

4-25-79

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 2706

AN ORDINANCE regarding the approval of preliminary plats, the duration of such approval, renewal requests, and extensions; and amending Bellevue City Code 22C.10.210.

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

Section 1. Ordinance 2507, Section 3, Ordinance 2471, Section 2 (part) and Bellevue City Code 22C.10.210 are 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 eighteen months. If the final plat has not been approved by the city within this time, the preliminary plat shall be void and 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

4-25-79

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 eighteen months beyond the date the plat would otherwise have become void.

Section 2. Section 1 above shall apply retroactively to approved preliminary plats so that any preliminary plat approval by the City Council made prior to the effective date hereof shall be effective for a period of eighteen months from the date of approval, and any renewal granted by the hearing body prior to the effective date hereof shall be effective for a period of eighteen months beyond the date the plat would otherwise have become void.

Section 3. This ordinance shall take effect and be in force five days after its passage and legal publication.

PASSED by the City Council this 14 day of May, 1979, and signed in authentication of its passage this 14 day of May, 1979.

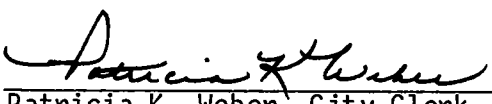
(SEAL)


Don Lemieux, Mayor Pro tem

Approved as to form:


Lee Kraft, City Attorney

Attest:


Patricia K. Weber, City Clerk

Published May 19, 1979