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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3458

AN ORDINANCE providing for public information signs for proposed land use and development actions and adding a new Chapter 2.14 to the Bellevue City Code.

WHEREAS, it is desirable to make the public aware of land use and development actions which are being considered by the City in order to facilitate timely and effective public participation in the review process; and

WHEREAS, the placement of public information signs on land which is the subject of an application for land use or development action, describing the proposed action, will make the public better aware of such proposed action and facilitate more timely and effective public participation in that process; and

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

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

Section 1. Title 2 of the Bellevue City Code is hereby amended by the addition of a new Chapter 2.14, to read as follows:

CHAPTER 2.14

PUBLIC INFORMATION SIGNS

Sections:

2.14.010	Definitions
2.14.020	Public Information Sign Required
2.14.030	Sign And Installation Specifications
2.14.040	Proof Of Installation
2.14.050	Time for Hearing or Action; Effect of Failure to Timely File Affidavit
2.14.060	Legal Effect
2.14.070	Removal
2.14.080	Deposit
2.14.090	Exemption From Sign Code

2.14.010 Definitions

When used in this Chapter the following words shall have the meanings indicated:

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A. "Director": The Director of the Department of Design and Development, or his/her designee.

B. "Sign": A public information sign meeting the requirements of this Chapter.

C. "Land Use or Development Action" means any of the following actions:

1. Reclassification, B.C.C. 20.30.700 et. seq.

2. Conditional Use Permit, B.C.C. 20.30.600 et. seq.

3. Administrative Conditional Use Permit, B.C.C. 20.30.610(c).

4. Planned Unit Development, B.C.C. 20.30.390.

5. Planned Residential Unit Development, B.C.C. 20.30.300 et. seq.

6. Administrative Design Review 20.30.475, excluding any such action determined to be a minor design review pursuant to Ordinance No. 3250.

7. Site Plan Review, B.C.C. 20.20.775.

8. Platting and Subdivision, B.C.C. 22D.10.

9. Comprehensive Plan Amendment, B.C.C. 20.30.015, only where an amendment to the designation of property on a Subarea Land Use Map is requested.

2.14.020 Public Information Sign Required

Public information signs must be installed as provided in this Chapter by and at the expense of the applicant for each land use or development action.

2.14.030 Sign And Installation Specifications

A. Size and Appearance:

All signs shall be 4' x 8' in size. Lettering, color, and format shall comply with specifications adopted by the Director.

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B. Information Required:

A sign shall display the following information in the form adopted by the Director:

1. Name of the applicant and the proposal.

2. Address of the proposal.

3. Type of land use or development action which is proposed.

4. Date and place of public hearing on the proposal, if such a hearing is required. If no public hearing is required, the sign shall display the date by which and place at which the public may submit comments to the City on the proposal. This display shall not include comment periods or hearings required by the Environmental Procedures Code.

5. Name, address and phone number of the City staff contact on the proposal.

6. Drawing showing the property affected by the proposed action.

7. Such other information as may be required by regulation issued by the Director.

C. Number and Location:

1. Signs shall be installed in one or more locations on the subject property as determined by the Director.

2. Each sign shall be located on the property to which the application applies, shall be set back at least 10 feet from a public right-of-way or private road or easement if applicable, and shall be located within the center two-thirds of the property frontage. The signs shall be located in compliance with street intersection site obstruction requirements of B.C.C. 20.20.830. Signs shall be so located as to maximize viewability by the public from public right-of-way.

3. If determined by the Director to be necessary to provide adequate visibility, a sign may be located on the right-of-way, subject to obtaining all necessary approvals and complying with regulations and standards.

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D. Time of Display:

Signs shall be installed on the property in accordance with the time requirements for any required public notice of the proposed action. For example, if the Bellevue City Code requires that notice be published, posted or mailed seventeen days prior to a hearing, the sign or signs required under this Chapter must also be installed seventeen days prior to such hearing.

2.14.040 Proof of Installation

The applicant shall file an affidavit with the Director stating that signs as required by this Chapter were installed on the subject property in compliance with this Chapter. The affidavit shall be in a form prescribed by the Director.

2.14.050 Time for Hearing or Action; Effect of Failure to Timely File Affidavit

The affidavit of installation required by Section 2.14.040 shall be filed not less than fourteen (14) days prior to the date of any scheduled hearing or the date by which the public may submit comments on the application. If the affidavit is not filed as required herein, any scheduled hearing, or date by which the public may comment on the application, shall be postponed in order to allow compliance with this Chapter.

2.14.060 Legal Effect

The installation of public information signs under this Chapter is required in addition to any official public notice required by state or local law for a land use or development action.

2.14.070 Removal

A. Signs installed under this Chapter may not be removed until the City has taken action on the application and the time for filing an appeal of that action has expired. If multiple appeals within the City are provided for the type of application involved, signs may be removed after expiration of the first appeal period. If an application is denied and the applicant has determined not to appeal, the signs may be earlier removed with permission of the Director.

B. Signs must be removed by the applicant within seven calendar days following the last day that any appeal of the action could be filed. If not so removed by the applicant, such signs may be removed by the City at applicant's expense. By

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filing an application subject to the provisions of this Chapter, applicants consent to City personnel going upon the applicant's property for the purpose of removing such signs.

2.14.080 Deposit

The amount of one hundred dollars shall be deposited in cash by the applicant upon filing of any of the applications specified in Section 2.14.020 to assure removal of signs in accordance with this Chapter. This deposit shall be refunded if signs are timely removed in accordance with this Chapter. If signs are not so removed, such deposit shall be forfeited to the City and shall be used to cover the expense of removal by the City.

2.14.090 Exemption from Sign Code

Public information signs are exempt from all requirements of Bellevue City Code, Chapter 22B.10, the Sign Code.

Section 2. The requirements of this ordinance shall apply to land use or development applications filed after the effective date of this ordinance.

Section 3. This ordinance shall take effect and be in force thirty

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days after final passage by the City Council.

PASSED by the City Council this 21st day of January, 1985, and signed in authentication of its passage this 21st day of January 1985.

(SEAL)

Cary Bozeman

Cary E. Bozeman, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Richard Gidley

Richard Gidley, Assistant City Attorney

Attest:

Marie K. O'Connell

Marie K. O'Connell, City Clerk

Published January 26, 1985