WP0504C-ORD
11/14/95

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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4825

AN ORDINANCE relating to the City's Utility Codes and Title 24 of the Bellevue City Code; amending Section 2 (parts) of Ordinance No. 4753 and Section 24.06.050.M and Sections 24.06.130(A), (E) and (J) of the Bellevue City Code; amending Section 3 (part) of Ordinance No. 4751 and Section 24.02.210(A) of the Bellevue City Code; repealing Section 4 of Ordinance No. 3158B and Section 3.40.040 of the Bellevue City Code; repealing Section 4 of Ordinance No. 3158B, as amended, and Section 3.40.040 of the Bellevue City Code; and repealing Section 1 (part) of Ordinance No. 4561 and Section 3.41.030 of the Bellevue City Code.

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

Section 1. Section 2 (part) of Ordinance No. 4753 and Definition (M) of Section 24.06.050 of the Bellevue City Code are amended to read as follows:

24.06.050 Definitions

The following words and phrases, when used in this code shall have the following meanings:

M. "Large parcel new development" - New development that includes the creation or addition of 5,000 square feet or more of new impervious surface and/or land disturbing activity of one acre or more within a twelve month period, except for the following:

1. Individual, detached single-family residences.
2. Individual, detached duplex residences.
3. Commercial agriculture.
4. Forest practices regulated under Title 222 WAC other than Class IV general forest practices that are conversions from timber land to other uses.

Section 2. Section 2 (part) of Ordinance No. 4753 and Section 24.06.130(A) of the Bellevue City Code are amended to read as follows:

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24.06.130 Engineering and Design Requirements

A. Applicability. The engineering and design requirements of this Section 24.06.130 shall apply to development and redevelopment as follows:

1. All new development and redevelopment is subject to the engineering and design requirements of Section 24.06.130(B),(C),(D) and (J).

2. Large parcel new development, as defined in Section 24.06.050, is subject to all of the engineering and design requirements of this section, except that wetland discharge and recharge requirements (Section 24.06.130(H)) apply only if the site drains to a wetland. The requirements apply to the entire tax lot or lots being developed.

3. Redevelopment of 5,000 square feet or greater within a twelve month period is subject to all of the engineering and design requirements of this section, except that wetland discharge and recharge requirements (Section 24.06.130(H)) apply only if the site drains to a wetland. The requirements apply only to the portion of the site being developed except that source controls (Section 24.06.130(F)) shall be applied to the entire site, including adjoining parcels if they are part of the project.

4. Redevelopment on a site that is larger than one acre and has 50% or more impervious surface or that discharges to a receiving water with a water quality problem that is documented in a basin plan or other study or plan adopted by the City Council, shall also submit a schedule to implement the following for the entire site, including adjoining parcels if they are part of the project, to the maximum extent practicable:

   a. Runoff control (Section 24.06.130(E)), provided the site drains to a stream, either directly or indirectly.
   b. Runoff treatment BMPs (Section 24.06.130(G)).

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c. Wetland discharge and recharge requirements (Section 24.06.130(H)), provided the site drains to a wetland.
d. Off-site analysis and mitigation (Section 24.06.130(I)).
e. An operation and maintenance plan (Section 24.06.130(K)).

5. Source control BMPs and runoff treatment BMPs shall be required whenever land use changes occur that could generate significant pollutants as identified in the Engineering Standards.

Section 3. Section 2(part) of Ordinance No. 4753 and Section 24.06.130(E) of the Bellevue City Code are amended to read as follows:

E. Runoff Control

1. Applicability. Runoff control is required as specified in Section 24.06.130(A), except that properties within the Meydenbauer Drainage Basin are exempt from this requirement to the extent provided pursuant to Ordinance No. 3372.

2. Runoff control for sites that drain to a stream. When runoff control is required for a site that drains either directly or indirectly to a stream, such control shall be provided by detention or infiltration, as specified below:

a. Detention is an approved method of providing runoff control for all sites that drain to a stream. Such detention facilities shall be designed in accordance with the following (refer to the Engineering Standards for design details):

i. The post-development peak runoff rate from a 2-year, 24-hour storm shall not exceed 50% of the existing peak runoff rate from a 2-year, 24-hour storm.

ii. The post-development peak runoff rate from a 100-year, 24-hour storm shall not exceed the existing peak runoff rate from a 100-year, 24-hour storm.

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iii. The post-development peak runoff rate from a 10-year, 24-hour storm shall not exceed the existing peak runoff rate from a 10-year, 24-hour storm.

iv. When calculating runoff control, the correction factor contained in Figure III-1.1 in the state Stormwater Management Manual for the Puget Sound Basin shall be used.

b. Infiltration systems shall be permitted for runoff control only if:

i. All of the site's drainage facilities are privately owned and maintained; and

ii. The site meets criteria in the Engineering Standards; and

iii. The facility is designed in accordance with the Engineering Standards.

3. Runoff control for sites that do not drain to a stream. When runoff control is required for a site that does not drain directly or indirectly to a stream, such control shall be provided as specified below:

a. Detention is an approved method of providing runoff control for all sites that do not drain to a stream. Such detention facilities shall be designed pursuant to Section 24.06.130(E)(2)(a), except that it is not necessary to limit the post-development peak runoff rate from a 2-year, 24-hour storm to 50% of the existing peak runoff rate from a 2-year, 24-hour storm.

b. Infiltration may be used for runoff control on sites that do not drain to a stream only if there is no reasonable alternative. If an infiltration facility is used, the requirements in Section 24.06.130(E)(2)(b) shall apply.

c. Runoff control may be provided by conveying the runoff from a 100-year storm from the site directly to Lake Washington or Lake Sammamish. If this approach is used,

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the conveyance system shall be designed to carry the runoff from a 100-year, 24-hour design storm from the entire basin that drains to the system, considering full development potential of that basin. Providing such capacity is not considered oversizing pursuant to Section 24.06.140(B)(1).

Section 4. Section 2(part) of Ordinance No. 4753 and Section 24.06.130(J) of the Bellevue City Code are amended to read as follows:

J. Off-site Capacity Analysis. Where the rate or location of discharge will be changed by a proposed development, the Utility may require the property owner to analyze the capacity of the receiving system. Analysis shall be in accordance with the requirements of the Engineering Standards. The property owner shall mitigate insufficient capacity impacts caused by the proposed development.

Section 5. Section 3(part) of Ordinance No. 4751 and Section 24.02.210(A) of the Bellevue City Code are amended to read as follows:

24.02.210 Irrigation System Design and Performance Requirements

A. Applicability. The requirements of this Section 24.02.210 shall apply to all proposed new irrigation systems that will be connected to the public water system, except that the requirements do not apply to the following:

1. Single family residences; provided, that community area landscaping installed by the developer is not exempt.

2 Any project with a total landscaped area of less than 500 square feet. If a project is phased, the total landscape area includes all phases.

Section 6. Section 4 of Ordinance No. 3158B, as most recently amended by Section 3 of Ordinance No. 4569, and Section 3.40.040 of the Bellevue City Code are repealed.

Section 7. Section 1(part) of Ordinance No. 4561 and Section 3.41.030 of the Bellevue City Code are repealed.

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Section 8. This ordinance shall take effect and be in force thirty days after passage.

PASSED by the City Council this 27th day of November, 1995, and signed in authentication of its passage this 27th day of November, 1995.

(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 1, 1995