

2714
5-16-79

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 2714

AN ORDINANCE providing for the prohibition of land use reclassifications in connection with sub-area studies; amending section 20.30.700 of the Bellevue City Code (Title 20, Land Use Code) and adding a new section 20.30.715 to said Code.

WHEREAS, it is necessary that the City periodically conduct studies of various localities within the City, hereinafter called "sub-areas", to determine if changes to the land use classifications and regulations applicable with such sub-areas have become necessary; and

WHEREAS, during the pendency of such studies and for a period thereafter during which the same can be considered by the Council it is necessary to prohibit any land use reclassifications within such sub-areas which might be contrary to the land use classifications and land use regulations which may ultimately be adopted by the Council for such sub-areas based on such studies; now, therefore

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

Section 1. Section 20.30.700 of the Bellevue City Code (Title 20, Land Use Code) is hereby amended to read as follows:

20.30.700 Reclassifications

The Bellevue City Council or the Planning Commission, or any owner of any land who believes that the Comprehensive Plan of the City of Bellevue would justify the placing of a Use District classification on that property different from that classification presently on the property, may apply for a reclassification on those grounds, provided no such application may be made with reference to property located in an area in which the Council has temporarily prohibited reclassifications under section 20.30.715 hereof.

Section 2. A new section is hereby added to the Bellevue City Code, (Title 20, Land Use Code) to be designated section 20.30.715 thereof:

20.30.715 Sub-Area Studies - Prohibition of Reclassifications.

- A. The City Council may direct, by resolution, that the City Administration conduct studies of designated localities, or sub-areas, within the City to aid the Council in considering and evaluating whether modifications of the land use classifications, land use regulations and/or comprehensive

plan provisions applicable within such sub-areas may be necessary. In the resolution directing that such a sub-area study be undertaken the Council shall provide that during the pendency of such study and a period thereafter during which the Council will consider the same no reclassifications within the sub-area be granted, no applications for reclassifications be accepted or processed by the City except that applications which have had a public hearing in whole or in part shall not be affected. Such prohibition shall run concurrently with the study and for such period thereafter as the Council deems necessary for it to consider and act on the same, but in no case shall exceed one year. No properties within such a designated sub-area shall be exempt from such a prohibition, except as may be required by law.

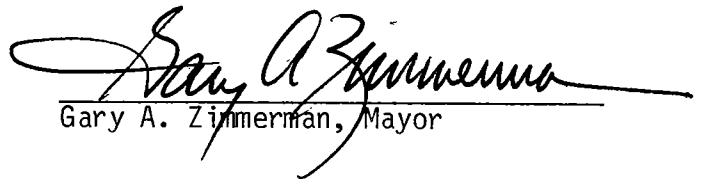
- B. Whenever a resolution for a sub-area study is adopted hereunder, the Council shall make and enter findings supporting its decision, including findings that:
1. Conditions which affect and impact land usage in the sub-area have so changed since the establishment of the existing land use classification or classifications therein, due to growth, development, impacts on the environment by uses in or around the sub-area, evolving patterns of land use, traffic or other pertinent factors, that such classification or classifications may be outmoded or unreasonable.
 2. In order for the Council to properly evaluate such changed conditions, and to determine whether such changes in the character, condition or surroundings of the sub-area require a change in land use classification or classifications, it is necessary that the City conduct a study in order to collect and organize appropriate information and evidence for the Council to consider.
 3. Pending the preparation and completion of said study, and consideration of the same by the Council, it is necessary that reclassifications be prohibited in the sub-area because such reclassifications might be contrary to the land use classifications which may ultimately, in the interest of the public health, safety and welfare, be adopted for such sub-area by the Council following consideration and evaluation of the study by the Council.
 4. The Council may make and enter such other additional findings as it deems necessary.

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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 21 day of May, 1979,
and signed in authentication of its passage this 21 day
of May, 1979.

(SEAL)



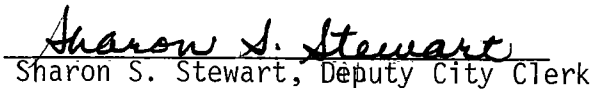
Gary A. Zimmerman, Mayor

Approved as to form:



Lee Kraft, City Attorney

Attest:



Sharon S. Stewart, Deputy City Clerk

Published May 26, 1979