

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 2507

AN ORDINANCE relating to the platting and subdivision of land, altering or clarifying certain administrative procedures pertaining to plat applications, and amending Section 2 of Ordinance No. 2471 and Sections 22C.10.150, 22C.10.160, 22C.10.210 and 22C.10.220 of the Bellevue City Code.

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

Section 1. Subsection 22C.10.150 of Section 2 of Ordinance No. 2471 and Section 22C.10.150 of the Bellevue City Code are each hereby amended to read as follows:

22C.10.150 Public hearing -- Notice.

Where the plat is an integral part of a Planned Unit Development (PUD) or Planned Residential Unit Development (PRUD), the preliminary plat may be considered either with the proposed preliminary development plan or with the proposed final development or Land Use Code. In all other cases, upon notification by the Environmental Coordinator of completion of either an Environmental Impact Statement or a threshold determination which would not require preparation of an Environmental Impact Statement, the Director of the Planning Department shall set a date and time for a public hearing to be held by the Hearing Body to consider the proposed preliminary plat.

At least 10 days prior to the hearing date notice of filing of the preliminary plat and of the hearing shall be made as follows:

1. By publication in a newspaper of general circulation within the City.
2. By posting in official public posting places and in at least three places on or adjacent to the land proposed to be platted.
3. By mail to the appropriate city or town authorities if the proposed subdivision is located adjacent to or within one mile of the boundaries of said city or town, or contemplates the use of any utilities operated by said city or town.
4. By mail to appropriate county officials if the proposed subdivision adjoins the boundaries of the City of Bellevue.

5. By mail to the State Department of Highways if the proposed subdivision is located adjacent to the right-of-way of a state highway.

Any notice required by this chapter shall include the hour and location of hearing, a legal description of the location of the proposed subdivision and either a vicinity location sketch or a location description in nonlegal language.

Section 2. Subsection 22C.10.160 of Section 2 of Ordinance No. 2471 and Section 22C.10.160 of the Bellevue City Code are each hereby amended to read as follows:

22C.10.160 Agency recommendations required.

Accompanying the preliminary plat at the public hearing before the Hearing Body shall be letters containing the comments and recommendations of the following officers or agencies:

1. The Department of Public Works and Utilities stating that all required fees have been paid, stating the storm drainage impact of the proposed plat and recommending approval of the plat as drawn or with changes as marked on a copy thereof, or disapproval.
2. A letter from the Seattle-King County Department of Public Health regarding the adequacy of the proposed means of sewage disposal and water supply and approving the proposed systems. Where the sewage disposal system proposed is a septic tank system, the Department of Public Health may reserve the right to approve or reject the specific septic system proposed for each lot at the time of application for a building permit.

The following additional documents, if received shall also be submitted to the hearing body and become part of the record at the public hearing:

1. A letter from the City division or department of utilities or special utility district regarding its ability to supply water and sewer facilities to the plat.
2. A letter from the school district having jurisdiction regarding adequacy of school services.
3. A letter from the Bellevue Board of Park Commissioners regarding parks, recreation and open space.

Section 3. Subsection 22C.10.210 of Section 2 of Ordinance No. 2471 and Section 22C.10.210 of the Bellevue City Code are each hereby amended to read as follows:

22C.10.210 Approval -- Effect -- Duration.

The approval of a preliminary plat by the City Council is approval of the general acceptability of the layout and its relation to adjoining properties. Engineering detail shall remain subject to the approval of the Department of Public Works and Utilities.

After final approval of engineering drawings for public facilities with an approved preliminary plat a Development Permit may be issued and work commenced. The Development Permit shall be contingent upon compliance with the conditions specified on the approval of the preliminary plat, an approved Clearing and Grading Permit, approved water, sanitary sewer and storm drainage system, compliance with all engineering and survey requirements, other regulations as may apply, and the payment of all fees and bonding as may be required.

Approval of the preliminary plat shall be effective for one year. If the final plat has not been approved by the City 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 renewal of a preliminary plat approval may be requested by the property owner or its agent. Requests for renewal of the preliminary plat shall be filed prior to the termination date of the preliminary plat with the Director of the Department of Public Works and Utilities. Renewal requests shall be submitted by the Department of Public Works and Utilities to the Hearing Body. Standards applicable to Hearing Body review of preliminary plats shall be utilized in its review of renewal requests. Upon review, the Hearing Body may grant or deny the request 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.

Upon hearing body approval of the request for renewal, the life of the preliminary plat shall be extended an additional calendar year beyond the date of Council approval.

Section 4. Subsection 22C.10.220 of Section 2 of Ordinance No. 2471 and Section 22C.10.220 of the Bellevue City Code are each hereby amended to read as follows:

22C.10.220 Presentation and processing of final plat.

The final plat for the subdivision shall initially be submitted to the Department of Public Works and Utilities and shall be a

complete and accurate plat for official record. A reproducible tracing of the final plat and a print of the land surveyor's calculation work sheet shall be furnished to the Department of Public Works and Utilities. The plat shall be legibly drawn or reproduced according to standards set by the Director of Public Works on cloth mylar or similar material, 18" x 22" with a 1/2" ruled margin or border. Also, a current Title Company certification (plat certificate) confirming that the title of lands as described and shown on the plat is in the name of the owner(s) signing the certificate of the plat, shall accompany the final plat when it is submitted to the Department of Public Works and Utilities for processing.

The Department of Public Works and Utilities shall check the calculations and detail of the final plat to determine whether it is accurate and correct. The developer of the plat shall pay a fee to the Department of Public Works and Utilities for the checking of his plat. Such fee shall be determined according to a standard fee schedule approved by the City Council.

If the Department of Public Works and Utilities so finds, it shall prepare a report stating that the final plat has been evaluated and checked, that all fees have been paid, and that the final plat is in conformance in all respects with the preliminary plat as finally approved. Any determination made by the Department of Public Works concerning the acceptability of the final plat may be appealed to the Hearing Body within 10 days thereof. In all other cases review and approval of the final plat by the Hearing Body shall not be required unless provided for as a condition to the approval of the preliminary plat.

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

PASSED by the City Council this 3 day of January, 1978, and signed in authentication of its passage this 3 day of January, 1978.

(SEAL)

M. F. Vanik
M. F. Vanik, Mayor

Approved as to form:

William C. Graves
William C. Graves, Assistant City Attorney

Attest:

Sharon S. Stewart
Sharon S. Stewart, Deputy City Clerk

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