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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3784

AN ORDINANCE relating to the Short Plats and Short Subdivisions Code; amending Section 2 (part) of Ordinance No. 3161, and Bellevue City Code 22D.11.010 and 22D.11.020; and adding a new Section 22D.11.055.

WHEREAS, the City has adopted a Sensitive Area Overlay District and other regulations for the purpose of implementing the Natural Determinants Element of the Comprehensive Plan and protecting environmentally sensitive areas and resources; and

WHEREAS, it is desirable that new short subdivisions be sensitive to the existence of natural features on the subject property and compatible with the Sensitive Area Overlay District; and

WHEREAS, the City of Bellevue 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. Section 2 (part) of Ordinance No. 3161 and Bellevue City Code 22D.11.010 are amended to read as follows:

22D.11.010 Purpose.

Pursuant to RCW 58.17.060 it is the intent of this chapter to permit administrative processing and approval of a division of land into four or fewer lots, tracts, parcels, or sites; to promote the public health, safety, and general welfare; to further the goals and objectives of the comprehensive plan; to facilitate adequate provisions for water, sewer, ingress and egress, and public uses; to promote the coordinated development of vacant lands; to protect Sensitive Areas as designated in the Sensitive Area Overlay District and the Sensitive Area Notebook; and to require conveyance by accurate legal description.

Section 2. Section 2 (part) of Ordinance No. 3161 and Bellevue City Code 22D.11.020 are amended by the addition of the following definitions and all other definitions of that section are re-numbered to allow the alphabetical insertion of these new definitions:

"Protected Area" means an area designated under Bellevue City Code (Land Use Code) 20.25H.070 where use or development is subject to special limitations due to its physical characteristics.

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"Sensitive Area" means an area mapped or defined in the City of Bellevue Sensitive Area Notebook as a Sensitive Area including Areas of Special Flood Hazard, Wetlands, Riparian Corridors and Slopes equal to or exceeding 15%.

Section 3. Bellevue City Code 22D.11 is amended by the addition of a new Section 22D.11.055 which reads as follows:

22D.11.055 Special Requirements for Sensitive Areas.

A. A lot which contains a Sensitive Area must be configured in a manner which, to the maximum extent possible, will allow a structure to be built on the least sensitive portion of the site in conformance with the Performance Standards of Bellevue City Code (Land Use Code) 20.25H.110.

B. A lot which contains a Protected Area must be configured in a manner which will allow a designated building pad to be located outside of any Protected Area or Protected Area setback.

C. The City shall require as a condition of preliminary short plat approval that no disturbance occur within the Protected Area or Protected Area setback unless otherwise permitted in Chapter 20.25H.

Section 4. This ordinance shall take effect and be in force thirty days after final passage by the City Council.

PASSED by the City Council this 26th day of May, 1987, and signed in authentication of its passage this 26th day of May, 1987.

(SEAL)

Cary E. Bozeman, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Richard Gidley, Assistant City Attorney

Attest:

Marie K. O'Connell, City Clerk

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