ORIGINAL

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CITY OF BELLEVUE

ORDINANCE NO. 3118

AN ORDINANCE reclassifying approximately 9.9 acres of property (Site 1) located in the Bridle Trails Subarea on the east side of 140th Avenue N.E. at approximately N.E. 25th Street in the City of Bellevue, with conditions.

WHEREAS, an application for reclasification of the property hereinafter described was duly filed with the appropriate City officials; and

WHEREAS, on March 25, 1982, a public hearing was held thereon before the Hearing Examiner upon proper notice to all interested persons; and

WHEREAS, on May 3, 1982, the Hearing Examiner recommended to the City Council approval with conditions of said reclassification of said property located in the Bridle Trails Subarea on the east side of 140th Avenue N.E. at approximately N.E. 25th Street from R-20 to R-10; and made and entered findings of fact and conclusions based thereon in support of his recommendation; and

WHEREAS, the City Council concurs in the findings of fact and conclusions of the Hearing Examiner, and has determined that the public use and interest will be served by reclassifying said property; and

WHEREAS, the City has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Ordinance; now, therefore

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The City Council adopts the findings of fact and conclusions based thereon made and entered by the Hearing Examiner in support of his recommendation to the Council in this matter as set forth in "Findings and Recommendation of the Hearing Examiner for the City of Bellevue, In the Matter of the Application of City of Bellevue for Reclassifications Implementing the Bridle Trails Subarea Element of Bellevue's Comprehensive Plan, File No. HE-A 81-20."

Section 2. The use classification of the following described property is changed from R-20 to R-10 with conditions:

North 1/2 of South 1/2 of the SW 1/4 of SE 1/4 of Section 22 T. 25 N. - R. 5 E. W.M., in King Co., Wa.

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This reclassification is subject to the following conditions:

1. Administrative Design Review shall be completed prior to issuance of a building permit. Review shall include, but shall not necessarily be limited to : (1) access, (2) circulation, (3) mitigation of noise impacts, (4) landscaping, (5) screening, (6) retention of existing vegetation, (7) protection of Valley Creek and its riparian corridor, (8) parking area location and design, and (9) building design.

2. Any development proposal shall include a soils report by a geotechnical engineer specifying soil types, characteristics, and constraints with particular attention to potential drainage inadequacies.

Section 3. This ordinance shall be published by posting it in the three official posting places of the City, and shall take effect and be in force five days after the date of posting.

PASSED by the City Council this 21 day of June, 1982, and signed in authentication of its passage this 21 day of June, 1982.

(SEAL)

Roy A. Ferguson

Roy A. Ferguson, Mayor

Approved as to form:

Linda M. Youngs, City Attorney

Richard Gidley

Richard Gidley, Assistant City Attorney

Attest:

Patricia K. Weber

City Clerk

Published June 23, 1982