Outdoor automobile sales, rental or service;
c. Rental storage and mini-warehouses;
d. Warehouse and storage services;

e. Outdoor storage.

4 Limited to less than 75,000 square feet gross floor area in a single use.

5 Membership wholesale/retail warehouse limited to showroom only with a maximum size of 75,000 square feet gross floor area.

6 Administrative office/business functions only.

7 Is limited to:

a. Athletic, sports, and play fields.
b. Marine recreation.
c. Commercial swimming pools.
d. Education facilities allowed in MP zones outside of MP Overlay but limited to technical, trade, and other specialty schools only.
e. Animal kennels.
f. Real estate services limited to mini-warehouse/self-storage only.
g. Professional services limited to research and development services and other uses that support another permitted use within the MP zone only.
h. Administrative services limited to corporate headquarters and regional offices associated with manufacturing and wholesale trade uses within an MP zone.
i. Athletic club or fitness center.
j. Repair and rental of goods **(unless permitted as a supplementary use per 21.04.2220.J)**

8 Includes noncommercial indoor recreation uses, such as community clubhouses, indoor swimming pools, and other similar facilities.

9 Permitted only abutting Lake Sammamish. Excludes medical airlift.

10 Limited to mixed-use developments. Not permitted as a stand-alone use.

11 All commercial livestock, dairy and fowl enterprises limited to lots 35,000 square feet in size or larger, and must meet Seattle-King County Health Department regulations and the regulations of Redmond's Municipal Code. Personal, noncommercial livestock, dairy, and fowl activities are considered an accessory use and are allowed; provided, that all Health Department and Municipal Code requirements are met.

12 Limited to lots 35,000 square feet or larger.

13 Day care uses are only permitted in a building or building complex used for other uses, such as a school, church, meeting hall, or some other building used for more than one purpose.

14 Shall not be located on a parcel that abuts a Neighborhood Residential or Neighborhood Multifamily zone.

15 Only allowed in the MP Overlay (see note 7D for educational facilities).

16 **The following uses are limited** ~~**Limited**~~ to MP Overlay only: pet and animal sales or services (except veterinary), ambulatory and outpatient health care services, health and personal care, and finance and insurance.

17 Shall be located in multi-tenant buildings or a single building in a multibuilding, multi-tenant complex.

18 Fifty-person seating capacity, except when associated with manufacture of food or kindred products. In that case, maximum is 100-person seating capacity, so long as the seating area does not occupy more than 25 percent of combined gross floor area. The seating limit does not apply when the use is secondary to a winery or brewery, but the 25 percent limit continues to apply.

19 Hours of operation limited to:

a. 6:00 a.m. – 12:00 p.m. in the MMM and MP zoning districts.
b. 6:00 a.m. – 10:00 p.m. in the BP and I zoning districts.

20 Not permitted north of NE 90th Street and west of Willows Road.

21 Finance and insurance, convenience use, and personal services uses:

a. Permitted in Willows/Rose Hill Neighborhood north of NE 95th Street only.
b. Must be closed a minimum of four hours in any 24-hour period.
c. Minimum size per tenant is 1,000 square feet gfa.
d. Maximum size per tenant is 20,000 square feet gfa.
e. Shall be secondary use in multi-tenant building; shall not be located in separate building containing only convenience uses.

22 Maximum size is 30,000 square feet gfa in Willows/Rose Hill Neighborhood north of NE 95th Street.

23 For automobile sales, service, or repair:

a. May occupy up to 25 percent of the combined gross floor area.
b. Vehicle display area shall be outside of required parking and landscape areas.
c. Vehicles shall be stored on paved surfaces.
d. Advertising signs are not permitted on the outside of vehicles. Signs providing information about the vehicle, such as year, make, model, etc., may be displayed on the outside of or in the windows of vehicles.
e. Vehicle repair shall be conducted indoors.

24 Outdoor loudspeaker systems are prohibited.

25 Razor wire, chain link, and barbed wire fences prohibited on street or access frontage.

26 Limited to government and administration uses only.

27 Not allowed within 500 ft of Neighborhood zones.

21.08.200 Development Standards.

A. All legal lots in Citywide Mixed-Use zones are allowed the greater of either the maximum allowed floor area ratio (FAR) or 10,000 square feet of buildings, provided all other applicable site requirements are met.

B. Table 21.08.200.B contains the basic zoning regulations that apply to development within the Neighborhood and Mixed-Use zones.

Table 21.08.200.B. Neighborhood and Mixed-Use Development Standards

Development Standards	Neighborhood Zones			Citywide Mixed-Use		References
	NR	NMF	NMU	CMU	UMU	
Base Maximum Dwelling Units Per Lot (w/o one on-site affordable housing unit)	6	N/A	N/A	N/A	N/A	
Base Maximum Dwelling Units Per Lot (with one on-site affordable housing unit)	8	N/A	N/A	N/A	N/A	RZC 21.20.060.A.1, at least one affordable unit, affordable to households earning up to 80 percent AMI, must be provided on site on the same lot.
Base Maximum FAR (w/o Incentives)	N/A	1.1 [1]	0.6 [1]	2.0 [1]	4.5 [1]	
Maximum FAR with incentives (outside TOD Focus Area / inside TOD Focus Area)	N/A	1.5 / N/A	1.0 [2] / N/A	3.0 / N/A	6.5 / 8.0	Portions of UMU zones qualify for Marymoor Village TOD incentives. See RZC Chapters 21.05 and 21.55.
Commercial Square Feet	N/A	N/A	Min. 500 sq. ft.	N/A	No Net Loss [3]	
Ground Floor Ceiling Height (minimum)	N/A	N/A	N/A	16 ft. [4, 5]	20 ft. [4, 5]	Applicable to nonresidential and mixed-use projects.
Base Maximum Height (w/o Incentives)	38 ft.	60 ft.	38 ft.	45 ft. [6]	60 FT [6]	• See RZC Chapter 21.58 for design standards options impacting maximum building height. • Portions of UMU zones qualify for Marymoor Village TOD incentives. See RZC Chapters 21.05 and 21.55. • See RZC Chapter 21.55 for incentive adjustments to building height. • See RZC 21.58.5200, Towers, for additional regulations regarding building heights and floorplates.
Maximum Height with Incentives (outside TOD Focus Area / inside TOD Focus Area)	N/A	N/A	N/A	65 ft. / N/A [6]	85 ft. / 144 ft. [6]	
Maximum Impervious Surface	70% [7]	75% [7]	70% [7]	70% [7]	75% [7]	
Lot Coverage	50% / 60% [8]	60%	60%	65%	70%	
Average Minimum Lot Size	3,000 sq. ft.	n/a	3,000 sq. ft.	n/a	n/a	
Lot Frontage Minimum	20 ft.	30 ft.	20 ft.	n/a	n/a	

NOTES:

1 The FAR may be calculated for the entire project then distributed across the site throughout multiple buildings and phases provided the maximum FAR is not exceeded. Where publicly accessible open space and amenities are provided on upper stories or rooftop, and spaces meet all requirements of RZC 21.36.400, the FAR for those spaces may be excluded from maximum FAR calculations when spaces include access to adjacent outdoor spaces designed per RZC 21.36.400, plaza and open space design criteria.

2 Maximum FAR can be increased through incentives if the property contains one or more housing units. Incentives are not available for properties that do not contain housing. See RZC Chapter 21.55.

3 New development must retain or replace existing commercial square footage (excluding hotel and lodging uses). Development may reallocate or modify areas allocated to commercial uses, subject to a minimum floor area and active pedestrian uses requirements to be negotiated as a condition to any development agreement.

4 Exemptions from ground floor ceiling height requirements:

a. Buildings that do not contain nonresidential uses; and

b. Buildings where 100 percent of residential units are affordable housing units meeting the affordability threshold of RZC Chapter 21.20; and

c. Where buildings that are interior to the lot and not adjacent to a public parking garage, an urban pathway or other pedestrian-oriented sidewalks or pathways; and

d. Parcels zoned UMU within the Marymoor Village Center shall have a minimum 16-foot ground floor ceiling height to be consistent with the adjacent Marymoor Core zone.

5 A minimum of 50 percent of the first floor nonresidential space must meet the minimum ceiling height. First floor nonresidential spaces shall have a ceiling height of 16 feet minimum for the entire first floor.

a. Where first floor ceiling height varies, the tallest ceiling heights shall be provided on street frontage, spaces fronting urban pathways and/or mid-block connections, and in parking garage loading/unloading and waste pickup areas.

b. For portions of the building that have a first floor ceiling height greater than 10 feet to meet minimum ground floor ceiling height requirements, the additional ground floor ceiling height may increase the maximum building height. For example, if first floor is 20 feet, the maximum building height increases by 10 feet (20 - 10 = 10 foot increase in max building height).

6 Properties in the CARA

a. In the critical aquifer recharge area (CARA), construction methods for building foundation support will be limited to types that can be constructed to meet temporary construction dewatering (TCD) requirements of RMC Chapter 13.25.

b. Where underground parking is not possible due to RMC Chapter 13.25's TCD limitations, the maximum building height may be exceeded by up to 12 feet if all of the following criteria are met:

i. The additional height is the result of building a maximum of one level of additional above-grade parking; and

ii. Proposed parking added by the additional height shall not exceed the maximum fully dedicated parking ratios in RZC Chapter 21.40; and

iii. The additional height on street frontages meets a 20 foot step-back to limit impacts to the pedestrian realm.

7 Other regulations will impact the impervious surface area and may result in less than the maximum impervious area. These include but are not limited to critical areas requirements, open space and landscaping requirements, parking, mid-block connections, utility easements, and stormwater management.

8 Lot coverage for structures maximum will be 60 percent of total area for lots which meet the following requirements:

a. The lot is 18,000 square feet or less; and

b. The lot contains at least three dwelling units.

…

21.08.300 Street Typology and Relationship to Buildings.

A. ***Building and Street Relationships.***

1. The table below sets standards that contribute to an attractive public realm.

2. Improvements less than 30 inches above grade, including decks, patios, walks and driveways are permitted in setbacks. Fences, landscaping, flagpoles, street furniture, transit

shelters, and slope stability structures are permitted in setback areas; provided, that all other applicable requirements are met. No other structures, including accessory structures, are permitted in setback areas.

3. Administrative design flexibility for setbacks is allowed for site-specific conditions that limit the ability to place the building at the street level, including but not limited to topography, easements, SR 520 ROW, or trails.

Table 21.08.300.A. Neighborhood and Mixed-Use Building Placement Standards

Development Standards	Neighborhood Zones			Citywide Mixed Use		References
	NR	NMF	NMU	CMU	UMU	
Front Setback Min.	10 feet	30 feet	10 feet	10 feet	10 feet	NMU reduced front setback for commercial spaces (2 feet)
Side (Street) Setback Min.	10 feet [1]	15 feet	10 feet	10 feet	10 feet	
Side (Interior) Setback Min.	3 feet [1]	15 feet	3 feet	10 feet	10 feet	
Rear Setback Min.	5 feet	10 feet	5 feet	10 feet	10 feet	
Garage Setback from main building frontage, Min. [2]	N/A	N/A	3 feet ~~2~~	N/A	N/A	
Alley Setback Min.	2 feet	4 feet	2 feet	N/A	N/A	
Lake Sammamish Setback Min.	35 feet	35 feet	35 feet	N/A	N/A	
Building Separation Min.	5 feet [1]	15 feet	5 feet	N/A	N/A	

NOTES:

1 Zero lot line exception: Standards may vary for developments that comply with the zero lot line regulations in RZC 21.16.200.D.

2 If a residential garage door or carport faces the street front, the minimum driveway depth outside the building – measured from the outer edge of the existing or ultimate sidewalk, or from the right-of-way line, whichever is closer to the building – shall be at least 18 feet, to prevent vehicle parking on the driveway from overhanging into the sidewalk or right-of-way area.

…

21.10.200 Downtown Development Standards.

A. All legal lots are allowed the greater of either the maximum allowed floor area ratio (FAR) or 10,000 square feet of buildings provided all other applicable site requirements are met.

B. Table 21.10.200 contains the basic zoning regulations that apply to development within the Town Center (TWNC), Downtown Core (DTE), and Downtown Edge (DTE) zoning districts.

Table 21.10.200. Downtown Development Standards

Development Standards	Downtown Zones			Notes
	TWNC	DTC	DTE	
Base Max FAR (w/o incentives)	5.0 [1]	4.5 [1]	3.0 [1]	
Max FAR w/ incentives (outside TOD focus area/inside TOD focus area)	6.5 / 8.0 [1]	6.5 / 8.0 [1]	3.75 [1] / N/A	Additional floor area can be earned with incentives (see RZC Chapter 21.55) and through the transfer of development rights program (see RZC Chapter 21.48).
Base Max Height (w/o incentives)	60 ft. [2]	60 ft. [2]	45 ft. [2]	• See RZC Chapter 21.58 for building design options with building height impacts. • See RZC Chapter 21.55 for incentive adjustments to building height. • See RZC 21.58.5200, Towers, for additional regulations regarding building heights and floorplates.
Max Height with Incentives (outside TOD Focus Area 144 / inside TOD Focus Area)	85 ft. / 144 ft. [2,3,4,5]	85 ft. / 144 ft. [2,3,4,5]	60 ft. [2,3,4,5] / N/A	
Ground Floor Ceiling Height (minimum) in TOD Focus Area	16 ft. [3,4]	16 ft. [3,4]	16 ft. [3,4]	Applicable to nonresidential and mixed-use projects.
Lot Coverage	100% [6]	100% [6]	100% [6]	

Notes:

1 Floor Area Ratio: The FAR may be calculated for the entire project then distributed across the site throughout multiple buildings and phases, provided the maximum FAR is not exceeded.

2 Building Height

a. Building height is limited to three stories for parcels fronting Leary Way from NE 80th Steet to a half-block south of NE 76th Street.

b. Additional height can be earned with incentives (see RZC Chapter 21.55) and through the transfer of development rights program (see RZC Chapter 21.48).

c. Additional height can be earned by utilizing specified architectural techniques in RZC Chapter 21.58 or via incentives in RZC Chapter 21.55.

d. The height limit in the Shoreline Jurisdiction (SMP) is 35 feet (see RZC 21.68.020).

3 Exemptions from ground floor ceiling height requirements:

a. Buildings that do not contain nonresidential uses; and

b. Buildings where 100 percent of residential units are affordable housing units meeting the affordability threshold of RZC Chapter 21.20; and

c. Where buildings that are interior to the lot and not adjacent to a public parking garage, an urban pathway or other pedestrian-oriented sidewalks or pathways.

4 A minimum of 50 percent of the first floor nonresidential space must meet the minimum ceiling height of 16 feet.

a. Where first floor ceiling height varies, the tallest ceiling heights shall be provided on street frontage, spaces fronting urban pathways and/or mid-block connections, and in parking garage loading/unloading and waste pickup areas.

b. For portions of the building that have a first-floor ceiling height greater than 10 feet to meet minimum ground-floor ceiling height requirements, the additional ground floor ceiling height may increase the maximum building height. For example, if first floor is 16 feet, the maximum building height increases by **six** ~~10~~ feet (16 - 10 = six foot increase in maximum building height).

5 Properties in the CARA

a. In the critical aquifer recharge area (CARA), construction methods for building foundation support will be limited to types that can be constructed to meet temporary construction dewatering (TCD) requirements of RMC Chapter 13.25.

b. Where underground parking is not possible due to RMC Chapter 13.25's TCD limitations, the maximum building height may be exceeded by up to 12 feet if all of the following criteria are met:

i. The additional height is the result of building a maximum of one level of additional above-grade parking; and

ii. Proposed parking added by the additional height shall not exceed the maximum fully dedicated parking ratios in RZC Chapter 21.40; and

iii. The additional height on street frontages meets a 20-foot step-back to limit impacts to the pedestrian realm.

6 Other regulations will impact the maximum lot coverage and may result in less than the maximum, including critical area requirements, open space and landscaping requirements, parking, mid-block connections, utility easements, and stormwater management.

…

21.12.500 Overlake Development Standards.

The following table contains the basic zoning regulations that apply to development within the Overlake Village (OV), Overlake Business and Advanced Technology (OBAT), and Overlake Urban Multifamily (OUMF) zones:

Table 21.12.500. Overlake Development Standards

Development Standards	Overlake Zoning Districts			Notes
	OV	OBAT	OUMF	
Base FAR [1] (w/o Incentives)	5	3	3	
Maximum FAR With Incentives	FAR maximum waived when maximizing incentive program	Outside TOD Focus Area: maximum 9.5 FAR Inside TOD Focus Area: FAR maximum waived when maximizing incentive program		See RZC 21.12.600 for incentive related adjustments to FAR [3]
Minimum Height	4 stories or 45 feet, whichever is less [2]	In TOD Focus Area: 4 stories or 45 feet whichever is less [2] Elsewhere: 3 stories or 35 feet, whichever is less [2]	3 stories or 35 feet, whichever is less [2]	
Base Maximum Height (w/o Incentives)	Mixed-use: 14 stories or 150 feet, whichever is less [3, 4] Nonresidential: 8 stories or 120 feet, whichever is less [3, 4]	Mixed-use: 14 stories or 150 feet, whichever is less [3, 4] Nonresidential: 8 stories or 120 feet, whichever is less [3, 4]	8 stories or 85 feet, whichever is less [3]	
Maximum Height With Incentives	300 feet [4b]	Outside TOD Focus Area: 230 feet [4] Inside TOD Focus Area: 300 feet [4b]	160 feet [4]	See RZC 21.12.600 for incentive related adjustments to building height.

Development Standards	Overlake Zoning Districts			Notes
	OV	OBAT	OUMF	
Ground Floor Ceiling Height (minimum) in TOD Focus Area	16 feet [5, 6]	16 feet [5, 6]	14 feet [5]	Ground floor ceiling height not applicable outside of TOD Focus Area
Maximum Impervious Surface	100% [7]	80%	60%	

Notes:

1 The FAR may be calculated for the entire project then distributed across the site throughout multiple buildings and phases provided the maximum FAR is not exceeded and no building is less than the minimum building height. Where publicly accessible open space and amenities are provided on upper stories or rooftop, and spaces meet all requirements of RZC 21.12.600.D.5 (see note 1 for Table 21.12.600.D.5.a), the FAR for those spaces may be excluded from maximum FAR calculations when spaces include access to adjacent outdoor spaces designed per RZC 21.36.400 open space design requirements.

2 **Minimum building height:**

a. Portions of a building may be lower than the minimum building height providing that 80 percent of the building meets or exceeds minimum building height. Covered entryway features, including port-cochere pick-up and drop-off zones, are exempt from minimum building height requirements.

b. **Accessory and temporary building are exempt.**

3 Maximum height is limited to three stories or 35 feet, whichever is less, within 150 feet of adjacent Neighborhood Residential zoning districts or equivalent zoning district outside of Redmond.

4 Building Height Exemptions:

a. Maximum building height does not include mechanical equipment (see RZC 21.60.040.B.7.c for rooftop screen design standards).

b. Where rooftop amenities are offered, including restaurants, observation areas, childcare and activity spaces, and services for tenants and/or are publicly accessible, those amenity spaces may exceed the maximum building height by one story or 14 feet, whichever is greater, but may not exceed 30 stories.

c. Maximum building height may be exceeded for ground floor ceiling heights in greater than the minimum required (see note 6b below).

5 Exemptions From Ground Floor Ceiling Height Requirements:

a. Buildings where 100 percent of residential units are affordable housing units meeting the affordability threshold of RZC Chapter 21.20; and

b. Where buildings that are interior to the lot and not adjacent to a public parking garage, an urban pathway or other pedestrian-oriented sidewalks or pathways.

c. Accessory and temporary building are exempt.

6 A minimum of 50 percent of the first-floor space must meet the minimum ceiling height. At no point do the first-floor nonresidential spaces have a ceiling height of less than 14 feet.

a. Where first floor ceiling height varies, the tallest ceiling heights shall be provided on street frontage, spaces fronting urban pathways and/or midblock connections, and in parking garage loading/unloading and waste pickup areas.

b. For portions of the building that have a first-floor ceiling height greater than 14 feet, the additional ground floor ceiling height may increase the maximum building height (example: if first floor is 20 feet, the maximum building height increases by six feet (20 - 14 = 6).

7 Other regulations will impact the impervious surface area and may result in less than 100 percent, including open space and landscaping requirements, parking, midblock connections, utility easements, stormwater management, etc. To meet stormwater management, you are required to evaluate the infiltration capacity of the soil and design building infrastructure to accommodate full infiltration of roof areas where feasible.

…

21.13.200 Marymoor Village Development Regulations.

A. All legal lots are allowed the greater of either the maximum allowed floor area ratio (FAR) or 10,000 square feet of buildings, provided all other applicable site requirements are met.

B. Each zone has a minimum FAR; the minimum FAR is the minimum required FAR for a development proposal requiring a land use permit, excluding administrative modifications. In no case shall proposed FAR exceed the maximum combined FAR.

C. Master plans are required for all developments encompassing at least three acres and are optional for sites under three acres.

D. The following table contains the basic zoning regulations that apply to development within the Marymoor Core (MMC), Marymoor Edge (MME), and Marymoor Manufacturing (MMM) zoning districts.

Table 21.13.200.D. Marymoor Village Development Standards

Development Standards	Marymoor Village Districts			Notes
	MMC	MME	MMM	
Min. FAR	1.5	1.5	0.5	
Max. FAR (no incentives / with incentives)	3.0 / 8.0 [1]	2.54 / 8.0 [1]	1.4 / 2.0 [1]	See RZC Chapter 21.55 for incentive adjustments to FAR
Max. Height (no incentives / with incentives)	45 ft. / 144 ft. [2]	38 ft. / 144 ft. [2]	38 ft / 45 ft [2]	• See RZC Chapter 21.55 for incentive adjustments to building height. • See RZC 21.13.300.E, upper story step-backs, and RZC 21.58.5200, Towers, for additional regulations regarding building heights and floorplates. • Development above six stories does not qualify for the Marymoor Village Infill Exemption (see RZC 21.70.095).
Ground Floor Ceiling Height (min.) in TOD Focus Area	16 ft [3,4]	16 ft [3,4]	16 ft [3,4]	• Applicable to nonresidential and mixed-use projects. • See RZC 21.13.300.D, Ground Floor Uses.
Max. Impervious Surface	75% [5]	70% [5]	70% [5]	
Min. Land Dedication for Stormwater Infiltration	7%	7%	7%	
Max. Lot Coverage	70%	65%	55%	

Notes:

1 FAR may be calculated for the entire project then distributed across the site throughout multiple buildings and phases provided the maximum FAR is not exceeded. Where publicly accessible open space and amenities are provided on upper stories or rooftop, and spaces meet all requirements of RZC 21.36.200, the FAR for those spaces may be excluded from max FAR calculations when spaces include access to adjacent outdoor spaces designed per RZC Chapter 21.36, Open Space.

2 Properties in the CARA

a. In the critical aquifer recharge area (CARA), construction methods for building foundation support will be limited to types that can be constructed to meet temporary construction dewatering (TCD) requirements of RMC Chapter 13.25.

b. Where underground parking is not possible due to RMC Chapter 13.25's TCD limitations, the maximum building

height may be exceeded by up to 12 feet if all the following criteria are met:

i. The additional height is the result of building a maximum of one level of additional above-grade parking; and

ii. Proposed parking added by the additional height shall not exceed the maximum fully dedicated parking ratios in RZC Chapter 21.40; and

iii. The additional height on street frontages meets a 20-foot step-back to limit impacts to the pedestrian realm.

3 Exemptions from ground floor ceiling height requirements:

a. Buildings that do not contain nonresidential uses; and

b. Buildings where 100 percent of residential units are affordable housing units meeting the affordability threshold of RZC Chapter 21.20; and

c. Where buildings that are interior to the lot and not adjacent to a public parking garage, an urban pathway or other pedestrian-oriented sidewalks or pathways.

4 A minimum of 50 percent of the first-floor nonresidential space must meet the minimum ceiling height of 16 feet.

a. Where first floor ceiling height varies, the tallest ceiling heights shall be provided on street frontage, spaces fronting urban pathways and/or mid-block connections, and in parking garage loading/unloading and waste pickup areas.

b. For portions of the building that have a first-floor ceiling height greater than 10 feet to meet minimum ground-floor ceiling height requirements, the additional ground floor ceiling height may increase the maximum building height. For example, if the first floor is ~~20~~ 16 feet, the maximum building height increases by six ~~10~~ feet (16 - 10 = 6 foot increase in max building height).

5 Other regulations will impact the impervious surface area and may result in less than the maximum impervious area. These include but are not limited to critical areas requirements, open space and landscaping requirements, parking, mid-block connections, utility easements, and stormwater management.

…

21.55.4100 Overlake Bonuses.

A. Thresholds for bonuses earned are discounted for the first five years after adoption to help facilitate the transition to mass timber and tower developments, as well as accelerating the implementation of the Redmond 2050 vision established in the Redmond Comprehensive Plan. The maximum bonus is achievable at 200 points during this initial phase but will be raised incrementally over time to no more than 400 points.

B. ***Outside the Overlake TOD Focus Area*** ~~and~~ or ***in OUMF Zone.*** Bonuses earned outside the TOD Focus Area ~~and~~ or in the OUMF zone have the following threshold and maximums. Where points earned are fractional, they shall be rounded to the nearest whole number to determine bonuses earned.

Table 21.55.4100.B. Bonuses in Overlake, Outside of TOD Focus Area ~~and~~ or in OUMF Zone

Points Earned	FAR Earned	Max Building Height	
		OBAT (mixed-use/ non-residential)	OUMF
1 – 50	~~Per calculation~~ 0.02	160 ft./135 ft.	100 ft.
51 – 100	~~Per calculation~~ 0.02	175 ft./150 ft.	115 ft.
101 – 150	~~Per calculation~~ 0.02	190 ft./165 ft.	130 ft.
151 – 200	~~Per calculation~~ 0.02	210 ft./180 ft.	145 ft.
Over 200 points	0.02, Max FAR of 9.5	230 ft./200 ft.	160 ft.

C. Inside the Overlake TOD Focus Area.

Table 21.55.4100.C. Bonuses in Overlake, Inside the TOD Focus Area

Points Earned	FAR Earned	Max Building Height	Other Bonus Earned
1 – 50	~~Per calculation~~ 0.02	180 ft.	
51 – 100	~~Per calculation~~ 0.02	200 ft.	
101 – 150	~~Per calculation~~ 0.02	240 ft.	Projects earning over 100 points may combine the transfer of development rights program with the incentive program
151 – 200	~~Per calculation~~ 0.02	280 ft.	
Over 200 points	No FAR restrictions	300 ft.	If top floor is amenity space, may exceed 320 ft. by one additional story (see note 4 of Table 21.55.500), not to exceed 30 stories

REDMOND ZONING CODE

Code Amendment Summary

Miscellaneous Corrections in RZC Article II

Subject Matter Expert	*Jeff Churchill, Ian Lefcourte*
Author	*Jeff Churchill*
Policy Basis for Amendment	*PI-17: clear regulations that avoid duplication and inconsistency.* *HO-1*
Relevant Code Portions	21.04.1110.C, RZC 21.20.020, 21.20.030.L, 21.48.010, 21.55.4100.B

Proposed Amendment Overview

The proposed amendment updates various provisions in RZC Article II for consistency with the Redmond 2050 Comprehensive Plan and related development regulations. The amendment addresses:

- Exempting manufactured homes sited within manufactured home parks from affordable housing requirements.
- Allowing accessory dwelling units to satisfy affordable housing requirements.
- Correcting various outdated provisions in the transfer of development rights program

Rationale

Manufactured Homes sited within Manufactured Home Parks

Redmond currently has 3 manufactured home parks. It is unlikely that more manufactured home parks will be created in Redmond. Manufactured homes represent one of the rare homeownership opportunities that serves lower-income households. The proposal removes the burden of creating cost-controlled, income-restricted for manufactured home parks.

Accessory Dwelling Units

RZC 21.20, correctly, allows ADUs to satisfy affordability. RZC 21.04.1110.C.5, incorrectly, prohibits ADUs to satisfy affordability. Rationale of amendment is to amend 21.04 to allow ADUs to satisfy affordability.

Transfer of Development Rights

- Pre-Redmond 2050 language about the relationship between TDR's and affordable housing remains and should be repealed for consistency.
- TDR's can be used to gain more than one additional story in certain circumstances. The existing language for this is unclear and suggests that the value of TDR's doubles in these areas, which is not the intention nor how the program has been administered. The proposal clarifies this language.
- For most areas, TDR bonuses can be combined with bonuses earned through the development incentive program in RZC Chapter 21.55. However, this allowance was inadvertently omitted for areas in Overlake outside the TOD focus area. The proposal corrects that.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

Comment that collaboration and communication are more democratic than attempting to impose will.

PROPOSED AMENDMENT:

21.20.020 Applicability.

A. This chapter applies to:

1. All new residential and mixed-use developments**, except manufactured homes parks and manufactured homes sited within manufactured home parks**; …

RZC 21.20.030.L

L. Accessory Dwelling Units (ADUs) may be used to meet the requirements of this section in the Neighborhood Zones, provided that the ADU is at least 900 square feet~~.~~ **and all other applicable RZC 21.20 requirements are satisfied, including an affordable housing agreement as described in RZC 21.20.080.**

RZC 21.04.1110.C

~~**5. Affordability Requirement. ADUs shall not be used to meet any requirement to provide affordable dwelling units per RZC Chapter 21.20, Affordable Housing.**~~

~~**6.**~~ **5.** Applicable Codes - ADUs. The portion of the dwelling in which the accessory dwelling unit is proposed must comply with all standards for health and safety contained in all applicable codes, with the exception of the ceiling height requirements of the International Building Code. The Building Official may waive the ceiling height requirements of this chapter if it is determined that the structure was built in compliance with past building code requirements.

RZC 21.48.010 Transfer of Development Rights Program.

A. ***Purpose.*** The purpose of Redmond's Transfer of Development Rights (TDR) Program is to advance Comprehensive Plan goals and policies that address the protection of environmentally critical areas, historic resources (including archeological resources), **and** open spaces~~**, and the ability to provide affordable housing,**~~ by transferring the right to develop on the land needing protection to land more suitable for urban development.

<<administrative note: no changes to subsection B>>

C. ***Sending Area Properties.***

1. Land is eligible if it complies with all of the criteria for at least one of the eligibility categories as described in Table 21.48.010A, Eligibility Categories and Criteria, and with all of the criteria in RZC 21.48.010.C.2.

Table 21.48.010A
Eligibility Categories and Criteria

Eligibility Category	Eligibility Criteria
Urban Recreation	A. Located in the UR zone; and B. Wholly undeveloped or in agricultural or recreational use.
Historic	A. Listed on the Redmond Historic Resource Register; or B. Otherwise eligible under RZC Chapter 21.30, Historic and Archeological Resources.
Environmentally Critical Area	A. Located in one or more of the following areas: 1. Species Protection Area; 2. Category I or Category II wetland or wetland buffer; 3. Class I or Class II stream or stream buffer; 4. Landslide hazard area or buffer; 5. Contiguous forest community characterized by a qualified arborist or ecologist as: a. Having three layers of vegetation – canopy, subcanopy/shrub, and herb – dominated by native species; and b. Having at least 20 percent of canopy trees estimated to be at least 50 years of age; and c. Measuring at least one acre; and B. Wholly undeveloped, or partially undeveloped or vacant, where the Administrator determines that eligible environmentally critical areas listed in (A) above could be maintained without compromising the ecological functions and values of those critical areas.
~~Affordable Housing~~	~~A. Complies with RZC 21.48.010.G, Affordable Housing Bonus.~~

2. The following criteria must also be met:

a. The land's development rights or development capacity shall not have been exhausted, sold, or transferred; or limited by easements, deed restrictions, equitable servitudes, or similar measures to any of the following:

i. Agriculture, recreation, open space; or

ii. Preservation of environmentally critical areas and their buffers, as described in Table 21.48.010A, through means including, but not limited to, a Native Growth Protection Area or open space easement.

b. The land shall not have been granted a reasonable use exception under RZC 21.76.070.U, Reasonable Use Exception (Critical Areas/Hazardous Liquid Pipelines, etc.). Nothing in this chapter shall require that a reasonable use exception granted under the reasonable use provision equal the economic value of the TDRs granted under this chapter.

c. The land shall not be part of any property the Comprehensive Plan designates for use as a collector, arterial street, or highway.

<<administrative note: no changes to subsections D-E>>

F. ***Use of Development Rights.***

1. Each development right may be used as a right for any one of the following, subject to the limitations of this chapter and other zoning code chapters:

a. To authorize an additional 8,712 square feet of gross floor area;

b. To increase the maximum impervious surface or maximum lot coverage by 8,712 square feet; provided, that the total increase does not exceed 10 percent of the allowed maximum square footage for the site; or

c. To increase the height of a structure, including above-ground structured parking, by one story across each 8,712-square-foot increment of gross floor area or parking floor plate**, except as permitted in RZC 21.48.010.F.2.** ~~**or by two stories in a TOD focus area**~~. ~~**In no case shall total building height be greater than two stories above the height allowed by the underlying zone except as permitted as part of the Overlake incentive package (RZC Chapter 21.55); the**~~ **The** height bonus shall not apply to structures within the shoreline jurisdiction or within the Downtown height limit overlay areas. (Table 21.10.200, note 2).

2. In TOD focus areas (see RZC Chapter 21.05), maximum height may be increased by up to two stories above the height allowed by the underlying zone using development rights. Additional height can also be earned by combining development rights with the incentives available in RZC Chapter 21.55.

3 ~~**2**~~. A fraction of a development right shall be entitled to the corresponding fraction of any of the above.

4 ~~**3**~~. A land use application using transferred development rights shall contain a statement describing the amount of the development rights proposed to be used and how the development rights are proposed to be used.

RZC 21.55.4100.B

B. *Outside the Overlake TOD Focus Area and in OUMF Zone*. Bonuses earned outside the TOD Focus Area and in the OUMF zone have the following threshold and maximums. Where points earned are fractional, they shall be rounded to the nearest whole number to determine bonuses earned.

Table 21.55.4100.B. Bonuses in Overlake, Outside of TOD Focus Area and in OUMF Zone

Points Earned	FAR	Max Building Height		Other Bonuses Earned
		OBAT (mixed-use/non-residential)	OUMF	
1 – 50	Per calculation	160 ft./135 ft.	100 ft.	
51 – 100	Per calculation	175 ft./150 ft.	115 ft.	
101 – 150	Per calculation	190 ft./165 ft.	130 ft.	**Projects earning over 100 points may combine the transfer of development rights program with the incentive program**

Points Earned	FAR	Max Building Height		Other Bonuses Earned
		OBAT (mixed-use/non-residential)	OUMF	
151 – 200	Per calculation	210 ft./180 ft.	145 ft.	
Over 200 points	Max FAR of 9.5	230 ft./200 ft.	160 ft.	

STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NON-SIGNIFICANCE

For more information about this project visit www.redmond.gov/landuseapps

PROJECT INFORMATION

PROJECT NAME: Legislative Conformance, Business Improvement, and

SEPA FILE NUMBER: SEPA-2026-00015

PROJECT DESCRIPTION:
SEPA Checklist Review - Legislative Conformance, Business Improvement, And Fences Zoning Code Amendments

PROJECT LOCATION: City Wide

SITE ADDRESS:

APPLICANT: Jeff Churchill

LEAD AGENCY: City of Redmond

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable State and Federal laws.

Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA.

An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. **This information is available to the public on request.**

CITY CONTACT INFORMATION

PROJECT PLANNER NAME: David Lee
PHONE NUMBER: 425-556-2462
EMAIL: dlee@redmond.gov

IMPORTANT DATES

COMMENT PERIOD

Depending upon the proposal, a comment period may not be required. An **"X"** is placed next to the applicable comment period provision.

There is no comment period for this DNS. Please see below for appeal provisions.

'X' This DNS is issued under WAC 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the Project Planner, via phone, fax (425)556-2400, email or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. **Comments must be submitted by 02/19/2026.**

APPEAL PERIOD

You may appeal this determination to the City of Redmond Office of the City Clerk, Redmond City Hall, 15670 NE 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, **no later than 5:00 p.m. on 03/06/2026**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at www.redmond.gov or at City Hall. You should be prepared to make specific factual objections.

DATE OF DNS ISSUANCE:

For more information about the project or SEPA procedures, please contact the project planner.

RESPONSIBLE OFFICIAL: Carol V. Helland
Planning Director

SIGNATURE: Carol V Helland

RESPONSIBLE OFFICIAL: Aaron Bert
Public Works Director

SIGNATURE:

Address: 15670 NE 85th Street Redmond, WA 98052

2026 Zoning Code Amendments Questionnaire Feedback Summary

Below is a concise summary of the feedback captured from Let's Connect from November 10, 2025 – January 10, 2026

Q1 — Active-use retail amendments

- **Provide parking and access to support new/expanded retail.** Several comments urge pairing any retail activation with adequate parking, access routes, and supporting infrastructure—especially where tourism or use of public spaces/rights-of-way is expected.
- **Process/usability issue:** One respondent notes that links to the amendment materials were broken.

Q2 — "Businesses Open" pedestrian routing signage requirements - No substantive, question-specific feedback was recorded in the dataset beyond general process/usability concerns (broken links).

Q3 — Amendments to business-oriented definitions - No direct feedback specific to business-oriented definitions was captured.

Q4 — Simplifications for Food Truck & Pop-Up Retail Courts and Publicly Accessible Enhanced Amenities Spaces

- **Pair activation with infrastructure:** One commenter asks that any simplifications still ensure adequate **parking access and supporting infrastructure** when activating food trucks/pop-ups and enhanced amenity spaces, particularly where tourism is anticipated.

Q5 — Fence & retaining wall regulations

- **Clarify technical standards:** Requests to ensure the code clearly addresses **setbacks, property lines, rights-of-way, materials, height, and construction requirements**, with attention to adjoining properties.
- **Noise-adjacent context:** A commenter asks for **exceptions for taller fences** along major roads (e.g., 140th Ave NE) to help mitigate traffic noise impacts on residential lots.

Q6 — Energy code & conversions (HB 1757)

The summary was prepared with the assistance of CoPilot

- **Allow plug-in micro-PV:** One comment requests permitting **up to ~2,000 W plug-in solar panel systems** (micro-inverter "plug-in" kits) that connect via a wall outlet—citing other jurisdictions that allow similar setups.

Q7 — Lot splitting (HB 1096)

- **Define the "Administrative" pathway:** A request to **explain the rationale and differences** between the proposed **"Administrative" lot split**, subdivisions, and short subdivisions.

Q8 — Miscellaneous amendments to Redmond Zoning Code, Article 1 - No question-specific feedback was identified in the file for Article 1 beyond general comments elsewhere.

Q9 — Miscellaneous amendments to Redmond Zoning Code, Article 2 - No question-specific feedback was identified in the file for Article 2.

Q10 — Parking regulations (SB 5184 & HB 1183)

- **Parking supply & access:** Calls to ensure parking regulations **support added retail** and **tourism/public-space use**, with appropriate **access and infrastructure**.
- **Visibility & landscaping safety:** Feedback that **parking-lot landscaping** (e.g., tall shrubs) can **obstruct driver sightlines**; suggestions to **limit shrub heights** to ~1–2 ft and remove vegetation that blocks views near **crosswalks** (e.g., Downtown Park/Cleveland St).

Q11 — Zoning for child care centers (SB 5509) - No feedback specific to child-care center zoning was captured.

Q12 — Subdivision regulations (SB 5559) - No feedback specific to subdivision regulations was captured.

Q13 — Permitting timelines (SB 5611) - No feedback specific to permitting timelines was captured.

Q14 — Affordability streamlining - No feedback specific to affordability streamlining was captured.

Q15 — Co-living residential suites- No feedback specific to co-living suites was captured.

Memorandum

Date: 4/7/2026
Meeting of: Committee of the Whole - Planning and Public Works

File No. CM 26-228
Type: Committee Memo

TO: Committee of the Whole - Planning and Public Works
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

Public Works	Aaron Bert	425-556-2786

DEPARTMENT STAFF:

Public Works	Brandon Buehler	Acting Deputy Director
Public Works	Paul Cho	Engineering Manager
Public Works	Patty Criddle	Engineering Supervisor

TITLE:
172nd Ave NE Corridor Improvements

OVERVIEW STATEMENT:
The City of Redmond is making changes to 172nd Ave NE, including adding speed cushions, traffic circles, and other traffic calming features. The gate across 172nd Ave at NE 124th Street has been removed however barriers remain in place until improvements are installed.

☐ **Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

☒ **Receive Information** ☐ **Provide Direction** ☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
  N/A
- **Required:**
  N/A
- **Council Request:**
  N/A
- **Other Key Facts:**
  N/A

OUTCOMES:

Opening the roadway between City of Redmond and King County will improve mobility and connectivity for Redmond residents and workers and improve overall traffic circulation in Redmond.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
  November 2023 through completion
- **Outreach Methods and Results:**
  Two public meetings, Council study session, mailed letter in January 2026 and subsequent postcard in March 2026 to residents.
- **Feedback Summary:**
  Residents requested improvements installed before removing the gate.

BUDGET IMPACT:

Total Cost:
$880,516

Approved in current biennial budget: ☐ **Yes** ☒ **No** ☐ **N/A**

Budget Offer Number:
N/A

Budget Priority:
Vibrant and Connected

Other budget impacts or additional costs: ☐ **Yes** ☐ **No** ☒ **N/A**
If yes, explain:
N/A

Funding source(s):
CIP

Budget/Funding Constraints:
N/A

☐ **Additional budget details attached**

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
6/27/2023	Study Session	Receive Information

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
N/A	None proposed at this time	N/A

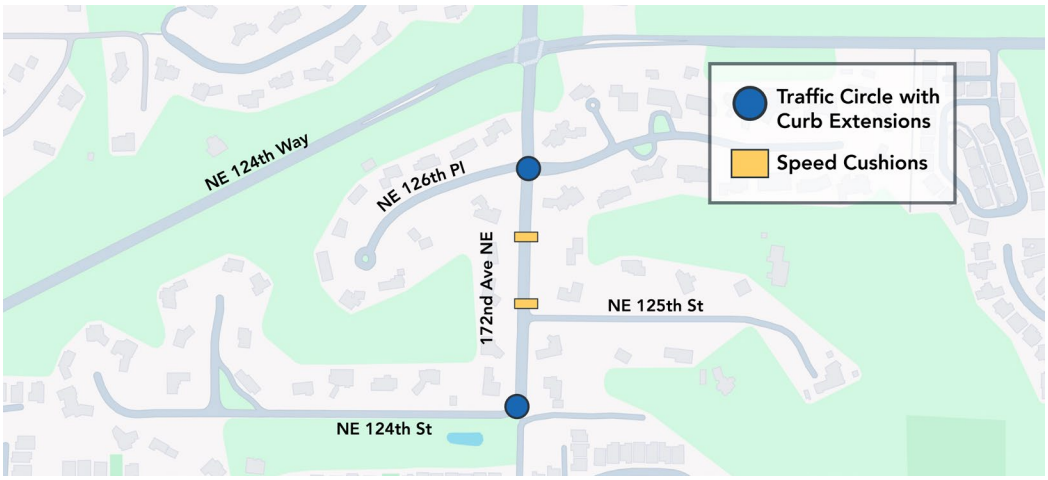
Time Constraints:
N/A

ANTICIPATED RESULT IF NOT APPROVED:
N/A

ATTACHMENTS:
Attachment A - 172nd Letter - January 2026
Attachment B - 172nd Postcard - March 2026

Hello Neighbor,

The City of Redmond is making changes to 172nd Ave NE, including adding speed cushions, traffic circles, and other traffic calming features. The gate across 172nd Ave at NE 124th Street will also be removed as part of this project. More information about the project can be found at redmond.gov/172ndAveNE, and some of the most frequently asked questions are answered below.



1. Why is the gate being removed?

172nd Ave NE is a valuable connection for Redmond and King County. It will improve mobility and connectivity for Redmond residents and workers, and improve overall traffic circulation in Redmond. The region has grown significantly in recent decades, and improving mobility and connectivity is a top priority for the City of Redmond.

2. What is the plan for the 172nd Avenue NE Gate?

Traffic calming features will be installed before opening the road. These include:

- A traffic circle at the intersection of 172nd Avenue NE and NE 124th Street
- A streetlight at the intersection of 172nd Ave NE and NE 124th St
- Intersection narrowing with traffic delineators at the intersection of 172nd Avenue NE and NE 124th Street
- Corridor lane lines to separate vehicles and pedestrians
- A traffic circle at the intersection of 172nd Avenue NE and NE 126th Place
- Two speed cushions between NE 125th Street and NE 126th Place
- Intersection narrowing with traffic delineators at the intersection of 172nd Avenue NE and NE 126th Place

The gate will be removed to make space for the construction of traffic calming features, and temporary barriers will block the road until construction is complete.

City Hall
PO Box 97010
15670 NE 85th Street
Redmond, WA
98073-9710

3. What are the roles and responsibilities of Redmond and King County in this project?
Redmond and King County will partner together throughout this project. Redmond is providing funding and staff time for the design and construction, and covering this project's permitting costs. King County Department of Local Services is the permitting agency for the part of 172nd Avenue NE north of NE 124th Street.

4. What authority does the City have to make changes to these streets?
The City of Redmond has the authority to make changes on city streets and can make improvements on King County roads with permission from the county. The gate is located on one of Redmond's streets. The traffic calming features planned north of the gate are outside of Redmond city limits and require King County permits, which the City has secured. The organization Friends of 172nd Ave filed a legal complaint challenging the legality of the City and King County's planned changes to the street, but the King County Court dismissed the complaint in 2025.

5. How will pedestrians and bikers be kept safe both north and south of the gate?
Lane lines and traffic delineators will be installed to help separate vehicles from pedestrians and cyclists north of the gate. Traffic calming features along the corridor are designed to reduce motor vehicle speeds. South of the gate, sidewalks will help separate pedestrians from vehicles, and north of the gate, the roadway is wide and has ample room for cyclists and pedestrians to use the shoulder outside the driving lanes.

6. What feedback have the Redmond Police and Fire Departments provided regarding the gate?
They support the removal of the gate and agree that response times will be reduced with this connection.

7. What is the timing for installing traffic calming features?
The City of Redmond and King County will work together to ensure that all the traffic calming features on the 172nd Avenue NE corridor, north of the gate, are installed before opening the gate in 2026. The timing for installing a traffic signal or roundabout at the intersection of 162nd Place NE and NE 124th Street is still being determined. Funding for traffic calming at that intersection is not yet available.

Find more information about this project at redmond.gov/172ndAveNE.

NOTICE OF UPCOMING CONSTRUCTION

172nd Ave. NE Corridor Improvements
Traffic circles, speed cushions, lights, and gate removal

Redmond
WASHINGTON

What to expect during construction:

- Estimated construction timeline: March through July 2026.
- Work hours: 7 a.m. to 5 p.m.
- Roadway areas may be restricted to a single lane.
- Expect minor delays throughout the construction period.

This project will:

- Install two traffic circles to enhance intersection control.
- Add three streetlights to improve visibility at key intersections.
- Implement two speed cushions to discourage speeding.
- Add channelization features to regulate speeds along the corridor.
- Remove the gate at the intersection of 172nd Ave. NE and NE 124th St.
- Barricades will be installed in place of the gate until ALL construction is completed.



If you have any questions, please contact customer service at 425-556-2900, info@redmond.gov or visit

City of Redmond
PO Box 97010 2NPW
Redmond, WA 98073

NOTICE OF UPCOMING ROADWAY IMPROVEMENTS

These improvements will provide connectivity for residents and emergency services in our rapidly growing city. Additionally, by incorporating safety features such as new lighting, the enhancements aim to deter speeding and prioritize the safety of all road users.

For more information about the specific project and schedule updates, please see the project website:
redmond.gov/172ndAveNE

Notice of nondiscrimination is available at redmond.gov/TitleVI.
无歧视声明可在本市的网址redmond.gov/TitleVI 上查阅
El aviso contra la discriminación está disponible en red-mond.gov/TitleVI.

15670 NE 85th Street
Redmond, WA

City of Redmond

Memorandum

Date: 4/7/2026
Meeting of: Committee of the Whole - Planning and Public Works

File No. CM 26-222
Type: Committee Memo

TO: Committee of the Whole - Planning and Public Works
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

Public Works	Aaron Bert	425-556-2786

DEPARTMENT STAFF:

Public Works	Tess Wilkinson	Capital Project Planner
Public Works	Steve Gibbs	Capital Division Manager
Public Works	Brandon Buehler	Acting Deputy Director

TITLE:
Capital Investment Program (CIP) Project Updates for Q1 2026

OVERVIEW STATEMENT:
Public Works is providing the 2026 Quarter 1 project updates on active CIP projects. The purpose of this memo is to provide an overview of the CIP progress and to receive feedback or answer questions about specific projects. This is a read only item inviting Council's feedback on priority project updates they'd like to see featured in the upcoming Quarterly CIP Update that will be delivered as a Staff Report at the 4/21 Business Meeting.

☒ **Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

☐ **Receive Information** ☒ **Provide Direction** ☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
  CIP
- **Required:**
  N/A
- **Council Request:**
  N/A
- **Other Key Facts:**
  None

OUTCOMES:
Quarterly updates are provided to showcase progress on active CIP projects to allow Council to ask questions and provide feedback.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
  N/A
- **Outreach Methods and Results:**
  N/A
- **Feedback Summary:**
  N/A

BUDGET IMPACT:

Total Cost:
N/A

Approved in current biennial budget: ☐ **Yes** ☐ **No** ☒ **N/A**

Budget Offer Number:
CIP

Budget Priority:
N/A

Other budget impacts or additional costs: ☐ **Yes** ☐ **No** ☒ **N/A**
If yes, explain:
N/A

Funding source(s):
CIP

Budget/Funding Constraints:
N/A

☐ **Additional budget details attached**

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
1/6/2026	Committee of the Whole - Planning and Public Works	Provide Direction

1/27/2026	Study Session	Receive Information

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
4/21/2026	Business Meeting	Receive Information

Time Constraints:
N/A

ANTICIPATED RESULT IF NOT APPROVED:
None

ATTACHMENTS:
Attachment A: 2026 CIP Quarter 1 Projects Updates
Attachment B: Projects List - Council Handout

CIP Quarterly Projects Update

Quarter 1, 2026

Redmond
WASHINGTON

Capital Division Portfolio Reporting

2025-2026 CIP

CIP Projects	2025 Q4	2026 Q1
Active	33	33

Completion	2025	2026
Targeted for Completion	18	14
Total Complete	12	2
Percent complete	67%	14%

Targeted for completion - 2026

Soon to be Completed Projects	Substantial Completion	Budget	Expected Cost
Fire Station 17 Siding Replacement	Complete February 2026	$1,299,620	$1,210,000
Sidewalk Repair Projects - Avondale Way (170th Ave to UHR)	Complete February 2026	2,601,176	$1,760,000
ADA Facilities Improvements	May 2026	$300,000	$300,000
Old Fire House Teen Center Demolition	May 2026	$425,000	$425,000
Public Safety Building Phase 2 (Mechanical and Electrical)	May 2026	$3,723,327	$3,723,000
Sustainability Building Automation (Energy Mgmt System)	May 2026	$99,668	$99,000
EV Charging Stations Phase 2	July 2026	$794,946	$415,000
Reservoir Park Sports Court Replacement	July 2026	$1,181,682	$1,387,000
Reservoir Park Water Tank Rehabilitation	July 2026	$624,910	$737,000
Bel-Red Buffered Bike Lanes (30th St. to WLSP)	August 2026	$5,201,204	$5,720,000
NE 70th St Shared Use Path/Crosswalk (Redmond Way to 180th Avenue NE)	October 2026	$ 3,116,863	$2,900,000
Pavement Mgmt - 154th Ave NE (Redmond Way to 85th St.)	October 2026	$ 1,688,023	$1,688,000
Pedestrian & Bicycle Safety Projects	December 2026	$2,061,877	$2,061,000
Willows Rd. Watermain Extension	December 2026	$2,107,242	$2,525,000



Project & Program Reporting

Program Report – General Government (Facilities)

Active projects managed by the Construction Division

Program Manager: Quinn Kuhnhausen

Project Name	Phase	Targeted Completion	Project Standing	Budget	CIP Inclusion	Information
Fire Station 17 Siding Replacement	Complete	February 2026		$1,119,620	2023-2024	
Facilities ADA Improvements	Construction	May 2026	●	$300,000	2019-2020	Construction has begun.
Old Fire House Teen Center Demo	Design	May 2026	●	$425,000	2025-2026	
Sustainability Building Automation (Energy Management System)	Design/ Construction	July 2026	●	$506,408	2019-2020	ESCO project, final design is considered as part of the Construction phase.
Public Safety Building Phase 2 (Mechanical and Electrical)	Design/ Construction	July 2026	●	$3,075,096	2017-2018	ESCO project, final design is considered as part of the Construction phase.
Electric Vehicle Charging Stations Phs 2	Design	January 2027	●	$794,946	2025-2026	
MOC Campus Redevelopment	Design	2030	●	$225,000,000	2023-2024	Project validation is anticipated to be complete in Q2/Q3 of 2026.
ADA Improvements – Parks Restrooms	Targeted initiation February 2026			$1,000,332	2023-2024	Renovate park restrooms to address priority ADA needs identified in the 2019 Parks ADA Transition Plan.

Program Report – Parks

Active projects managed by the Construction Division

Program Manager: Dave Tuchek

Project Name	Phase	Targeted Completion	Project Standing	Budget	CIP Inclusion	Information
Reservoir Park Sports Court Replacement	Construction	July 2026	🔴	$1,181,682	2019-2020	Recent change order has pushed this project over budget
Idylwood Park Parking Lot Expansion and Frontage Improvements	Design	May 2027	🟢	$4,476,663	2025-2026	This is a joint project with Traffic Operations
SE Redmond Park	Pre-Design	October 2028	🟢	$13,757,591	2025-2026	
Hartman Park Playground Replacement	Pre-Design	October 2027	🟢	$1,338,559	2025-2026	Replacement of existing wood play structure, containment area, adjacent walkways, and park furniture.

Program Report – Traffic Operations

Active projects managed by the Construction Division unless otherwise noted

Program Manager: Paul Cho

Project Name	Phase	Targeted Completion	Project Standing	Budget	CIP Inclusion	Information
Pavement Management –West Lake Samm Pkwy (Marymoor – Leary Way)	Complete	July 2025	●	$3,267,693	2019-2020	
Pavement Management – NE 24th St. (WLSP – 172nd Ave.)	Construction	August 2027	●	$14,443,553	2017-2018	
Pavement Management – 154th Ave NE (Redmond Way – 85th St.)	Design	October 2026	●	$1,688,026	2023-2024	Pavement removal and replacement quantities are higher than estimated.
Pavement Management – Avondale Rd. (90th St. – Novelty Hill Rd.)	Design	September 2027	●	$11,366,766	2019-2020	Project includes replacement of AC watermain.
Pedestrian & Bicycle Safety Projects (164 Ave NE; East Lk Samm Pkwy; NE 104 St)	Design	October 2026	●	$2,061,877	2023-2024	
ADA Improvements - Curb Ramps	Design	October 2027	●	1,200,000	2021-2023	

Program Report – Transportation Planning

Active projects managed by the Construction Division unless otherwise noted

Program Manager: Michael Hintze

Project Name	Phase	Targeted Completion	Project Standing	Budget	CIP Inclusion	Information
Sidewalk Repairs - 166th Ave (80th - 85th), Avondale Way (170th Ave. - Union Hill Rd),	Complete	February 2026		$2,705,371	2019-2020	Work on Avondale Way is substantially complete; handrail installation will take place in May 2026.
Bel-Red Buffered Bike Lanes	Construction	August 2026	🟡	$4,132,269	2019-2020	Project was paused over the winter. Construction resumed April 1.
NE 70th Street Shared Use Path & Crosswalk (Redmond Way to 180th Avenue NE)	Design	December 2026	🟢	$3,116,863	2019-2020	The shared-use path is complete, and the crosswalk work will be advertised in January.
40th Shared Use Path (163rd Ave. to 172nd)	Pre-Design	March 2027	🟢	$7,106,922	2019-2020	
156th Ave NE Shared Use Path (4300 block to 51st St.)	Pre-Design	December 2027	🟢	$4,970,518	2023-2024	
148th Ave Shared Use Path	Pre-Design	November 2027	🟢	$5,133,199	2025-2026	Provide a multi-use trail on the east side of 148th Avenue NE connecting the 520 Trail to NE 31st Street.
NE 36th St. Bike Facilities	Pre-Design	November 2027	🟢	$2,267,831	2025-2026	Add bike lanes to 36th Street from 148th Avenue to 150th Avenue
150th Ave Improvements	Targeted initiation August 2026			$2,971,913	2021-2023	This project will complete missing bike lane connections on 150th Avenue between 40th Street and 51st Street.

Program Report – Utilities

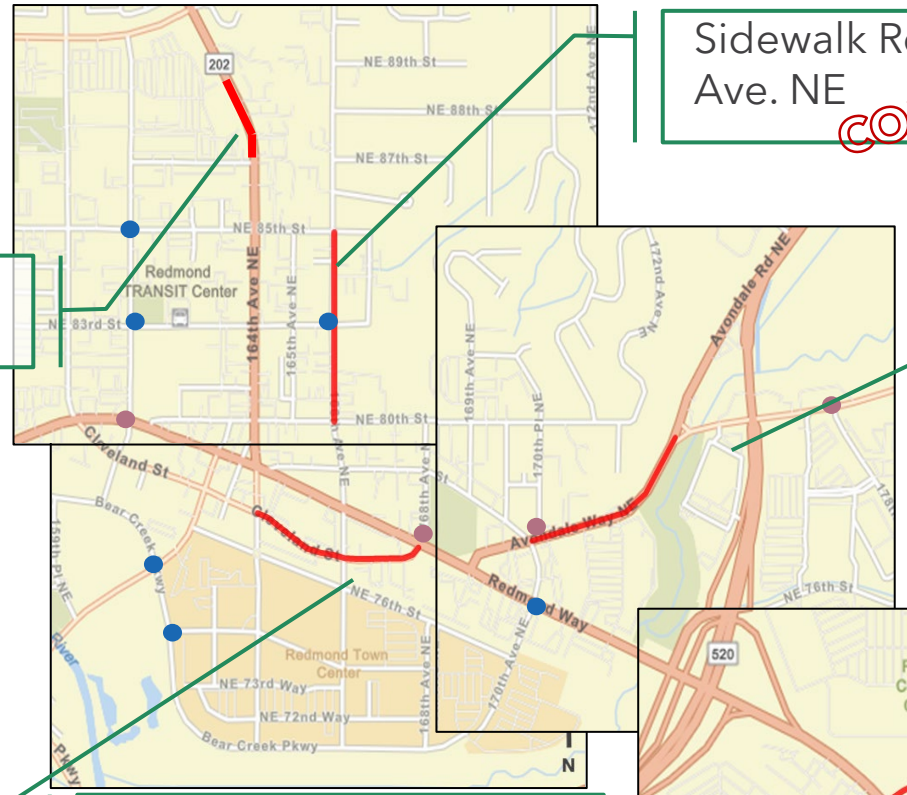
Active projects managed by the Construction Division unless otherwise noted

Program Manager: Chris Stenger

Project Name	Phase	Targeted Completion	Project Standing	Budget	CIP Inclusion	Information
Reservoir Park Water Tank Repairs	Construction	July 2026	🔴	$735,000	2019-2020	Recent change order has pushed this project over budget
Lift Station Equipment Upgrades Phs 2	Ad & Award	February 2028	🟡	$3,526,685	2023-2024	The need to rebid the project has delayed the project schedule.
Evans Creek Relocation	Design	October 2029	🔴	$19,003,074	2009-2010	
Willows Rd. Watermain Extension	Design	January 2027	🟡	$2,936,825	2021-2022	Current estimates show a potential budget shortage.
Control and Telemetry Upgrades Phs 4	Pre-Design	May 2028	🟢	$3,481,308	2017-2018	
AC Watermain Replacement – Viewpoint	Pre-Design	October 2028	🟢	$10,555,742	2021-2022	Reviewing the scope and phasing to incorporate stormwater work and minimize neighborhood disruption.
Ardmore Stormwater Pond Repair	Targeted initiation January 2026		🟢	$269,067	2019-2020	

Downtown Pedestrian & Bicycle Safety Projects

Pedestrian & Bicycle Safety Projects (164 Ave NE)



Sidewalk Repairs - 166th Ave. NE

COMPLETED



Sidewalk Repairs - Avondale Way (170th Ave to SR-520)

COMPLETED



NE 70th Shared Use Path & Crosswalk



- Accessible Pedestrian System Upgrades
- Pedestrian Safety Signs for Signals

Sidewalk Repairs - Cleveland Street

COMPLETED



Pedestrian & Bicycle Safety Projects (East Lk Samm Pkwy)

Overlake Pedestrian & Bicycle Safety Projects

156th Ave NE Shared Use Path
(4300 block to 51st St.)

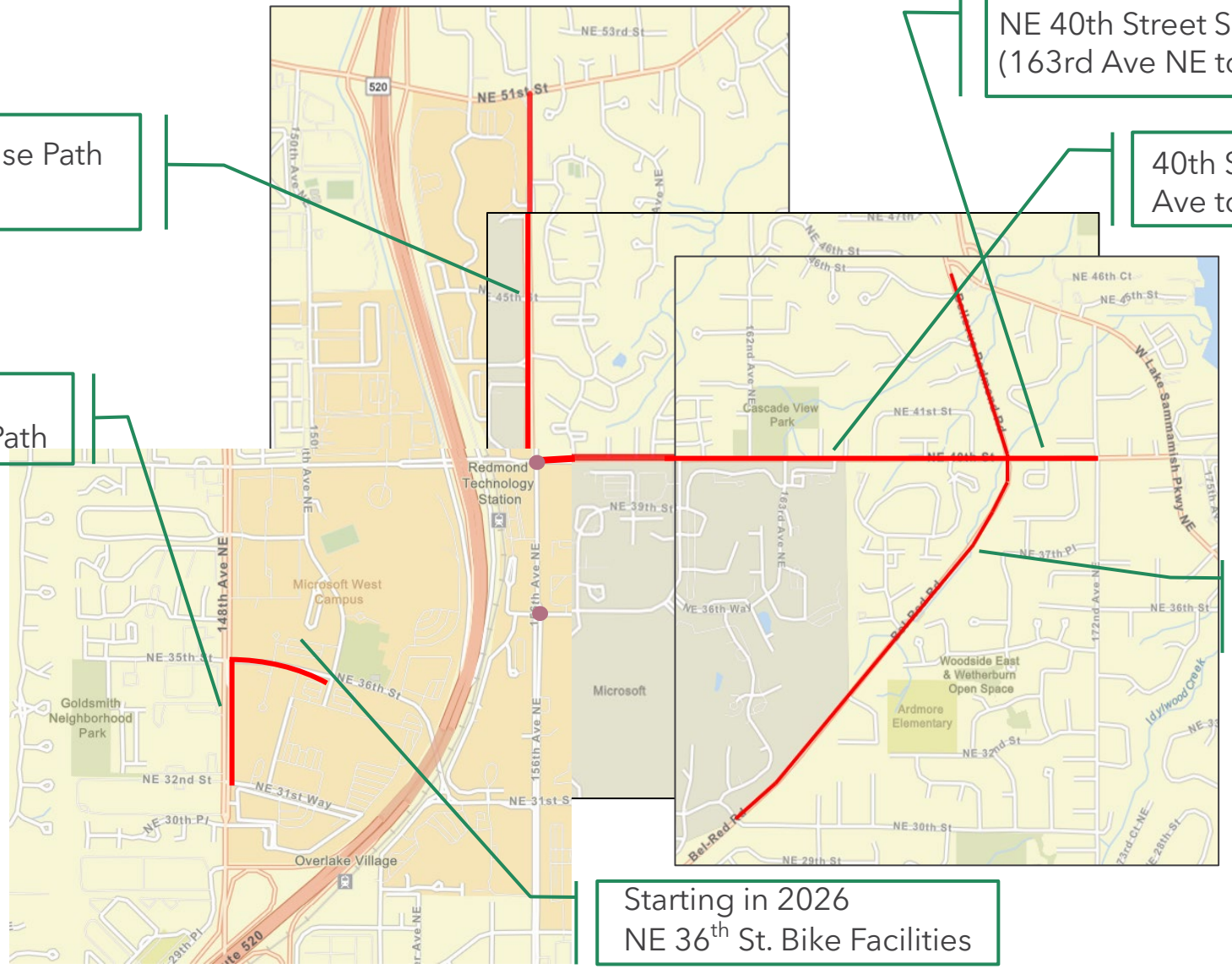
NE 40th Street Shared Use Path
(163rd Ave NE to 172nd)

40th St. Sidewalks (156th Ave to Bel-Red Rd.)

COMPLETED



Starting in 2026
148th Ave Shared Use Path



- Accessible Pedestrian System Upgrades
- Pedestrian Safety Signs for Signals

Starting in 2026
NE 36th St. Bike Facilities

Bel-Red Buffered Bike Lanes
(30th St. to WLSP)



- 24th St. at 151st Ave.

Upcoming Project Milestones



Thank You

Questions?

Redmond
WASHINGTON

2026 Capital Improvements Project List

Completed Projects	Council Acceptance	
Fire Station 17 Siding Replacement	Expected	Q3 2026
Sidewalk Repair Projects - Avondale Way (170th Ave to UHR)	Expected	Q1 2027

Active Projects - Construction		Contract Award	Targeted Completion
Hardscape Project - Reservoir Park Sport Court Replacement		May-25	Jul-26
Reservoir Park Water Tank		May-25	Jul-26
Bel-Red Buffered Bike Lanes (30th St. to WLSP)		Jul-25	Aug-26
Lift Station Equipment Upgrades Phs 2		Mar-26	Feb-27
Pavement Management - NE 24th Street (West Lake Sammamish Parkway to 172nd Avenue NE)	🚲	Nov-25	Aug-27

Active Projects - Design		Design Start	Targeted Bid
NE 70th Street Shared Use Path and Crosswalk (Redmond Way to 180th Avenue NE)		Sep-22	Out for bids
EV Charging Phs 2		Nov-25	Out for bids
Teen Center Demo		Jan-26	Out for bids
Pavement Mgmt - 154th Ave NE (Redmond Way to 85th St.)	🚲	Nov-24	Apr-26
Willows Rd. Watermain Extension		Jul-25	Apr-26
Pedestrian and Bicycle Safety Projects (164 Ave NE; East Lk Samm Pkwy; NE 104 St)		Nov-25	Jun-26
Control and Telemetry Upgrades Phs 4		Aug-25	Jul-26
Pavement Management - Avondale Road (NE 90th Street to Novelty Hill Road)	🚲	Mar-25	Aug-26
Evans Creek Relocation		Apr-19	Oct/Nov 2026
Idylwood Park Parking Lot Expansion and Frontage Improvements		Jul-25	Nov-26
Pedestrian and Bicycle Access - NE 40th Street Shared Use Path (163rd Ave NE to 172nd)		Jul-25	Jan-27
AC Watermain Repacement - Viewpoint North and South		Mar-26	Mar-27
SE Redmond Park		Mar-26	Apr-27
Connection to King County Wastewater System - Avondale Rd.		May-25	Apr-27
156th Ave NE Shared Use Path (4300 block to 51st St.)		Jul-25	Jul-27
MOC Campus Redevelopment		Q2 2025	Q4 2026

Projects Starting	Project Initiation	Design Start
148th Ave. Shared Use Path	Mar-26	Jun-26
NE 36th St. Bike Facilities	Mar-26	Jun-26
Hartman park Playground Replacement	Feb-26	Apr-26
Wastewater Pipe CIPP	Feb-26	Jul-26
Ardmore Stormwater Pond Repair	Feb-26	May-26
ADA Improvements - Parks Restrooms	Feb-26	Apr-26

Programatic & Small Works Projects*		
Sustainability Building Automation	Construction under way	
Public Safety Building - Mechanical and Electrical	Construction under way	
Facilities ADA Improvements	Construction under way	
ADA Improvements - Transportation Curb and Ramps	Design	Mar-26

*Programatic or small works projects. Schedules for these types of projects are often accelerated or do not follow a typical project schedule.

🚲 Project with Transportation Benefit District funding.

Projects not led by the Capital Division

General Government - Facilities	Status	Targeted Completion
Bellwether City Annex	Purchase complete	
Energy Smart Eastside - Residental Electrification Program	Continuous Program	
Parks		
Climate Resiliency & Sustainable Vegetation Mgmt Plan - Landscape ROW Conversions	Underway	Aug-26
Tree Maintenance Program	Continuous Program	
Urban Forestry Tree Planting	Continuous Program	
Parks Facilities External Painting	Starting in 2026	
Permanent Dog Park Installation	Starting in 2026	
Stormwater		
High School Creek Large Woody Debris Placement	Starting in 2026	
Transportation		
Pedestrian Safety Improvements at Slip Lanes	Underway	Dec-26
Accessible Pedestrian System (APS) Upgrade	Underway	Dec-26
Adaptive Traffic Signal Control - Overlake	Starting in 2026	
Pedestrian Safety Signs for Signals	Starting in 2026	
Wastewater		
Lift Stations 2 & 3 Variable Frequency Drives Replacements	Equipment selection	Q2 2026
Water		
Joint Use - Kirkland South Reservoir Tank Painting and Seismic Retrofit	Underway	Apr-29
Groundwater Aquifer Monitoring Improvements	Underway	Oct-26
Novelty Hill Advanced Metering Infrastructure	Pilot Complete	

*Programatic or small works projects. Schedules for these types of projects are often accelerated or do not follow a typical project schedule.

Project with Transportation Benefit District funding.