



## RZC 21.74 LAND DIVISION

### 21.74.010 General Provisions

**A. Purpose.** The intent of this chapter is to:

1. Provide criteria, regulations, processes, and standards to govern the division of land within the City;
2. Ensure that public facilities and services necessary to support development are adequate to serve the development at the time development occurs; and
3. Promote the public health, safety, and general welfare in accordance with standards established by the state subdivision law, as set forth in RCW 58.17.010

**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, 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.** All divisions of land shall comply with this chapter and the provisions of the Redmond Zoning Code. Any portion of a lot that was used to calculate compliance of the lot with the standards of the Redmond Zoning Code or its predecessor, the Redmond Community Development Guide, shall not be subsequently subdivided or segregated from such lot or lots, or sold or transferred separately from such lot or lots.

Effective on:4/16/2011

apply where the utility demonstrates that its facilities will not function properly if located underground or cannot be maintained properly if so located.

(Ord. 2652; Ord. 2662)

Effective on:9/15/2012

## **21.17.030 Requests to Modify or Rescind Requirements**

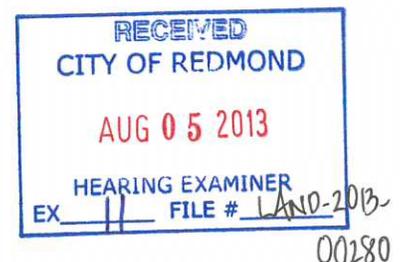
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### **A. Requests to Modify or Rescind Requirements.**

1. An applicant may request that the decision maker modify or rescind a required improvement, dedication, or transfer if the requirement does not meet all of the provisions of RZC 21.17.010.B.2.
2. The applicant shall explain what condition justifies the modification or rescission. The request shall be made in writing and be made no later than the end of the appeal period for the approval that imposes the required improvement, dedication, or transfer.
3. The decision maker shall adopt written findings and conclusions documenting its decision to approve or deny the request. The findings and conclusions shall document whether (i) the development contributes to the need for the required improvement or dedication and (ii) the required improvement or dedication is roughly proportional to the impact from the development. The decision maker shall consider whether credits, latecomer's fees, or other measures can be used to modify the required improvement, dedication, or transfer so that it is roughly proportional to the impact from the development.
4. As a condition of approving an exception, the decision maker may require:
  - a. Those dedications or improvements necessary to mitigate the impacts of the development; and
  - b. The applicant to furnish and implement an interim improvement plan to mitigate the impacts of the development. Any interim improvement plan may include a covenant consenting to formation of a local improvement district and a plan for the installation of improvements that will bring the facility up to the adopted level of service standards. Any requirement to prepare an interim plan shall be proportionate to the scale of the proposed development.

(Ord. 2662)

Effective on:9/15/2012



## 21.52.030 Street and Access Standards

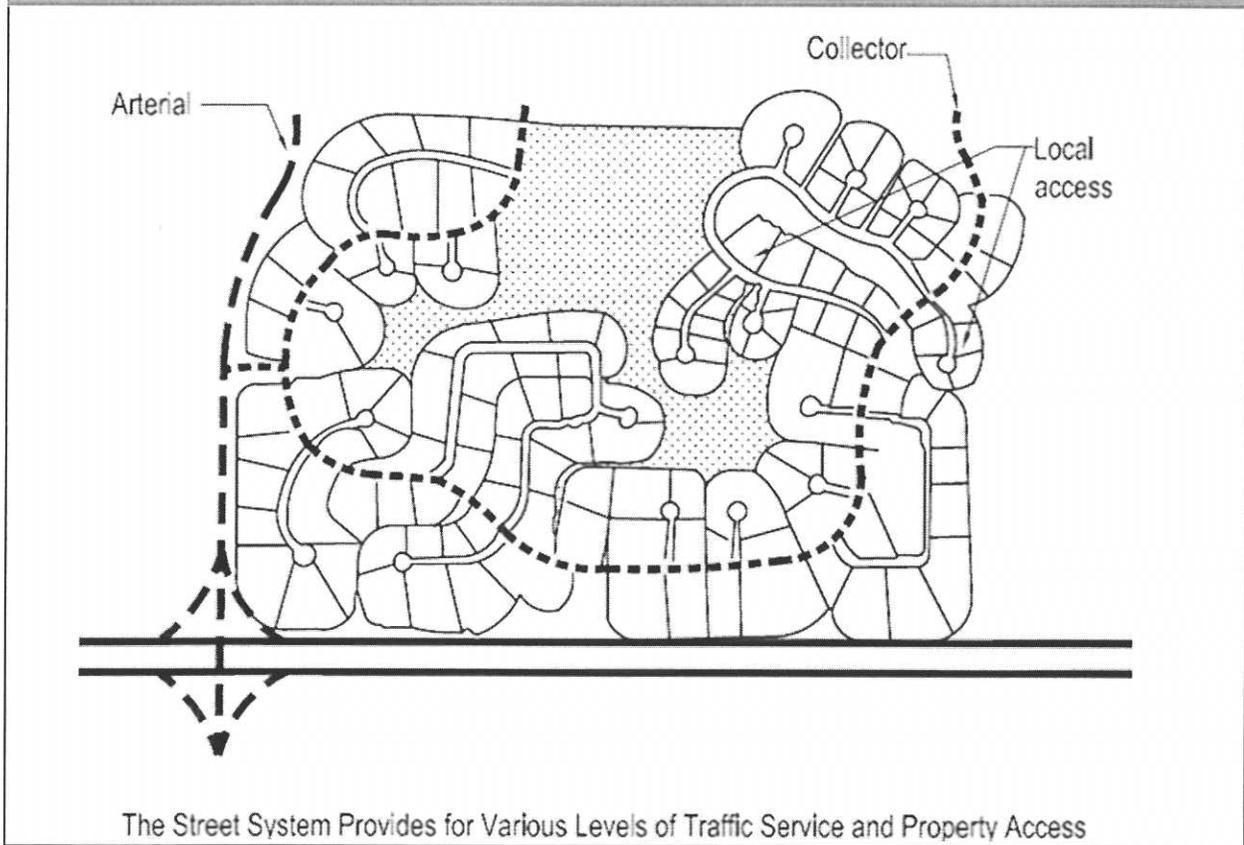
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- A. **Purpose.** The purpose of this division is to establish street and access standards to implement:
1. The Redmond Comprehensive Plan;
  2. The City of Redmond Transportation Master Plan; and
  3. The Neighborhood Street Plans found in the Neighborhoods Element of the Redmond Comprehensive Plan or other adopted street plans within the RZC.
- B. **Scope.** The requirements of this division shall apply to all development in the City processed under RMC Chapter 15.08, *Building Code*; RZC Article I, *Zone-Based Regulations*, RZC Article II, *Citywide Regulations*; and RZC Article VI, *Review Procedures*. No permit shall be issued nor approval granted without compliance with this section.
- C. **Street Classification.** Streets and rights-of-way are classified as freeways, principal arterials, minor arterials, collectors, connectors, local access streets, and alleys. A description of each of these classifications is contained in Section 5D of the City's Transportation Master Plan.
- D. **Street Plan.**
1. Streets shall be designated and located to conform to the Transportation Master Plan and the Neighborhood Street Plans. Where not part of an adopted plan, streets shall be designed to:
    - a. Provide multimodal street improvements according to City standards;
    - b. Complete missing links and improve connections among adjacent neighborhoods;
    - c. Provide access to and from public transportation facilities;
    - d. Maintain continuity of the street pattern;
    - e. Avoid creation of excessively large blocks on local access streets; and
    - f. Manage access to arterials.
  2. Where topography or other conditions make achievement of the design objectives in subsection D.1 impractical, street design shall conform to a system approved by the Technical Committee.
- E. **Access.**
1. **Lot Access.** All lots shall have access to a public right-of-way via direct access to the right-of-way, an easement recorded with King County, or a private drive or road. The specific design of property access shall be based on standards and guidelines established or approved by the City of Redmond.

Where feasible access is available from a property to more than one public right-of-way, the property shall access the lower classification street as defined in RZC 21.52.030.C, Street Classification. Access is feasible when it provides a direct connection via easement, private road, or other means to a public right-of-way and when it meets minimum Fire Code access requirements.

2. **Waterfront Access.** Rights-of-way may be required to be extended to water bodies and/or the center of watercourses as land is developed to provide public access.

Figure 21.52.030  
Access



**F. Traffic Control, Safety Devices, and Street Lights.**

1. As a condition of development approval, the Director of Public Works may require that all or any portion of the needed traffic control and safety markings, signs, signals, street lights, turn lanes, traffic calming measures, and other devices be installed or funded. The requirement for these items shall be based on warrants and guidelines established by the City of Redmond, the Washington State Department of Transportation (WSDOT), the American Association of State Highway and Transportation Officials (AASHTO), and the Manual on Uniform Traffic Control Devices (MUTCD). Such devices shall only be required when it is clearly demonstrated that the development itself or in conjunction with other developments is causing the need for the improvement.
2. Whenever any construction within or adjacent to any public street will result in street lights being temporarily removed or disconnected for more than 24 hours, the party proposing such temporary removal or disconnection shall be required to submit a temporary lighting plan for review and approval by the Public Works Department before any removal or disconnection takes place. The Public Works Department shall approve the temporary lighting plan only if adequate provisions are made for the safety of vehicles and pedestrians during periods in which the street lights will be removed or disconnected for more than 24 hours.
3. Whenever any construction within or adjacent to any public street will result in the temporary closure of all or any portion of any sidewalk or other public walkway, the

party proposing such temporary closure may be required to submit a temporary pedestrian linkage plan for review and approval by the Public Works Department before any closure takes place. The Public Works Department shall approve the temporary pedestrian linkage plan only if adequate provisions are made for the safe passage of pedestrians during the periods when the sidewalk or walkway will be closed.

- G. **Right-of-Way and/or Easement Dedication.** Where a planned street right-of-way or roadway, sidewalk, slope, or utility easement, as indicated by RZC 21.52.030.D, *Street Plan*, or as is necessary to complete a public City street, lies within a proposed development, the fee owner of the property shall be required to dedicate the right-of-way to the City as a condition of approval under RZC 21.76, *Review Procedures*. Prior to acceptance of the right-of-way and/or easement by the City, the fee owner will be required to remove or subordinate any existing private easements or rights that encumber the property to be dedicated, and shall be required to remove any encroachments on such easements or rights-of-way.
- H. **Private Streets.** Local access streets serving less than ten single-family homes may be private, subject to the approval of the Technical Committee. If agreed to by the City, private streets may be dedicated to the City but only upon meeting all requirements of RZC 21.17.010.F, *Adequate Streets, Sidewalks, and Trails*.
- I. **Construction Specifications and Design Standards.** Street and right-of-way improvement construction specifications, standardized details, and design standards shall be prepared by the Director of Public Works. The specifications shall include, but are not limited to, the following: street widths, curve radii, alignments, street layout, grades, sidewalk placement and standards, length of cul-de-sacs, intersection design, sight distance and clearance, and driveway location. Amendments to these standards may be made as conditions warrant. The specifications and any amendments shall be made available to the public as RZC Appendix 2, *Construction Specifications and Design Standards for Streets and Access*. Alternative street designs may be approved by the City Council to encourage innovative designs or reduce disturbance to the natural setting if it finds that the alternative meets the intent of this chapter.
- J. **Performance Assurance.** To ensure compliance with this section, the provisions of RZC 21.76.090.F, *Performance Assurance*, shall be met.

(Ord. 2652)

Effective on: 4/28/2012

## **21.74.020 Land Division Standards**

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### **A. Lot Standards.**

1. All lots shall meet the site requirements of the zoning district in which they are located and shall be of sufficient size, dimension, design, and configuration so as to permit development of the lot without variance from the applicable zoning requirements.
2. Building Setback Lines. Where watercourses, topography, geology and soils, vegetation, utilities, lot configuration, or other unique circumstances dictate a different building envelope than that set forth in the site requirements for the zoning district in which the lot is located, building setback lines may be required to be shown on the land division instrument and observed in the development of the lot.
3. Future Subdivision of Lots. Where the subdivision or short subdivision will result in a lot one-half acre or larger in size which is likely to be further divided in the future, it may be required that the location of lot lines and other details of layout be such that future division may readily be made without violating the requirements of this section and without interfering with orderly extension and connection of adjacent streets.

### **B. Exceptions to Lot Standards.**

1. Green Building and Green Infrastructure Incentive Program (GBP). The relaxation of certain development requirements may be authorized for a residential development proposed in compliance with RZC 21.67, *Green Building and Green Infrastructure Incentive Program (GBP)*. The proposal must be consistent with the purpose and criteria set forth in RZC 21.74.010.A, Purpose, and 21.74.030.B, *Decision Criteria for Approval of Short Subdivisions, Binding Site Plans, Unit Lot Subdivisions, and Preliminary Subdivisions, of this chapter respectively*.
2. Government Action. Parcels smaller than otherwise permitted by the Zoning Code may be created through the action of governmental agencies, including eminent domain and the splitting of a parcel by dedicated right-of-way. Wherever possible, such parcels shall be merged in title with adjacent lots to create lots in compliance with adjacent lots to create lots in compliance with the Zoning Code.
3. Lots for Building Pads. In industrial, business park, mixed-use, and multifamily residential zones, lots with boundaries coterminous or nearly so with building walls may be created. The standards that normally would apply to such lots shall apply instead to the project tract of which such lots are a part. (Ord. 2642)

### **C. Easements.**

1. Public and private easements for the construction and maintenance of water, sewer, storm drainage, and other utilities and public and private facilities shall be granted to provide and maintain adequate utility service to each lot and adjacent lands. Public easements shall be a minimum of 20 feet in width unless the City determines a smaller or larger width is appropriate based on site conditions. Private utility easements shall be a minimum of 10 feet in width unless the City determines a smaller or larger width is appropriate based on site conditions.
2. Whenever possible, public utility easements shall be located along the centerlines of the utilities or facilities and shall be combined with driveways, pedestrian accessways, and

other utility easements, and shall connect with off-site easements on adjacent lands. The City may impose restrictions on the grantor's retained use of any public utility or facility easement in order to ensure that the public use is not unreasonably interfered with.

3. When there is a need for stormwater conveyance via any waterway, public improvement, and maintenance easements shall be provided, and shall extend 25 feet in each direction from the waterway centerline or 10 feet from the top of a recognizable bank, whichever is greater. Such easements shall be of a width sufficient to allow both initial improvements and future maintenance operations. Larger widths may be required when necessary.
4. Native Growth Protection Areas (NGPAs) shall be granted where the preservation of native vegetation is reasonably necessary to control surface water and erosion, maintain slope stability, provide visual and aural buffering, protect plant and animal habitat, or otherwise protect critical areas as described in RZC 21.64.010.R, *General Critical Area Protective Measures*. The NGPE shall require all present and future owners of the easement area to leave undisturbed all trees and other vegetation within the easement without the express permission of the City of Redmond.
5. Easements required by this section shall be granted by the terms and conditions of such easements being shown on the face of the land division instrument approved for recording under this chapter or by separate instrument.

D. **Water, Sewer, and Storm Drainage Systems.** All lots shall be served by adequate public water, sanitary sewer, and storm drainage systems approved by the City and meeting the design and construction requirements of the City's Technical Design and Construction Manuals. The City may approve alternate sanitary sewage disposal systems where necessary to meet unique circumstances where compliance with the City's requirements is not feasible. All public water, sanitary sewer, and storm drainage systems shall be placed underground in appropriate public easements or tracts and dedicated to the City, provided that those portions of stormwater systems that are required to be above ground in order to function; i.e., stormwater ponds, drainage swales, and similar facilities, may be installed above ground. Where a public street is to be dedicated or where a public street is widened or structurally altered by an applicant as a condition of land division approval, the applicant shall provide and dedicate any required storm drainage system.

E. **Watercourses.** Buffers required by RZC 21.64, *Critical Areas Regulations*, shall apply to all critical areas within land divided under this chapter. When required by the City in order to mitigate or avoid impacts from the development, the developer of a land division shall enhance a stream which traverses or abuts the land division in accordance with the mitigation requirements of RZC 21.64.010.L, *Mitigation Standards, Criteria, and Plan Requirements*. Any required watercourse easements shall be dedicated as provided in RZC 21.74.020.C, *Easements*, of this chapter.

F. **Underground Utilities.** All permanent utility service to lots shall be provided from underground facilities as set forth in RZC 21.17.020, *Electrical Equipment and Wiring*. The applicant shall be responsible for complying with the requirements of this section and shall make all necessary arrangements with the utility companies and any other persons or corporations affected by installation of such underground facilities in accordance with the rules and regulations of the Washington Utilities and Transportation Commission.

G. **Street Standards.** All street improvements, grades, widths, construction, and design shall comply with the standards and specifications as set forth in the City's Technical Design and Construction Manuals. Additional right-of-way width may be required where future conditions and development impacts warrant, or where topographical requirements necessitate cuts or fills for proper grading of the streets. Street lights, including underground electrical service, light standards, wiring, and lamps, shall be installed by the developer in accordance with the City's Technical Design and Construction Manuals.

H. **Monuments.**

1. Permanent survey control monuments shall be provided for all land divisions at:
  - a. All controlling corners on the boundaries of the land division;
  - b. The intersection of centerline of roads within the land division; and
  - c. The beginning and ends of curves on centerlines or points of intersections on tangents.
2. Permanent survey control monuments shall be set in two-inch pipe, 24 inches long, filled with concrete, or shall be constructed of an approved equivalent. Permanent survey control monuments within a street shall be set after the street is paved. Every lot corner shall be marked by a three-quarter-inch galvanized iron pipe or approved equivalent, driven into the ground. If any land in a land division is contiguous to a meandered body of water, the meander line shall be reestablished and shown on the final plat, short plat, or other recorded land division instrument.

I. **Public Nonmotorized Accessways.**

1. When necessary for public convenience or safety, the developer shall improve and dedicate to the public Nonmotorized access ways to connect to cul-de-sac streets, to pass through oddly shaped or unusually long blocks, to provide for networks of public paths creating access to schools, parks, shopping centers, mass transportation stops, or other community services.
2. The accessway shall be of such design, width, and location as reasonably may be required to facilitate public use, and shall comply with RZC 21.52, Transportation Standards, as well as the specifications and standards of the Director of Public Works. Where possible, said dedications may also accommodate utility easements and facilities.

J. **Clearing and Grading.** All clearing and grading shall be conducted in compliance with the provisions set forth in RMC Chapter 15.24, Clearing, Grading, and Stormwater Management.

K. **Survey Required.** The survey of every proposed land division shall be made by or under the supervision of a registered land surveyor. All surveys shall conform to standard practices and principles of land surveying as set forth in the laws of the State of Washington. Primary survey control points shall be referenced to section corners and monuments.

L. **Improvements, Completion, or Guarantee.**

1. Short Subdivisions. Short subdivision improvements must be deemed substantially complete by the City, with all fire and safety items constructed, before the final short subdivision may be recorded. The applicant shall financially guarantee installation of any remaining improvements not completed before short plat recording pursuant to the provisions of RZC 21.76.090.F, Performance Assurance.

2. All Other Land Divisions. For all land divisions other than short subdivisions, the applicant shall either complete the required improvements before the land division is finally approved or the applicant shall financially guarantee installation of the same pursuant to the provisions set forth in RZC 21.76.090.F, Performance Assurance.

**M. Transfer and Development of Lots Not Divided According to This Chapter.**

1. Legal Lot Criteria for Building or Transfer of Ownership. A lot is considered a lot of record if it meets any one of the criteria listed below. Lots of record may be transferred and developed as separate legal lots even though such lots may not have been created according to this chapter. Even though a lot may be deemed legal, development on said lot shall be subject to all applicable sections of the RZC.
  - a. Lots of record include:
    - i. Any lot, the legal description of which has been recorded in a plat or short subdivision filed with the County Auditor after June 9, 1937;
    - ii. Any lot created and separately developed before June 9, 1937;
    - iii. Any lot, the legal description of which is on file with the County Auditor in an assessor's plat recorded in accordance with RCW Chapter 58.18;
    - iv. Lots created by court order for adverse possessions or divorces;
    - v. Lots exempted under section M.1 above and lots transferred to a bona fide innocent purchaser for value in accordance with this chapter; and
    - vi. Any lot created prior to October 21, 1979, and not otherwise meeting the criteria set forth above, provided that there must be no adjoining lots of record of contiguous boundary in the same ownership to which the substandard lot can be merged in title or with which the lot lines can be adjusted to create lots of record that would comply with this chapter.
  2. Innocent Purchaser and Public Interest.
    - a. Innocent Purchasers. The Administrator shall determine that parcels that meet the following criteria are lots of record, for purposes of section M.1 above:
      - i. Zoning and Public Health. The parcel meets minimum zoning and dimensional requirements, including lot size, dimensions, and frontage width, which are currently in effect or in effect at the time the parcel was created; and
      - ii. Status. The current property owner purchased the property for value and in good faith, and did not have knowledge of the fact that the property acquired was divided from a larger parcel in violation of the state and county regulations listed under "lots of record" in section M.1.a above;
      - iii. Permits. A building permit or septic tank permit was issued for the parcel prior to July 26, 1999.
    - b. Public Interest, Mandatory. The Administrator shall determine that parcels, which meet both of the following criteria, are lots of record:

- i. Zoning and Public Health. The parcel meets minimum zoning and public health dimensional requirements currently in effect, including lot size, dimensions, and frontage width; and
- ii. Status.
  - a. The property owner completes conditions of approval which the Administrator determines would otherwise be imposed if the parcel had been established through platting under current standards; or
  - b. The Administrator determines that improvements or conditions of approval, which would have been imposed if the parcel had been established through platting, are already present and completed.
- c. Public Interest, Discretionary. The Administrator may, but is not obligated to determine that parcels meeting the following criteria are lots of record:
  - i. Zoning and Public Health. The parcel lacks sufficient area or dimension to meet current zoning and public health requirements, but meets minimum zoning dimensional requirements and health requirements, including lot size, dimensions, and frontage width, in effect at the time the parcel was created; and
  - ii. Status.
    - a. The property owner completes conditions of approval which the Administrator determines would otherwise be imposed if the parcel had been established through platting under current standards, or
    - b. The Administrator determines that conditions of approval which would have been imposed if the parcel been established through platting under current standards are already present on the land;
  - iii. The Administrator shall consider the following factors as favoring a lot of record determination under the discretionary public interest exception, although no one factor is determinative:
    - a. The parcel size is consistent with surrounding lots of record.
    - b. Presence of an existing residence on the parcel.
    - c. Recognition of the parcel does not adversely impact public health or safety, or interfere with the implementation of the Comprehensive Plan.
    - d. The parcel purchase value and subsequent tax assessments are consistent with a buildable lot of record.

## **21.17.010 Adequate Public Facilities and Services Required**

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- A. **Purpose.** The purpose of this section is to ensure that public facilities and services necessary to support development are adequate or will be provided in a timely manner consistent with the Public Facilities and Services planning goal of the Washington State Growth Management Act, as amended, and the policies of the Redmond Comprehensive Plan by:
1. Specifying the on-site and off-site facilities and services that must be in place or otherwise assured of timely provision before development.
  2. Allocating the cost of those facilities and services based upon the extent to which the development contributes to the need for such facilities and services.
  3. Providing a mechanism to relate development standards and other requirements of the RZC to:
    - a. Adopted service level standards for public facilities and services.
    - b. Procedural requirements for phasing development projects to ensure that services are provided as development occurs.
    - c. The review of development permit applications.
- B. **General Requirements.**
1. All new development proposals, including any use, activity, structure, or division of land allowed by the RZC or the Redmond Municipal Code that requires City of Redmond approval, shall be adequately served by the following facilities and services prior to the time of occupancy, recording, or other land use approval, as further specified in this chapter:
    - a. Sewage disposal.
    - b. Water supply.
    - c. Surface water management.
    - d. Streets, sidewalks, trails, and access.
    - e. Fire protection service.
  2. All improvements, dedications, or property transfers required under this chapter shall meet the following requirements:
    - a. The impacts of the development must contribute to the need for the required improvement, dedication, or transfer.
    - b. The required improvement, dedication, or transfer must alleviate or mitigate the need created by the development.
    - c. The required improvement, dedication, or transfer must be related in nature and extent to the impact of the development; i.e., it must be roughly proportional to the impact of the development.
  3. The decision maker may waive required improvements, dedications or property transfers if it determines that any of the requirements in subsection 2.a, 2.b or 2.c above are not met or;

- a. If constructed, the use or operation of the improvements would decrease public safety; or
  - b. The improvement is planned to be improved as a whole through a fully funded capital improvement project programmed by the City, County or State, and
    - i. The developer contributes to the cost of the improvement through payment of impact fees or other payment based on the impacts of the development; and
    - ii. The property owner signs a covenant not to oppose formation of a Local Improvement District (LID) for the planned improvement.
- C. **Certificates of Water and Sewer Availability Outside City Limits.** Whenever the City agrees to provide water or sewer service to development outside of the city limits, a certificate of water or sewer availability will be issued.
- D. **Adequate Water Supply and Sewage Disposal.**
- 1. All uses and development shall be served by an adequate public water supply system, including both supply and distribution, and an adequate public sewage disposal system, including both collection and treatment facilities, that meet the requirements of this section.
  - 2. A public water system is adequate for a use or development proposal if the following requirements are met:
    - a. For the issuance of a building permit, preliminary plat approval or other land use approval, the applicant must demonstrate the following:
      - i. The proposed development can be connected to the City's water supply system or another system approved by the City.
      - ii. The water supply system can supply sufficient flows to serve the proposed uses and their needed fire flows.
      - iii. The water supply system has sufficient storage capacity to serve the proposed uses and their needed fire flows.
    - b. The decision maker shall review the proposed water supply system and, if the system meets the requirements of this section, approve the water system. The decision maker can condition its approval and require on-site and off-site improvements or contributions to off-site improvements to ensure the requirements of this section are met. These improvements include, but are not limited to:
      - i. The construction of mains in all public and private streets or utility easements within and adjacent to the proposed development.
      - ii. The construction of mains through the development to adjacent properties to provide for a well-gridded water system, and allow adjacent properties to connect to and extend the water system.
      - iii. The construction of off-site improvements needed to:
        - a. Connect to the existing system.
        - b. Provide the storage and flows needed to meet the level of service standards and the requirements of the Water System Plan.

- c. Provide the storage and flows needed to meet the water demands generated by the proposed development.
      - d. Provide the storage and flows needed to supply the fire flows needed to serve the development.
    - iv. The construction of pressure-reducing valves and similar appurtenances to provide pressure zone separation in the distribution system.
    - v. The construction of pump stations needed to serve the development if it is in a special pressure zone. This will only be required or allowed in accordance with designated permanent pump stations listed or shown in the current Water System Plan.
    - vi. The construction of replacements or improvements to existing facilities in order to maintain an established level of service for water system demand and fire flow to the development.
    - vii. The construction of replacements or improvements to existing off-site facilities to the extent that the new development would cause the level of service for existing customers to drop below existing standards.
    - viii. The transfer or dedication of easements or land needed for the construction and maintenance of water system improvements.
- 3. A public sewage disposal system is adequate for a use or development if the following requirements are met:
  - a. For the issuance of a building permit for a new structure that requires sewage disposal, preliminary subdivision approval, short plat approval, binding site plan approval, site plan entitlement approval, or other land use approval:
    - i. The site shall be connected to the City's sewage collection system in compliance with the General Sewer Plan, or its successor.
    - ii. The disposal system has been approved by the decision maker as being consistent with applicable state and City policies, regulations, design and operating guidelines.
  - b. The decision maker can condition its approval and require on-site and off-site improvements or contributions to off-site improvements to ensure the requirements of this section are met. These improvements include, but are not limited to:
    - i. The construction of mains in all public and private streets or utility easements within and adjacent to the proposed development.
    - ii. The construction of mains through the development to serve the lots and buildings within the development and to adjacent parcels to allow adjacent properties to connect to and extend the sewer system.
    - iii. The construction of off-site improvements needed to connect to the existing system and to provide collection capacity needed to meet the level of service standards and the anticipated demand from the service area.
    - iv. The construction of wastewater pump stations needed to serve the development because of topographical considerations. This will only be

required in accordance with or allowed with designated wastewater pump stations listed or shown in the current General Sewer Plan, or its successor.

- v. The construction of replacements or improvements to existing facilities in order to maintain established level of service for wastewater discharge from the service area.
  - vi. The construction of replacements or improvements to existing off-site facilities to the extent that the new development would cause the level of service for existing customers to drop below existing standards.
  - vii. The transfer or dedication of easements or land needed for the construction and maintenance of sewer system improvements.
4. A private sewage collection and disposal system meets the requirements of this subsection where all of the following requirements are met:
    - a. The system will serve one single-family residence developed at an average density of one dwelling unit per acre or less.
    - b. The zoning district in which the single-family residence will be located has a maximum density of one dwelling unit per acre or less.
    - c. The Seattle-King County Department of Public Health, or its successor, has approved the private sewage collection and disposal system as meeting all of the department's applicable requirements.
  5. For final inspection approval for a building, the issuance of a certificate of occupancy for a building, or approval of a change of use; the approved connections to the City water system and any system improvements needed to adequately serve the proposed building or use and the approved sewage disposal system required in subsections D.1, D.2, and D.3 or D.4 of this section shall be installed to serve each building or lot.
  6. Before recording a final plat, a short plat, or a binding site plan: either the approved connections to the City water system and any system improvements needed to adequately serve the proposed building or use and the approved public sewage disposal system required in subsections D.2 and D.3 or D.4 of this subsection shall be installed to serve each lot, or a performance guarantee complying with the requirements for subdivisions, short subdivisions, or binding site plans shall be used to guarantee the future installation of the approved public sewage collection system. The performance guarantee may be assigned to the City to assure the construction of the required facilities if the system is not otherwise constructed to City standards as required by City performance guarantee requirements.
  7. For the issuance of a building permit, site plan approval, or changes in use, any sewage pretreatment or treatment facilities required by any government agency shall be provided at occupancy. The property owner and occupant shall maintain and operate the pretreatment facility for the life of the use.
- E. **Surface Water Management.** All new development shall be served by an adequate surface water management system complying with the policies of the Comprehensive Plan and meeting the requirements of RMC Chapter 15.24, Clearing, Grading, and Stormwater Management.

F. **Adequate Streets, Sidewalks, and Trails.** Except as provided in RZC 21.17.010.B.3, it shall be a condition of approval for development permits that public improvements, including paving, curbs, sidewalks, storm drainage, street lights, and underground utilities (except as provided for in RZC21.17.020), conforming to the standards adopted by the Technical Committee shall be installed by the applicant prior to final approval or occupancy as follows:

1. This subsection shall apply to:
  - a. New commercial, industrial or residential construction (except for accessory dwelling units)
  - b. Subdivisions
  - c. Dedication of private streets
  - d. Remodeling or additions to existing commercial, industrial, or multifamily residential buildings or conversions to these uses that increases gross floor area by 20 percent or greater, or any alterations or repairs which exceed 100 percent of the value of the previously existing structure.
  - e. Remodeling or additions to existing single-family residential buildings located on an arterial, along a designated Lake Washington School District school walk route, in the Downtown, or within 350 feet of an improved section of roadway that increases the gross floor area by 100 percent or more, or any alterations or repairs which exceed 100 percent of the value of the previously existing structure. The decision maker may waive this requirement if any of the conditions set forth in subsection 21.17.010.B.3 are present.
2. All new uses or development shall be served by adequate streets, sidewalks, and trails. Street improvements shall as a minimum include half the street abutting the property, but may extend to full street improvements to ensure safe movement of vehicles, bicyclists, or pedestrians. Additional construction may also be required beyond the property frontage to the minimum extent to ensure safe movement of vehicles, bicyclists, or pedestrians, to ensure safe walking conditions for students who walk to and from school, or to connect with nearby improvements within 350 feet. Streets, sidewalks, and trails are adequate if all of the following conditions are met:
  - a. The development's traffic impacts on surrounding public streets are acceptable under the level-of-service standards and the compliance procedures in RZC 21.52, Transportation Standards.
  - b. The construction requirements of RZC 21.52.030, Street and Access Standards, are met.
  - c. The proposed development and the traffic, pedestrians, and bicyclists generated by or attracted to the development will not create safety hazards on nearby streets and sidewalks or those hazards will be corrected by the applicant.
  - d. All trails, bikeways, bicycle lanes, and bicycle routes shown in the Comprehensive Plan on or adjacent to the development are constructed and dedicated or transferred to the City.
  - e. All sidewalks and pedestrian improvements required by the RZC are provided.

- f. Other public improvements may be required by the RZC as part of street improvements for development. These may include, but are not limited to, sidewalks, landscaping, street trees, pedestrian and equestrian paths, curb ramps, safety railings, guard rails, traffic calming measures, and transit and bicycle facilities.
  - g. The proposed circulation system of a proposed subdivision, short subdivision, or binding site plan shall intersect with existing and anticipated streets abutting the site at safe and convenient locations, as determined by the decision maker.
  - h. Every lot upon which one or more buildings are proposed to be erected, or a traffic-generating use is proposed to be established, shall establish safe access as follows:
    - i. Safe passage from the street right-of-way to building entrances for transit patrons and other pedestrians, in accordance with the requirements of RZC 21.60, Citywide Design Standards.
    - ii. Direct access from the street right-of-way, fire lane, or a parking space to any part of the property as needed to provide public services in accordance with adopted standards (e.g., fire protection, emergency medical service, mail delivery, and trash collection).
    - iii. Direct access from the street right-of-way, driveway, alley, or other means of ingress and egress approved by the City of Redmond to all required off-street parking spaces on the premises.
3. Sidewalks, Walkways, Trails, Bikeways, Bike Lanes, Bicycle Routes, and other Nonmotorized Connections.
- a. Required location and installation. As development occurs, sidewalks, walkways, trails, bikeways, bike lanes, bicycle routes or other nonmotorized connections shall be provided and installed within public rights-of-way or easements that guarantee public access, Trails, walkways, and bikeways shall follow the routes shown in the Comprehensive Plan, but may vary if connections between points are maintained. In determining the location of walkways, trails, bikeways, bike lanes, and bicycle routes, the following factors shall be considered in determining requirements for and locations of required improvements:
    - i. Compliance with the Comprehensive Plan;
    - ii. The need to improve access to public facilities;
    - iii. The need to connect a development with various ways, such as streets, trails, bikeways, and walkways;
    - iv. The need to provide access between developments and uses;
    - v. Compliance with standards in RZC 21.17.010.F.2;
    - vi. Need for sidewalks on both sides of a street;
    - vii. The feasibility of constructing the facility in the proposed route;
    - viii. Compliance with Appendix 2, Standard Specifications and Details; and
    - ix. Compliance with RZC 21.10, Downtown Regulations, RZC 21.12, Overlake Regulations, and RZC 21.08, Residential Regulations.

4. The renewal of permits or the issuance of a new permit for existing uses constitutes a new development proposal only if it will generate additional traffic above that currently generated by the use.
5. The decision maker shall review the proposed transportation improvements and, if the improvements meet the requirements of this section, approve them. The decision maker can condition its approval and require on-site and off-site improvements or contributions to off-site improvements to ensure the requirements of this section are met.

**G. Adequate Fire Protection.**

1. All new developments shall be served by adequate fire protection. This requirement shall be met if:
  - a. The site of the proposed development is served by a water supply system that provides the required minimum fire flow.
  - b. The site of the proposed development is served by a street system or fire lane system that provides life safety/rescue access.
  - c. The site of the proposed development and any proposed buildings meet the fire protection requirements for buildings in RMC Chapter 15.06, Fire Code.
  - d. Emergency access easements needed to maintain required emergency access and fire lane systems are created and recorded.
2. The decision maker shall review the proposed fire improvements and, if the improvements meet the requirements of this section, approve them. The decision maker can condition its approval and require on-site and off-site improvements or contributions to off-site improvements to ensure the requirements of this section are met.

**H. Construction Standards, Specifications, and Drawings.**

1. The Public Works Department, or its successor, shall prepare and approve:
  - a. Design standards, construction specifications, and construction details for water systems, sewer systems, stormwater systems, streets, sidewalks, bikeways, and other ways.
  - b. Construction and as-built drawing formats and content requirements.
2. For any facilities to be dedicated or transferred to the City of Redmond or required under the RZC, the person constructing the facility shall submit construction drawings to the Public Works Department for approval before construction of the improvements.
3. For any facilities to be dedicated or transferred to the City of Redmond or required under the RZC, the person constructing the facility shall submit as-built construction drawings to the Public Works Department for approval after the facilities are built and before the improvements are accepted.

(Ord. 2652; Ord. 2662)

Effective on:9/15/2012

## **21.17.020 Electrical Equipment and Wiring**

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- A. **Purpose.** The purpose of this section is to ensure the placement of utilities underground in order to:
1. Eliminate safety issues caused by damaged overhead lines;
  2. Reduce the number of service interruptions caused by storms;
  3. Remove utility poles which are a hazard along streets; and
  4. Improve the appearance and aesthetics of the public ways.
- B. **Requirements for Wiring and Electrical Equipment.**
1. Existing aerial wiring shall be relocated underground and new facilities installed underground within a property and within the public right-of-way abutting the property when one or more of the following occurs:
    - a. Subdivisions are developed;
    - b. Short subdivisions are developed;
    - c. Local improvement districts and utility local improvement districts are developed;
    - d. Street or utility improvements are undertaken;
    - e. Binding site plans are developed;
    - f. New commercial, industrial, or multifamily residential buildings are constructed;
    - g. Remodeling or additions to existing commercial or industrial buildings, or conversions to these uses that increase gross floor area by 50 percent or more, or any alterations or repairs which exceed 100 percent of the value of the previously existing structure, and to multifamily residential buildings whenever any alterations or repairs exceed 100 percent of the value of the previously existing structure; or
    - h. Building complexes or other projects are developed and are of a size to warrant undergrounding.
  2. Wiring for electrical, communication, and other purposes serving a building or property shall be relocated or placed underground from the point of primary distribution to within a property when one of the following occurs:
    - a. The overhead electrical, communication, and primary utility distribution facilities are relocated underground;
    - b. Remodeling or additions to existing commercial or industrial buildings or conversions to these uses takes place;
    - c. The electrical service panel within a structure, or the service lines to the structure, are upgraded or modified; or
    - d. Construction of new single-family residences or remodeling or additions to any type of existing residential building that increases gross floor area by 20 percent or more, or any alterations or repairs which exceed 100 percent of the value of the previously existing structure.

3. All new equipment related to the provision of electrical service, communications, or other utilities, except transformers, switch cabinets, traffic signal cabinets, and street lighting cabinets, shall be installed in one of the following locations:
  - a. Underground;
  - b. Inside a building;
  - c. In a service alley;
  - d. Immediately adjacent to a building and screened from view; or
  - e. In a landscaped area and screened from view.

The decision maker may approve an alternate location if an applicant demonstrates that the equipment cannot be placed in any of the above locations.

4. All existing aboveground equipment related to the provision of electrical service, communications, or other utilities, except transformers, switch cabinets, traffic signal cabinets, and street lighting cabinets, shall be relocated and placed within one of the locations described in subsection B.3 whenever any of the conditions set forth in subsections B.1 or B.2 are present.
5. Traffic signal cabinets and street lighting cabinets shall be placed within the street furnishings zone where this zone exists or in a less conspicuous or other alternate location when all operational and maintenance needs of the City of Redmond and other utilities related to safety, access and visibility are met. The street furnishings zone is described in the Transportation Master Plan and consists of a hard surface area between the sidewalk and curb in which trees, benches, trash receptacles, and other street furniture serving pedestrian needs are placed.
6. Where the decision maker has determined that interim street improvements are adequate as provided in RZC 21.52.030, *Street and Access Standards*, the requirement to underground distribution facilities may be temporarily waived

- C. **Overhead Facilities Prohibited.** As overhead communication, electrical, and utility facilities are relocated underground, persons and businesses served by such facilities shall relocate all overhead connections underground and connect to the new underground facilities within 90 days of the date of undergrounding completion.
- D. **Property Owner's Responsibility for Rewiring.** The property owner is responsible for providing all labor and materials for any required rewiring and relocation of existing facilities between primary relocation and the point at which secondary service is received on the customer's premises. The property owner shall also provide necessary occupancy rights and easements for transmission facilities and maintenance.
- E. **Construction Specifications.** The design and construction specifications for underground facilities covered by this section shall be subject to approval by the Director of Public Works.
- F. **Exemptions.** The requirements of this section shall not apply to electrical distribution substations nor to electrical lines of greater than 50 kV capacity unless it can be shown that the undergrounding of these lines has become economically feasible. This section shall also not