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WP0405C-ORD
12/02/94

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4722

AN ORDINANCE revising storm and surface water drainage rates and charges for the Storm and Surface Water Utility of the City of Bellevue; and amending Section 4 of Ordinance No. 2429, and Sections 2 and 3 of Ordinance No. 2929, as amended.

WHEREAS, the Storm and Surface Water Utility, with the advice and assistance of a rate consultant, has reviewed the financial condition of the Utility and has reviewed the rates and charges provided by Ordinance No. 2429, as amended, and the policies upon which said rates and charges were established; and

WHEREAS, a public hearing was held before the Environmental Services Commission on November 3, 1994; and

WHEREAS, the Environmental Services Commission has reviewed the proposed modifications to the Utility's rates and charges and has recommended adoption of said modifications; now, therefore,

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

Section 1. Section 4 of Ordinance No. 2429, as most recently amended by Section 1 of Ordinance No. 4616, is further amended to read as follows:

Section 4. There is hereby levied upon all real property within the City of Bellevue which contributes drainage water to or which benefits from the function of the Storm and Surface Water Utility of the City of Bellevue, and there shall be collected from the owners thereof, bimonthly service charges based on the square footage of the properties and on the appropriate intensity of development classification(s) of such properties, such that for each 2,000 square feet of area or increments thereof, the property shall be charged a bimonthly amount as follows:

<u>Wetland</u>	<u>Undeveloped</u>	<u>Light Development</u>	<u>Moderate Development</u>	<u>Heavy Development</u>	<u>Very Heavy Development</u>
\$0.00	\$0.38	\$2.24	\$2.79	\$4.14	\$5.55

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and each account shall be charged an additional bimonthly customer charge in the amount of \$2.15, and there shall be collected from the owners of undeveloped properties which become developed a "late-comer" facilities charge of \$11.87 per equivalent billing unit per year from March 1, 1982 or date of annexation, whichever is later, to date of development, pro-rated on a monthly basis. An equivalent billing unit shall be defined as the number of square feet of property divided by 2,000 square feet times the runoff coefficient associated with the newly developed property's intensity of development classification. The runoff coefficient for the following development classifications are defined as follows: Wetland: 0.00; Undeveloped: 0.25; Light Development: 0.4; Moderate Development: 0.5; Heavy Development: 0.75; Very Heavy Development: 1.00.

The rates and charges established herein shall be reevaluated no later than five years from the effective date of this Ordinance.

Section 2. Section 3 of Ordinance No. 2429, as amended by Section 1 of Ordinance No. 2577 and Section 2 of Ordinance No. 3688, is hereby further amended to read as follows:

Section 3. The Storm and Surface Water Utility may reclassify an individual parcel of property to the next lower classification of intensity than would be indicated by its percentage of impervious surfaces based on hydrologic data to be submitted by the property owner or his agent to the Utility, which demonstrates a hydrologic response substantially similar to that of a parcel of property of such lower classification of intensity.

The City Council finds that, in the case of some parcels of property of more than 35,000 square feet in size, in addition to the conditions set forth in paragraph 1 of this section, there may be intensities of development on portions of such parcels of property which differ significantly from other portions of such property in terms of hydrologic response. To provide for consideration of the variation in intensity of development which may be present on such parcels of property, the Storm and Surface Water Utility may classify portions of such parcels of property in any of the classifications defined in Section 2 on the basis of hydrologic response. Provided, however, that at least 35,000 square feet shall be classified in the most intense classification appropriate to a portion of the parcel of property.

The City Council further finds that the total area subject to the "combined" calculation for large lots may, at the option of the property owner,

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be capped at 66,000 square feet (excluding wetlands) for properties with no more than 35,000 square feet of developed area in the "light" or "moderate" intensity categories. The charges for the remaining undeveloped land shall be deferred and collected at the time of development. The Utilities Department Director is authorized to develop procedures for the implementation of the capping option and deferred charges, including recording of a notice of such deferred charges on the title of such property.

Section 3. Section 2 of Ordinance No. 2429, as amended by Section 3 of Ordinance No. 3688, is hereby amended to read as follows:

Section 2. All real property in the City of Bellevue shall be classified by the Storm and Surface Water Utility according to the square footage of area of the property and the intensity of development set forth below:

- a. Wetlands - Real property or a portion of real property that has been designated as "wetlands" pursuant to the City's Sensitive Areas Notebook, as hereafter adopted. Such property shall continue to be charged under its existing classification until it has been specifically designated as "wetlands" pursuant to the Sensitive Areas Notebook.
- b. Undeveloped - Real property which is undeveloped and unaltered by buildings, roads, or impervious surfaces which significantly change the hydrology of the property from its natural state.
- c. Light Development - Developed real property which has impervious surfaces of less than 20% of the total square footage area of the property.
- d. Moderate Development - Developed real property which has impervious surfaces between 20% and 40% of the total square footage area of the property.
- e. Heavy Development - Developed real property which has impervious surfaces between 40% and 70% of the total square footage area of the property.
- f. Very Heavy Development - Developed real property which has impervious surfaces of more than 70% of the total square footage area of the property.

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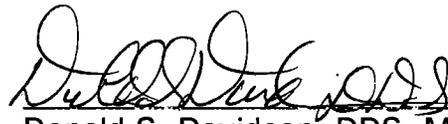
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Section 4. The revised bimonthly service charges and bimonthly customer charges established in Sections 1, 2 and 3 of this ordinance shall take effect on January 1, 1995, and shall supersede all existing schedules of charges as of that date.

Section 5. This ordinance shall take effect and be in force on five (5) days after its passage and legal publication.

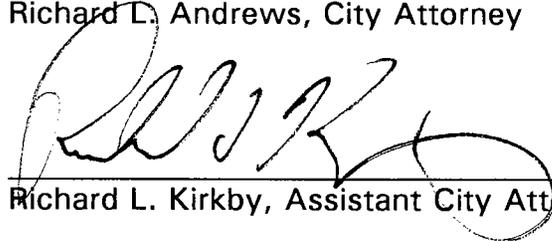
PASSED by the City Council this 12th day of December, 1994, and signed in authentication of its passage this 12th day of December, 1994.

(SEAL)


Donald S. Davidson, DDS, Mayor

Approved as to form:

Richard L. Andrews, City Attorney


Richard L. Kirkby, Assistant City Attorney

Attest:


Myrna L. Basich, City Clerk

Published December 16, 1994