

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3164

AN ORDINANCE approving an application for the construction of a fire station located 200 to 250 feet east of the railroad trestle east of the Interstate 405 and S.E. 8th Street intersection in the City of Bellevue upon recommendation of the Hearing Examiner.

WHEREAS, the City of Bellevue Fire Department has applied for a conditional use for the construction of a fire station (Fire Station No. 7) on property located 200 to 250 feet east of the railroad trestle east of the Interstate 405 and S.E. 8th Street intersection; and

WHEREAS, on August 5, 1982, a public hearing was held thereon by the Hearing Examiner pursuant to notice required by law; and

WHEREAS, on August 20, 1982, the Hearing Examiner recommended to the City Council conditional approval of said conditional use and made and entered findings of fact and conclusions based thereon in support of his recommendation, with which findings and conclusions the Council concurs; and

WHEREAS, the City of Bellevue 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 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 the City of Bellevue Fire Department For a Conditional Use, File No. HE-D 82-12."

Section 2. The City Council hereby approves the conditional use application of the City of Bellevue Fire Department for the construction of a fire station on property located 200 to 250 feet east of the railroad trestle east of the Interstate 405 and S.E. 8th Street intersection and more particularly described as:

A portion of Tract 13, Wilburton, according to the plat recorded in Volume 11 of Plats, Page 97, in the records of King County, Washington, described as follows, to

wit: Commencing at the southeast corner of said tract, thence North 0°26'53" East 245.51 feet along the east line of said tract to the north margin of S.E. 8th Street and the point of beginning of this description; thence North 0°26'53" East 349.77 feet along said east line to the south margin of Lake Hills Connector; thence North 89°27'13" West 505.53 feet along said south margin to the northeastern line of the right-of-way of Burlington Northern Inc.; thence South 36°02'03" East 157.00 feet along said northeastern line; thence South 31°35'50" East 235.00 feet; thence South 62°03'45" West 8.67 feet along a southeastern line of the right-of-way of Burlington Northern Inc. to the north margin of S.E. 8th Street; thence South 85°27'46" East 295.83 feet along said north margin to the point of beginning and containing 131,704 square feet, more or less, or 3.024 acres, more or less.

PROVIDED that this approval of said conditional use shall be subject to the following terms and conditions, and this approval is conditioned on full compliance therewith:

1. The curb cut providing access to the property shall conform in width to the Development Standards of the Department of Public Works.
2. Prior to the issuance of a building permit, the applicant must submit documentary evidence of either ownership, easement or other rights necessary to provide sewer service to the property consistent with City standards, documentary evidence of approval of a Shoreline permit, shall have obtained approval of a revised clearing and grading plan for the off-site utilities and shall have obtained optional landscape design review approval of the project.
3. Drainage plans shall show provisions for storm water runoff from uphill properties across the site.
4. Soil exposure and all earthwork shall be limited to the favorable construction season and all slopes greater than 3:1 to be exposed for more than two weeks shall be protected by jute mesh, plastic sheeting, mulch or other approved stabilization material.
5. Prior to issuance of a building permit, the site plan shall show emergency ponding areas sufficient to collect any accidental overflow from diesel storage tanks and to show that the apparatus bay and the storage tank overflow would both drain into the sanitary sewer system rather than to the storm water system. Further, an oil-water separator shall be installed prior to connection of the emergency ponding area for the diesel fuel and the apparatus bay drainage.

6. The applicant shall provide a pedestrian trail connecting S.E. 8th Street and the Lake Hills Connector and the design, location and materials proposed for that trail shall be approved by the Department of Planning prior to the issuance of a certificate of occupancy.

PROVIDED further that this approval of said conditional use is conditioned on full compliance with the plans and attachments, conditions, commitments, reports and other documents relating to this conditional use, given Clerk's Receiving No. 7931, which are hereby by this reference fully incorporated herein.

Section 3. The conditional use granted herein is subject to all federal, state and local laws, rules and regulations, including but not limited to Bellevue Land Use Code Sections 20.30.875, 20.30.880 and 20.30.885.

Section 4. 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 27th day of Sept, 1982, and signed in authentication of its passage this 27th day of Sept., 1982.

(SEAL)



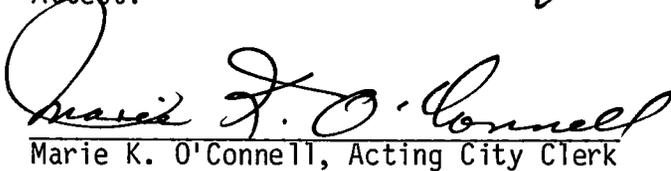
Roy A. Ferguson, Mayor

Approved as to form:

Linda M. Youngs, City Attorney


Richard Gidley, Assistant City Attorney

Attest:


Marie K. O'Connell, Acting City Clerk

Published October 2, 1982