

2314
6-10-76

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 2314

AN ORDINANCE relating to approval of preliminary plats, providing for security and establishing a rate schedule for cash deposits based on plat bond amounts, amending Ordinance No. 2158, Sections 1 and 2 and Bellevue City Code Sections 22C.10.160F, 22C.10.170E and 22C.10.170F; and adding a new section 22C.10.160F to the Bellevue City Code.

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

Section 1. There is hereby added to the Bellevue City Code a new Section 22C.10.160 Subsection F to read as follows:

22C.10.160 Procedures - Preliminary plat.

F. Upon approval of a preliminary plat by the hearing body, the hearing body shall transmit its recommendation of approval, together with the preliminary plat and any conditions or modifications deemed necessary, to the City Council. The Council, upon receiving the recommendation, may, at its option, consider the same at a regular meeting and may affirm or deny any recommendation of the hearing body, or, consider the same at a public hearing, for which notice is given ten (10) days prior thereto, and may change the conditions recommended by the hearing body, or, may remand the matter to the hearing body. Any approval by the Council of a hearing body recommendation shall be by resolution.

Section 2. Section 1 of Ordinance No. 1329 as amended by Ordinance No. 1698 and Ordinance No. 2158 and Bellevue City Code Section 22C.10.160 Subsection F, are each hereby amended to read as follows:

22C.10.160 Procedures - Preliminary plat.

G. Approval of the preliminary plat shall be effective for one year. If the final plat has not been recorded within this time, the preliminary plat must be again submitted to the hearing body for review and approval as a new proposal. Provided, a single extension of a preliminary plat approval may be requested. Sixty (60) days prior to the termination date of the preliminary plat, the property owner or its agent may file a request for renewal of the preliminary plat with the Director of Public Works.

Extension requests shall be presented at regular meetings of the hearing body. Standards applicable to hearing body review of preliminary plats shall be utilized in its review of extension

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requests. Upon review, the hearing body may grant or deny the request and recommend it to the City Council, or, at its option, upon presentation of evidence of changed conditions in the area, require a public hearing to be held in accordance with preliminary plat procedures.

Following a hearing body approval and recommendation to the City Council, the Council may adopt a resolution reaffirming their prior approval of the preliminary plat. Upon such approval, the life of the preliminary plat shall be extended one calendar year beyond the date of Council approval.

Section 3. Section 1 of Ordinance No. 1329 as amended by Ordinance No. 2018 and Ordinance No. 2158, and Bellevue City Code Section 22C.10.170 Subsection E, are each hereby amended to read as follows:

22C.10.170 Final plat.

E. In all cases, the final plat shall be accompanied by all other letters and data pertinent to the plat, together with a surety bond or other secure financial method and cash deposit in amounts fixed by the director of public works, guaranteeing the construction and completion of the roads, the setting of monuments, the construction and completion of the sidewalks, street lights and street name signs, installation of drainage facilities and utilities, and all other work proposed by the platator, and guaranteeing the payment of certain additional charges as hereinafter described:

1. Any and all services performed by city employees in field inspection of construction of plat improvements, clearings and grading processes, shall be invoiced to the developer at one hundred percent of direct salary cost, plus thirty-five percent of such cost for overhead and fringe benefits. These services shall include a physical survey of plat control monuments to insure conformation to the city-wide survey control network.
2. Any outside consultants retained by the city to evaluate any phase of plat construction shall be invoiced at actual cost plus fifteen percent. Billings tendered to the developer shall be payable within thirty days.

Section 4. Section 1 of Ordinance No. 1329 as amended by Ordinance No. 2018 and Ordinance No. 2158 and Bellevue City Code Section 22C.10.170 Subsection F, are each hereby amended to read as follows:

22C.10.170 Final Plat.

F. To insure payment of these additional charges, the developer shall post a cash deposit with the public works department, equal

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to a percentage of the plat bond in accordance with the following schedule:

Bond Amount	% Cash Deposit
up to \$20,000	5% (Minimum \$500)
20,001 to 50,000	4%
50,001 to 100,000	3%
100,001 and up	2 and 1/2%

The plat bond will not be released until all billings for such additional charges are paid in full.

Section 5. This ordinance shall take effect and be in force thirty (30) days after enactment by the City Council.

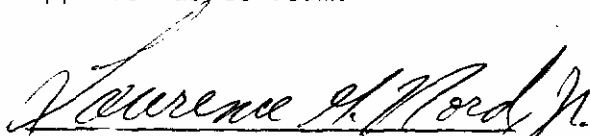
PASSED by the City Council this 14 day of June, 1976,
and signed in authentication of its passage this 14 day of
June, 1976.

(SEAL)



Gary A. Zimmerman, Mayor pro tem

Approved as to form:



Laurence G. Nord, Jr. Assistant City Attorney

Attest:



Patricia K. Weber, City Clerk

Published June 27, 1976