

1881C
02/03/92

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4327

AN ORDINANCE regarding Bellevue City Code (Land Use Code) 20.25H.110.D, Sensitive Earth Conditions.

WHEREAS, Land Use Code 20.25H.110.D was amended by Ordinance No. 4302, adopted November 18, 1991; and

WHEREAS, Section 20.25H.110.D. was not printed in full in said Ordinance No. 4302; and

WHEREAS, the City Council desires to assure the clarity of the amendments to Section 20.25H.110.D by adopting this ordinance; now, therefore,

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

Section 1. Section 14 of Ordinance No. 4302 is hereby readopted as follows:

Section 14. Bellevue City Code (Land Use Code) Section 20.25H.110.D is amended as follows:

D. Sensitive Earth Conditions: The provisions of Paragraph 20.25H.110.D. apply to each use or development on property including a slope equal to or greater than 15%, including subdivisions, short subdivisions and planned unit developments. Development on individual single family lots is exempt from the provisions of 20.25H.110.D.1 (disturbance limits), except that any restrictions on disturbance on individual single family lots that have been imposed through subdivision, short subdivision or planned unit development approval do apply.

1. Disturbance Limitations

- a. Basic Requirement: Development on property including a slope equal to or greater than 15% must:
 - i. Consolidate all areas of disturbance on the areas of least slope, and

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- ii. Minimize changes in grade, cleared area and volume of cut or fill on the site, and
- iii. Comply with a limitation on disturbance of the subject property calculated as set forth in the following equation.

Disturbance Equation

$$\begin{aligned} & (\text{sq. ft. of site 0-15\% slope}) \times 100\% + \\ & (\text{sq. ft. of site 15-25\% slope}) \times 60\% + \\ & (\text{sq. ft. of site 25-40\% slope}) \times 45\% + \\ & (\text{sq. ft. of site 40\% plus slope}) \times 30\% = \end{aligned}$$

Total amount of disturbance on site allowed

* Disturbance Chart

Slope Categories	Percent Disturbance Allowed
40% and greater	30%
25 to 40%	45%
15 to 25%	60%

* This chart is for illustration purposes only.

- iv. For subdivisions, short subdivisions and planned unit developments, disturbance limits shall be designated on preliminary and final approvals.
- b. Alternative Review: The applicant may propose a development plan which does not comply with the basic requirement of Paragraph 1.a. The Director of Design and Development and the Director of the Storm and Surface Water Utility may approve such a plan if –
- i. The increase in disturbance on a specific slope is necessary to preserve a significant environmental feature of the site, such as but not limited to an area of vegetation valuable for habitat or aesthetic reasons, a ridgeline which constitutes an areawide visual amenity or a view from a public park, and

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- ii. The development is consolidated resulting in the least amount of coverage by buildings and other impervious surface feasible, and
- iii. The increased disturbance or cut and fill will not result in greater erosion than that which would otherwise occur and proposed erosion control measures are practically and readily maintainable.

2. Location

- a. Development must be located to minimize disturbance and removal of vegetation; and
- b. Structures must be clustered to retain as much open space as possible and the natural topographic character of the slope; and
- c. Structures must conform to the natural contour of the slope. The foundation must be tiered to conform to the existing topography of the site; and
- d. Development must be located so as to preserve the most sensitive portion of the site and its natural landforms or to protect vistas from public spaces.

3. Design

- a. Development must minimize the footprint of buildings and other disturbed areas. The least number of buildings is desirable in order to consolidate the development; and
- b. Development must retain consolidated areas of natural vegetation; and
- c. Development must be designed with a foundation type that is compatible with existing slope conditions and that minimizes topographic modification. Where feasible, earth retention measures should be incorporated into the structure; and
- d. Standard prepared building pads, i.e., slab on grade, resulting in grading more than 10' outside the building footprint area are prohibited; and
- e. Development must be designed to minimize the amount of impervious surface; and

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- f. Use of common access drives and utility corridors is required where feasible; and
- g. Development must be designed to minimize lot coverage and must, with the exception of detached single family structures, incorporate under - structure parking and multi-level structures where permitted; and
- h. Roads, walkways and parking areas must be designed parallel to contours with consideration to maintaining consolidated areas of natural topography and vegetation. Access must be located in the least sensitive area feasible; and
- i. Use of retaining walls which allow the maintenance of existing natural slope areas is preferred over graded artificial slopes.

4. Construction Types

- a. Use of foundation walls as retaining walls is preferable to rock or concrete walls built separately and away from the building. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation; and
- b. Use of pole-type construction which conforms to the existing topography is required where feasible. The structure must be tiered to conform to the existing topography and to minimize topographic modification; and
- c. Change in grade, cleared area and volume of cut or fill on the site must be minimized; and
- d. Piled deck support structures are preferred for parking or garages over fill-based construction types.

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Section 2. This ordinance shall take effect and be in force five days after passage and legal publication.

PASSED by the City Council this 3rd day of February, 1992, and signed in authentication of its passage this 3rd day of February, 1992.

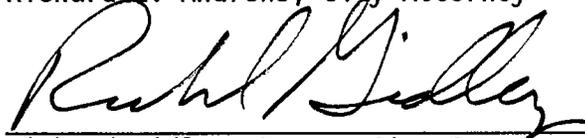
(SEAL)



Mayor

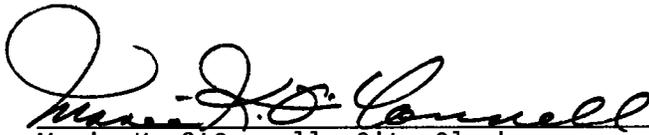
Approved as to form:

Richard L. Andrews, City Attorney



Richard L. Andrews, City Attorney

Attest:



Marie K. O'Connell, City Clerk

Published February 11, 1992