

To: Redmond Planning Commission
Subject: Proposed Amendments to the 2017 Comprehensive Plan
From: Susan Wilkins
September 12, 2017

Dear Planning Commission Members,

I submitted a group of amendments for the 2017-2018 Comprehensive Plan update that collectively were intended to create a requirement that there be enough classroom space in existing city schools to ensure that all students who live in Redmond could attend an in-city school and would not be compelled to travel out to unincorporated King County to attend school.

The Lake Washington School District is a public agency that is responsible for providing schools for the students who live inside the city of Redmond. LWSD is a very large school district that encompasses Kirkland, Redmond, Sammamish and also unincorporated King County to the east of Redmond. The **school district** decides: 1.) *where new schools will be built*, 2.) *the capacity of the new school buildings* and 3.) *the boundary lines for each school in the district*. The school district's decisions on these three parameters determine whether there is adequate in-city classroom capacity for students who are residents of the city of Redmond.

Currently, most students who live in Redmond are able to attend elementary, middle and high school in an urban school; however, as Redmond continues to add more residential units either as single-family or multifamily units, the Lake Washington School District may not be able to provide enough schools inside the city limits and may assign students to schools in unincorporated King County because the rural schools have surplus capacity.

This leads to the question: If there aren't enough schools in Redmond for students to attend an in-city school, should the city continue permitting new residential construction or should the city institute a building moratorium until the school district is able to provide adequate school facilities inside the city limits?

When the Growth Management Act (RCW 36.70A) passed in 1990, the State Legislature stated that growth was to be planned and coordinated among public agencies for the benefit of all.

Planning goals for cities and counties are included in **RCW 36.70A.020**:

Section (1) encourages ... "development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner."

Section (12) goes on to state: "Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development..."

Definitions in **RCW 36.70A.030** includes -

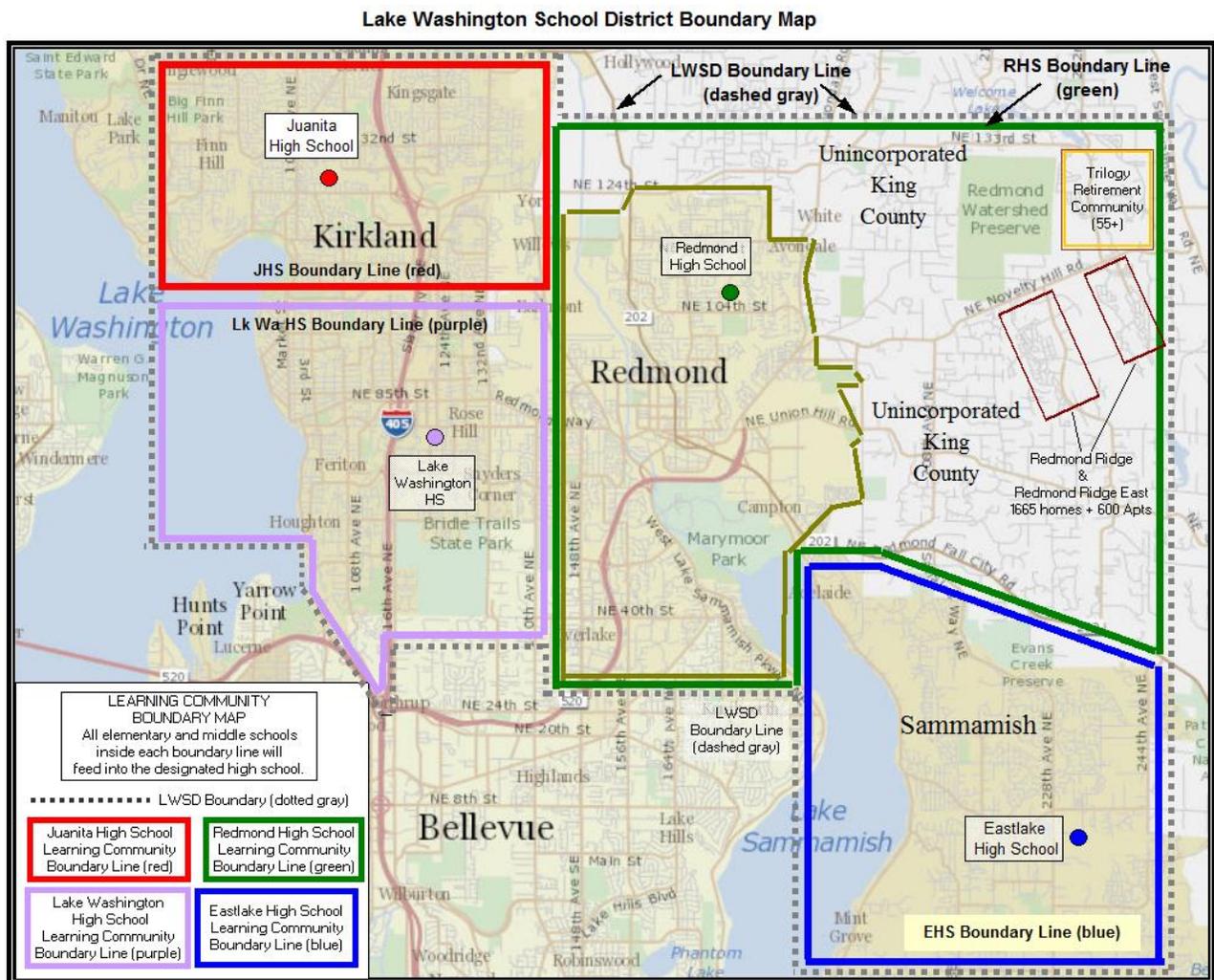
Section (12): "Public facilities" include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools.

Section (13): "Public services" include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.

The Growth Management Act directs cities and counties to plan for growth and to provide all essential and necessary services for growth. The mandate also extends to all public agencies including school districts to plan for growth and to provide their respective services.

To understand how students who live in Redmond can be negatively affected by a lack of schools inside the city, we first have to understand the boundaries of the Lake Washington School District as well as the land use planning and zoning that applies to the three cities and county that are within the school district's boundary.

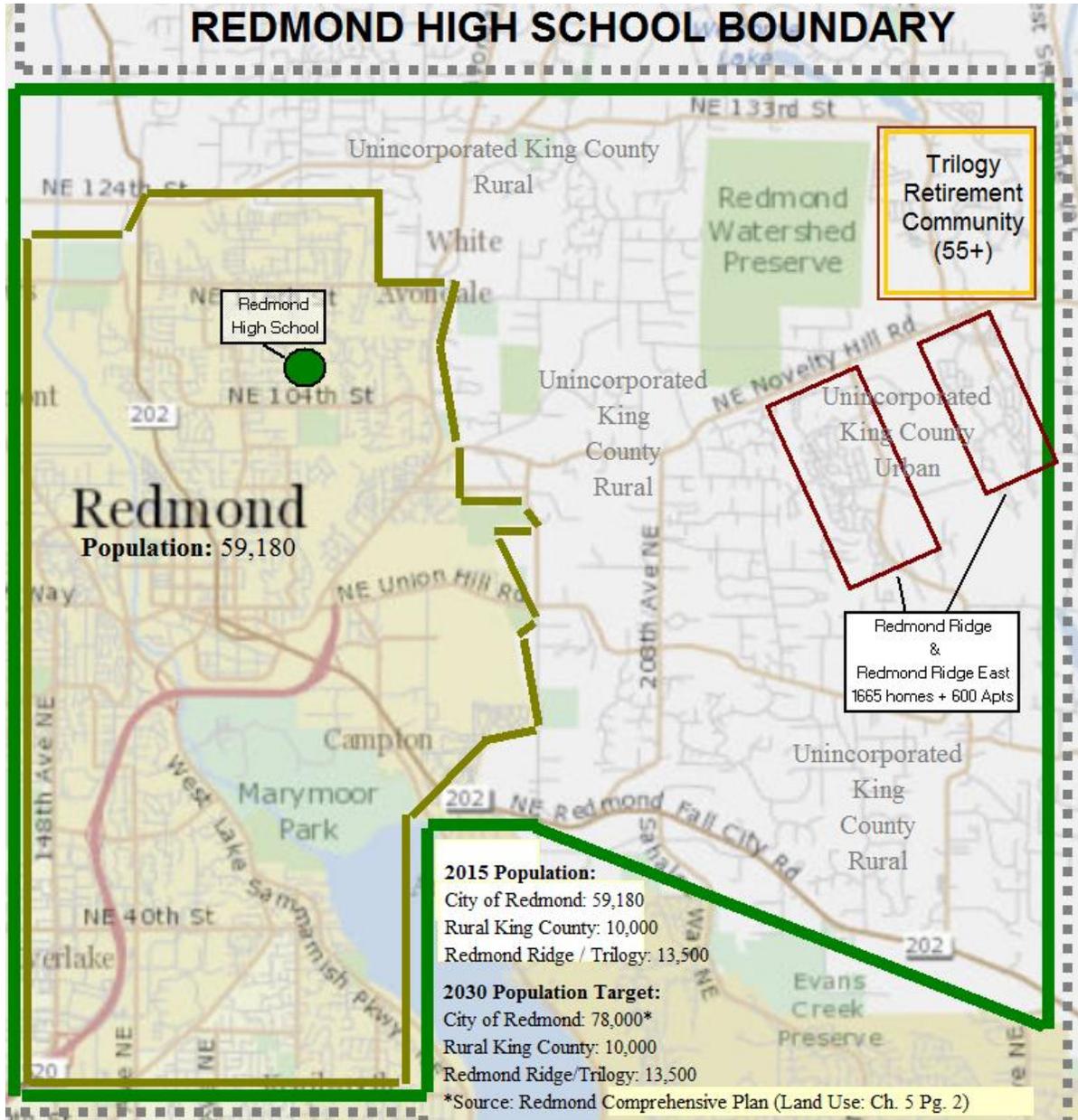
The following map of the Lake Washington School District shows the entire district that covers Kirkland, Redmond, Sammamish and unincorporated King County.



The district is divided into four "Learning Communities" corresponding to the district's four comprehensive high schools. The elementary and middle schools inside each "learning community" boundary will feed into the designated high school.

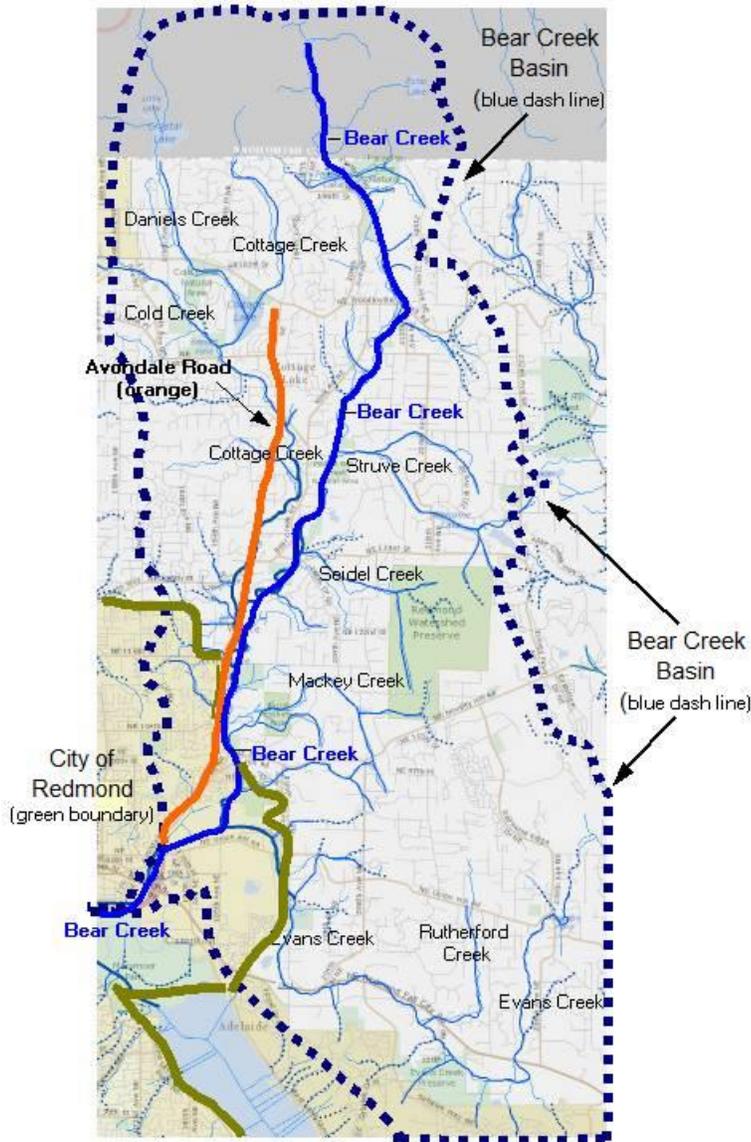
There are two "Learning Communities" in Kirkland: Juanita High School LC (red boundary line) and Lake Washington High School LC (purple boundary line). Residents of Sammamish are assigned to the Eastlake High School Learning Community (blue line).

The Redmond High School Learning Community (green boundary) is the largest of the four Learning Communities and covers nearly half of the entire district. It is unique because it includes both the high-density city of Redmond as well as the low-density, unincorporated portion of the Bear Creek Valley and Union (Novelty) Hill to the east.



Within the boundary of the Redmond Learning Community, the current population of Redmond is approximately 59,000 residents and it is expected to grow to 78,000 by 2030. In contrast, the population in unincorporated King County including Redmond Ridge is 23,000 and is expected to remain unchanged or even decline by 2030.

HISTORY OF LAND USE PLANNING IN REDMOND & THE BEAR CREEK BASIN



The Bear Creek Basin is the trough of land that lies between Education Hill & English Hill on the west and Union Hill / Novelty Hill on the east.¹ The headwaters of Bear Creek are located in Snohomish County in an area known as Hooven Bog to the north.

Bear Creek has a number of significant tributaries, including Evans Creek and Cottage Lake Creek that all have historic salmon runs.

Minor creeks, with and without salmon, include Daniels Creek, Rutherford Creek, Cold Creek and Mackey Creek. Numerous smaller tributaries provide a continuous supply of water to Bear Creek.

More than 40 years ago, local residents recognized the significance of the valley and asked King County to preserve habitat by limiting development. The County responded with a land use plan that attempted to limit development in the valley. The earliest edition of the Bear Creek Basin Plan was published in 1972.

When Microsoft relocated to Bellevue from Albuquerque, NM in the early 1980s, it brought an economic renewal to the Eastside as hundreds of new employees moved in to take

technology jobs. Microsoft relocated to southwest Redmond in 1986 and began building its worldwide headquarters on the "Highlands Triangle" bounded by 148th Avenue NE, NE 40th Street and Bel-Red Road. Demand for housing increased dramatically and new housing developments were proposed and built in the Bear Creek Valley and on the Sammamish Plateau. The valley lacked sewers so houses had to be built on 1-acre lots with septic systems. There were no storm water drainage systems and run-off was piped directly into the creeks. The network of stream channels cut into high valley walls and broad floodplains that created exceptionally

¹ Union Hill is the forested hill that we see when we look east from Redmond. It is often referred to as "Novelty Hill" because the road that runs eastward from Avondale Road to Redmond Ridge and then down to West Snoqualmie Valley Road is named "Novelty Hill Road". The true Novelty Hill is located on the east side the Snoqualmie Valley, uphill from the roundabout at the intersection of SR203 and NE 124th Street.

favorable spawning habitat for salmon proved to be too fragile for development. Major landslides and widespread flooding occurred wherever new housing developments were built. Culverts under bridges filled with sediment causing collapses and washouts.

King County was responsible for repairs and cleanup caused by the unregulated development. Residents in the valley who were concerned about the environmental damage encouraged King County to place development restrictions on builders. The Bear Creek Community Plan of 1989 zoned parts of the Bear and Evans Creek valleys at 1-house-per-5-acres with a maximum of 10% clearing.

In 1990 the State's Growth Management Act was passed. Also in 1990, King County issued the Bear Creek Basin Plan outlining development conditions in the valley. The Plan also contained a list of repair projects for roads and stream channels that they estimated would cost \$9 million (in 1990 dollars). The Plan implemented stricter development regulations and limited clearing on lots to 25% maximum. It also increased setbacks along all salmon-bearing streams. It was adopted in August 1992 (Ordinance 10513).



The Bear Creek Basin Plan was amended in 1995 to increase minimum lot size to 5 acres. It also increased stream buffers and increased clearing and grading restrictions (Ordinance 12015). In response, group of landowners at the top of Union Hill threatened legal action claiming that restricting development was illegal taking of land. A compromise was reached that allowed high-density development along Novelty Hill Road. Three high-density housing projects known as "Urban Planned Developments" were eventually constructed: 1.) Trilogy, a retirement community on the north side of the road, 2.) Northridge on the south side (Northridge was renamed Redmond Ridge - although it is not part of the city of Redmond), and 3.) Redmond Ridge East. The Bear Creek Basin Plan was adopted that imposed low-density development in the entire basin, with the limited exception for high-density at Trilogy/Redmond Ridge.

In 1997, King County created unified zoning for the entire county and the Bear Creek Basin was rezoned as RA-5 and RA-2.5 (both meaning 1 Dwelling Unit (house) for every 5 acres.) Redmond Ridge's zoning was designated as Urban Reserve (Ordinance 12824).

King County passed a Critical Areas Ordinance in 2004 that limited clearing on rural land to a maximum 50%. The CAO was challenged in court and was overturned in 2008. It should be noted that the Bear Creek Basin Plan's clearing and grading limits (25% max) and minimum lot size (5 acres) had been in effect since 1995 and remain in effect today. **It is the County's plan that the Bear Creek Basin and its salmon runs will be permanently protected from development.**

There are many houses in the Bear Creek Basin that were built before 1990 that are on lots that are smaller than 5 acres. The zoning for these parcels is still RA-5 so they cannot be subdivided into smaller lots. Most of these houses were built without any storm water management so contaminated run-off goes still goes directly into the creeks. King County is in the process of

upgrading storm water facilities in the Bear Creek Basin (and has increased County storm water fees significantly to pay for the improvements.)

Lake Washington School District School & Schools in the Bear Creek Basin

Prior to the passage of the Growth Management Act in 1990 and the 1992 & 1995 Bear Creek Basin Plans, and in response to demand for new housing in the Redmond area by the influx of new employees and their families hired by Microsoft and other technology companies, the Lake Washington School District built two new elementary schools (Wilder Elementary and Alcott Elementary) and tore down and replaced the older Dickinson Elementary. Evergreen Junior High School was built next to Dickinson.

When new housing developments are built, they cause a surge in school enrollment, because typically families with small children purchase the homes. The clusters of new homes and new children that cause the surge in enrollment subsequently lead to an absence of children as students grow up; however, new neighborhoods that are being built adjacent to the older neighborhoods often provide new students. Neighborhoods eventually reach equilibrium as long-term residents age and move out and are replaced by new families. The expansion and contraction of student populations is well recognized and can be influenced by economic and development conditions in a region. School districts across the country and around the world are challenged by fluctuating enrollments.

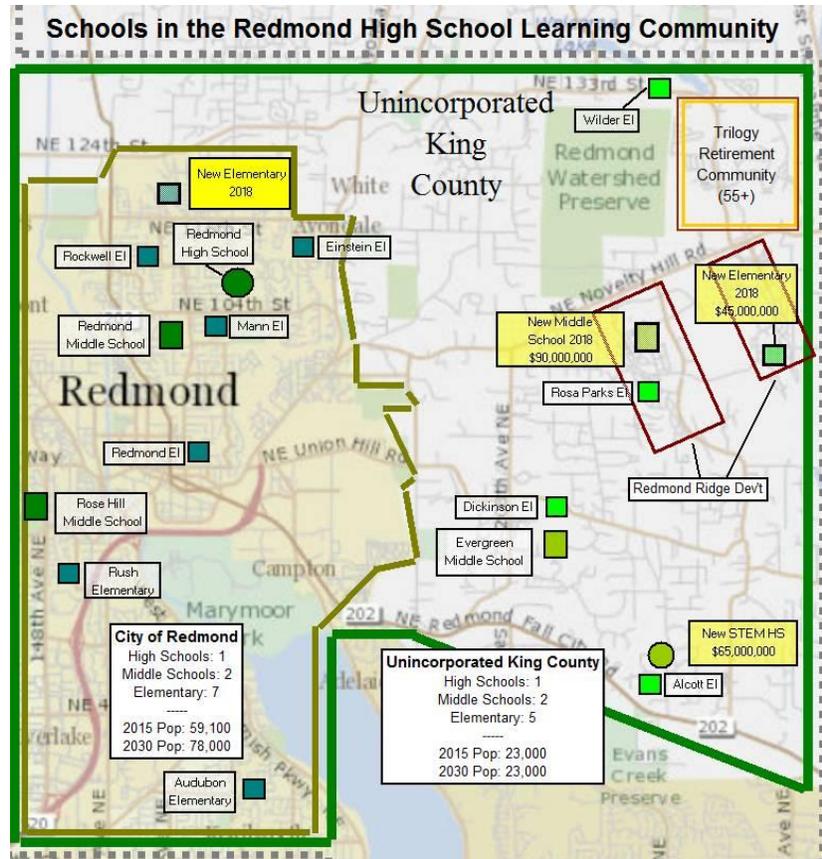
New large housing developments were not permitted in the Bear Creek Basin as a result of the 1995 Bear Creek Basin Plan, except at the top of Union Hill-Novelty Hill where the Trilogy Retirement Community and Redmond Ridge urban planned developments were being built. The main Redmond Ridge development was built between 2002 and 2006, and has 1000 houses and 500 apartments. Beginning in 2008, the Redmond Ridge East development added 665 houses and 135 apartments.² The Redmond Ridge East was completed in 2014 and no additional housing construction will be permitted.

The Redmond Ridge developments caused a surge in school enrollment just as enrollments from the older neighborhoods surrounding Dickinson and Wilder were declining. A new elementary school was built at Redmond Ridge that was so overcrowded that in 2012 students were transferred to the nearby Wilder Elementary that was half vacant. Similarly, Alcott Elementary experienced a loss of enrollment and the district started transferring students from Woodbridge in southeast Redmond to fill vacant classrooms. Even with the surge of new students from Redmond Ridge, the Lake Washington School District has surplus classrooms in the rural schools east of Redmond. Facing overcrowding in schools in Redmond and Sammamish, the district has started busing students out to its rural schools.

² There are 1,665 single-family residences and 600 apartments/multifamily units at Redmond Ridge and Redmond Ridge East. As a comparison, there are 1,685 single-family houses in the Mann Elementary boundary. In 2016-17, there were 930 Redmond Ridge students attending Rosa Parks and Wilder Elementary compared to 482 students attending Mann Elementary. All houses in Redmond Ridge are less than 15 years old. The houses surrounding Mann Elementary vary in age from 5 - 50 years old. Using demographic projections, the enrollment at Redmond Ridge is expected to stabilize at 700-800 students as the neighborhood matures.

The Lake Washington School District is building a new elementary in North Redmond for 550 students. The District is also building two new schools at Redmond Ridge - a new elementary school for 550 students and a new middle school for 900 students.

The District already has a large middle school in unincorporated King County. Evergreen



Middle School has enough capacity for all of the students who live in unincorporated King County, including all middle school students who live at Redmond Ridge.

In Redmond, both middle schools, Redmond MS and Rose Hill MS, are over-capacity and Redmond students are being bused to Evergreen MS.

The four elementary schools in unincorporated King County have students who are bused from inside Redmond to these rural schools.

Building two new schools at Redmond Ridge adds capacity in unincorporated King County that is not needed.

The District is in the process

of drawing new boundaries for the schools and Redmond residents are dismayed to find out that their children will be assigned to schools in rural King County.

Hundreds of students who live within walking distance of Redmond Middle School will be bused to Evergreen Middle School. There is no Metro bus transportation to Evergreen MS or any of the district's rural schools. Transportation to and from rural schools is a challenge to families without cars. Minority and low-income students living in subsidized housing along Avondale Road will be bused to Dickinson where only 10% of Latino 5th graders passed the State's math assessment test in 2016.

The District needs to explain why nearly HALF of the schools in the Redmond Learning Community are located in unincorporated King County when 70% of the residents live inside the city of Redmond (and Redmond's population will continue to grow.)

Building schools in rural King County where land is cheap and expecting that development will grow up around the schools will not happen. There will never be urban development in unincorporated King County because the Bear Creek Basin Plan has permanently limited development of the land.

The Lake Washington School District, at its own discretion, has chosen to group urban students from the city of Redmond with rural students from unincorporated King County. The District

has also decided that it will not prioritize new school construction to coincide with development and growth patterns dictated by the Growth Management Act.

By building new schools in unincorporated King County where the population growth is projected to be close to 0%, and deciding to dedicate \$135,000,000 for land purchases and new school construction at Redmond Ridge, the Lake Washington School District has demonstrated that it does not intend to ever honor the intent of the Growth Management Act or the Bear Creek Basin Plan.

Furthermore, the Lake Washington School District has created a shortage of schools inside the city of Redmond. Without school available for students within a reasonable distance, the city of Redmond cannot fulfill the requirement of RCW 36.70A.020 & 36.70A.030 that require adequate public facilities and services for its residents.

Adding wording to Redmond's Comprehensive Plan that requires adequate school facilities as a condition for further development provides the City Council and its boards and commissions with a tool for demanding that the school district recognize that providing schools inside Redmond is a critical priority for the City and its residents.

When the school district wants to build new school facilities, their board of directors and superintendent must raise funds by asking voters to approve a levy or bond measure. In the past, the Lake Washington School District superintendent has given a presentation to the Redmond City Council and asked for its endorsement when the school district was proposing a bond measure. The Redmond City Council can pass a resolution supporting or opposing the ballot proposition. (See Section (1) in RCW 42.17A.555.) By adding wording to the Redmond Comprehensive Plan requiring adequate school facilities inside the Urban Growth Boundary, the Council will have a mandate to support and even demand new school construction in the city of Redmond if the facility is intended for students living in Redmond. The City Council could withhold its endorsement or even pass a resolution opposing a ballot measure if it doesn't provide adequate school facilities in Redmond.

The Lake Washington School District will be scheduling a meeting in Fall 2017 to discuss a construction bond for the 2018 ballot that may include the demolition of Alcott Elementary and Evergreen Middle School with new schools being rebuilt at their existing locations. It would be wise for the city of Redmond to demand that when these schools are rebuilt, that the schools be relocated to inside Redmond. If the school district decides to continue building in unincorporated King County, the Redmond City Council could refuse to endorse the bond.

The city of Redmond is responsible for planning the growth of the neighborhoods and making sure that adequate public facilities are available to existing residents. Even if the city does not build schools, it can use its influence to ensure that the school district builds the facilities that Redmond residents need - at locations inside Redmond and not in rural King County.

The intent of the proposed amendments to the Redmond Comprehensive Plan and Zoning Code are intended to give the City a tool to help it accomplish this objective.

DISCUSSION OF THE PROPOSED AMENDMENTS TO THE 2017 REDMOND COMPREHENSIVE PLAN & ZONING CODE

from Susan Wilkins

COOPERATIVE PLANNING BETWEEN CITIES & SCHOOL DISTRICTS

The amendments that are proposed for the Comprehensive Plan 2017 update are intended to create policies that give direction to the Redmond City Council and its Boards and Commissions that state that if schools facilities are not adequate inside the city's Urban Growth Boundary for Redmond residents, then new construction cannot be approved until adequate school facilities have been provided. The Growth Management Act intended for all of the public agencies in the county, including cities and school districts, to work together to provide public facilities and services.

The Puget Sound Regional Council has stated in its Vision 2040 document that sets the framework for implementation of the Growth Management Act:

"VISION 2040 calls for a full range of urban services in the Urban Growth Area to support the Regional Growth Strategy, and for limiting the availability of services in the rural area.

In the long term, there is increased efficiency and cost effectiveness in siting and operating facilities and services that serve a primarily urban population within the Urban Growth Area. At the same time, those facilities and services that primarily benefit rural populations provide a greater benefit when they are located within neighboring cities and rural towns."

In order to accomplish the goals and requirements of the Growth Management Act, the Growth Management Planning Council (GMPC) was established by an inter-local agreement among the King County and the major cities within the county. The GMPC is responsible for creating Countywide Planning Policies (CPP) to establish a framework from which county and city comprehensive plans are developed.

It is important to note that CPPs are not binding on public agencies until they are incorporated into each agency's comprehensive plan. School districts, although they are public agencies, do not have comprehensive plans. Thus, Countywide Planning Policies are not binding on school districts and are advisory as the GMPC has no enforcement authority with school districts.

There are currently three CPPs that provide advice on Public Facilities (PFs) to cities and school districts: PF-18, PF-19 and PF-19A.

PF-18 Locate schools, institutions, and other community facilities and services that primarily serve urban populations within the Urban Growth Area, where they are accessible to the communities they serve. Locate these facilities in places that are well served by transit and pedestrian and bicycle networks.

PF-19 Locate new schools and institutions primarily serving rural residents in neighboring cities and rural towns, and locate new community facilities and services that primarily serve rural residents in neighboring cities and rural towns, with the limited exceptions when their use is dependent upon a rural location and their size and scale supports rural character.

PF-19A Plan, through a cooperative process between jurisdictions and school districts, that public school facilities are available, to meet the needs of existing and projected

residential development consistent with adopted comprehensive plan policies and growth forecasts.

Cooperatively work with each school district located within the jurisdiction's boundaries to evaluate the school district's ability to site school facilities necessary to meet the school district's identified student capacity needs. Use school district capacity and enrollment data and the growth forecasts and development data of each jurisdiction located within the school district's service boundaries. By January 2016 and every two years thereafter, determine if there is development capacity and the supporting infrastructure to site the needed school facilities. If not, cooperatively prepare a strategy to address the capacity shortfall.

Potential strategies may include:

- Shared public facilities such as play fields, parking areas and access drives
- School acquisition or lease of appropriate public lands
- Regulatory changes such as allowing schools to locate in additional zones or revised development standards
- School design standards that reduce land requirements (such as multi-story structures or reduced footprint) while still meeting programmatic needs

The Lake Washington School District convened a Long-Term Facilities Planning Task Force in 2015 and never instructed task force members to consider PF-18 or PF-19. Furthermore, there is no evidence that the Lake Washington School District contacted the cities of Redmond, Kirkland or Sammamish to coordinate planning for the new school construction projects as required by PF-19A.

Addressing the Amendments that I proposed:

LAND USE

LU-14

Comprehensive Plan currently states:

Encourage the provision of needed facilities that serve the general public, such as facilities for education, libraries, parks, culture and recreation, police and fire, transportation and utilities. Ensure that these facilities are located in a manner that is compatible with the City's preferred land use pattern.

Proposed change:

Add: Ensure that adequate public school facilities exist such that students residing inside the City of Redmond are not required to travel outside the Urban Growth Boundary in order to attend school.

Comment: By adding the proposed wording, the Comprehensive Plan will state the requirements of PF-18 and PF-19 that prevent the school district from building in the rural countryside and then requiring that students travel out of the city in order to attend school.

LAND USE

LU-23

Comprehensive Plan currently states:

Prohibit extension of urban levels of services into designated agricultural and rural lands in unincorporated King County. Allow exceptions to serve uses compatible with agricultural or

rural uses or to serve other urban areas, where the extension will not encourage agricultural or rural conversion. Prohibit rural uses from connecting to urban facilities or services when extended except to resolve health emergencies.

Proposed change:

Add: Define urban level of services to include public schools.

Comment: This amendment is not adequately explained and will not accomplish the goal of encouraging school districts to build schools inside the city of Redmond where students live.

Request to withdraw amendment to LU-23.

ECONOMIC VITALITY
EV-14

A. Land Use Plan and Regulations

Full text of EV-14, Section B:(below)

B. Education

Support and collaborate with educational institutions, such as the Lake Washington School District, local community colleges, Bellevue College, the University of Washington and Lake Washington Institute of Technology, and other public and private institutions to:

- Maintain and enhance the quality of education at all grade levels;
- Encourage the location of higher education institutions within Redmond;
- Encourage the development of programs that meet the changing needs of employers and employees, as well as those seeking employment;
- Encourage educational institutions, government and businesses to provide opportunities for youth to see and experience a wide variety of employment and business opportunities; and,
- Encourage educational opportunities in entrepreneurship, innovation and mentoring

Add: Require adequate public elementary, middle and high school facilities inside the Urban Growth Boundary for all students who reside inside the City of Redmond.

Comment: This amendment clearly states that new school construction should occur inside the city limits for students who live in Redmond.

CAPITAL FACILITIES
CF-17

Require school districts that propose to have the City of Redmond impose impact fees for them to prepare Capital Facility Plans that include:

Add bullet item to CF-17:

Require Lake Washington School District and Bellevue School District, in their respective annual 6-Year Capital Facilities Plans, to add a section to the CFP that demonstrates in geographical mapping and facility summaries how the each school district will provide adequate school facilities for students residing inside the Redmond City Limits.

Comment: In order collect Impact Fees, RCW 36.70A.070(3) requires that any agency looking to collect an Impact Fee must have a Six-year Capital Facilities Plan that is updated annually and fulfills five general planning requirements. The agency writing the CFP has significant discretion on the depth of the planning document.

The Lake Washington School District's current Capital Facilities Plan conforms to King County's requirements for determining impact fees and calculating their annual enrollment forecast. For example, in order to determine impact fees for schools, the King County Code devised the concept of a "standard of service" that describe the required classroom space and supporting facilities in a school building. (KCC 21A.06.1225). Additionally, the King County Code 21A.28.152 provides a list of required elements in a school district's capital facilities plan. The King County Codes specifying requirements for Capital Facilities Plans and collection of Impact Fees were written into the King County Code decades ago, before the Growth Management Act when school construction permits and impact fees were processed by the county. Cities now have their own planning departments and permitting centers so Redmond's Comprehensive Plan and Codes should provide advice for the Lake Washington School District that instructs the district on school facilities planning.

It must be noted that the Lake Washington School District's 6-Year Capital Facilities Plan is based on requirements from King County and the county's requirements result in enrollment projections that are inaccurate. For example, King County requires school district's to evaluate the number of students generated by a new housing project up to 5 years after the project has broken ground (not the completion date when all units are occupied). In fact, enrollment impacts from new development won't occur for 7-10 years as children grow up and enroll in schools. Using the County's methodology, LWSD routinely predicts that new apartment complexes will generate only 1 student for every 10 apartment units built, when long-term data suggest that apartments tend to generate 1 student per 3 apartment units. Additionally, following the direction of the King County Code, the Lake Washington School District estimates enrollment increases based on county-wide birth rates instead of city-based birth rates. Because of this error, the school district has under-estimated 5-year enrollment projections by 20-40% for the past 7 years.

The city of Redmond is authorized by RCW 36,70A.070(3) to devise its own set of planning projections that must be included in a school district's 6-year Capital Facilities Plan.

It is a reasonable and justifiable to include wording in the Comprehensive Plan that the Lake Washington School District must include in their 6-Year Capital Facilities Plan a section that "demonstrates in geographical mapping and facility summaries how the each school district will provide adequate school facilities for students residing inside the Redmond City Limits."

In fact, additional study of the CFP should be undertaken to require the school district to more accurately account for their future facilities needs and more accurately predict the number of students expected to enroll.

Proposed New Wording for the 2017-2018 Zoning Code

Addition of the word "public schools" makes the zoning code reflect its historic roots in the Redmond Community Development Guide. It also makes it consistent with RCW 36.70A.030(12).

Currently, the RCW includes "schools" as a public facility:

RCW 36.70A Growth Management - Planning by Selected Counties and Cities

RCW 36.70A.030 Definitions

(12) "Public facilities" include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and **schools**.

For historic reference:

REDMOND COMMUNITY DEVELOPMENT GUIDE

(Effective through April 15, 2011.)

20D.220.20-020 General Requirements.

(1) All new development proposals including any use, activity, structure or division of land allowed by the Redmond Community Development Guide (RCDG) 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.
- (f) Schools.**

REDMOND ZONING CODE

(Effective April 16, 2011.)

Current wording in Redmond Zoning Code:

21.17.010 Adequate Public Facilities and Services Required
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.

Proposed change to 2017-2018 Redmond Zoning Code:

21.17.010 Adequate Public Facilities and Services Required
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.
 - f. Public Schools**

Adding "Public Schools" to the Redmond Zoning Code restores wording that used to be in the Redmond Community Development Guide and also makes the Zoning Code reflect the wording in the Revised Code of Washington for Growth Management.