

CODE

CITY OF REDMOND
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, AMENDING SECTION 13.25.045 TO THE
REDMOND MUNICIPAL CODE IMPOSING LIMITS ON
TEMPORARY CONSTRUCTION DEWATERING WITHIN THE
CITY'S CRITICAL AQUIFER RECHARGE AREAS;
PROVIDING FOR SEVERABILITY AND ESTABLISHING AN
EFFECTIVE DATE

WHEREAS, the City of Redmond draws a substantial portion of its drinking water from wells located in the City's Critical Aquifer Recharge Areas (CARAs); and

WHEREAS, the aquifer in the CARAs is shallow and at some locations is between five and fifteen feet beneath the surface of the land; and

WHEREAS, because the aquifer is so shallow, construction of development projects within the CARAs must be accomplished using temporary construction dewatering (TCD) to enable subsurface construction of project elements; and

WHEREAS, the City established a process in Chapter 13.25 of the Redmond Municipal Code (RMC) for permitting TCD and has determined, based on experience, that certain limitations should be placed on TCD to protect the quality and quantity of drinking water available to City residents from wells located in the CARAs, to protect downstream water bodies receiving water discharged from

TCD activities, and to minimize impacts to properties that may be affected by TCD; and

WHEREAS, the City Public Works Department has conducted outreach to stakeholders interested in TCD and with input from those stakeholders has recommended that RMC 13.25.045 be amended to impose limits on TCD; and

WHEREAS, the Redmond City Council has reviewed the proposed RMC 13.25.045 and has determined to adopt the same as set forth in this ordinance.

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. Limitations on Temporary Construction Dewatering. RMC 13.25.045 is hereby amended to read as follows:

13.25.045 Temporary Construction Dewatering Limitations.

A. Temporary construction dewatering activities shall be limited to elevator pits, footings, and utilities within the Critical Aquifer Recharge Areas (defined in RZC 21.64.050.A).

[~~A.~~] **B.** Temporary construction dewatering activities **for elevator pits, footings, and utilities** shall be limited to the following within the Critical Aquifer Recharge Areas (defined in RZC 21.64.050.A):

1. The rate at which groundwater may be captured, pumped, or removed from the development site shall be limited to 5,500 gallons per minute or less; and

2. The duration of temporary construction dewatering at a site shall be limited to a maximum of one year, measured cumulatively from the first date of dewatering activity, and

3. The depth of temporary construction dewatering allowed below the seasonal high groundwater elevation shall be limited to a maximum depth of 9 feet.

~~{B. IF INCENTIVES ARE AVAILABLE WITHIN RZC THAT WOULD ALLOW DEVELOPMENT TO BE ABOVE GROUND AND THEREBY AVOID DEWATERING WITHIN THE CRITICAL AQUIFER RECHARGE AREA, THEN DEWATERING WILL BE LIMITED TO ELEVATOR PITS, CRANE FOOTINGS, OR UTILITIES ONLY.}~~

Section 3. 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 of any other section, sentence, clause, or phrase of this ordinance.

Section 4. Effective Date. This ordinance shall take effect on June 28, 2025, which is 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 _____, 2025.

CITY OF REDMOND:

ANGELA BIRNEY, MAYOR

ATTEST:

CHERYL XANTHOS, MMC, CITY CLERK

APPROVED AS TO FORM

DANIEL KENNY, CITY ATTORNEY

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