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5-15-81

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 2983

AN ORDINANCE relating to the length of private piers, amending the Shoreline Master Program Use Regulations, and amending Bellevue City Code (Land Use Code) 20.20.750.N, as adopted by Ordinance No. 2954.

WHEREAS, the Department of Ecology has requested that the wording of Bellevue City Code (Land Use Code) 20.20.750.N be clarified; and

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act, and the City's Environmental Procedures Ordinance; now, therefore,

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

Section 1. Bellevue City Code (Land Use Code) 20.20.750.N is amended to read as follows:

N. Pier Regulations.

1. The height of covered moorage and docking facilities shall not exceed a maximum of sixteen (16) feet above the ordinary high-water mark.
2. The covered portion of a moorage or pier shall be restricted to the area lying within an equilateral triangle, the base of which shall be a line drawn between the points of intersection of the property sidelines with the line of normal high water, except that covered moorage shall not extend beyond 100' from the baseline, and except that if the vertex of the equilateral triangle so drawn is less than 100' from the center of the base of such triangle, the covered portion of such moorage or pier shall be restricted to the area lying within an isosceles triangle of which the base is the line drawn between the points of intersection with the respective sidelines of such property and the line of normal high water with the vertex thereof 100' from the center of said base. The required 12' setback from the property sidelines shall be deducted from the triangle area.
3. Area requirements: Covered moorage structures in no event shall cover more than fifty (50) percent of the

permitted covered moorage area as outlined in (2) above. Where a shared covered moorage is built pursuant to the agreement of adjoining owners, the covered moorage area shall be deemed to include, subject to the limitations of such joint agreement, all of the combined building areas included within the triangles extended upon said adjoining properties as augmented by the inverted triangle situated between the aforesaid triangles having as its base a line drawn between the vertices of the respective triangles or the intersection of the sides of the triangles with the 100' limitation line aforementioned.

4. Uncovered Piers in Meydenbauer Bay: The length of uncovered piers for public or semipublic moorage shall be within the following boundary line: All Azimuths being South; commencing at the E 1/4 Sec. corner of Sec. 31 T 25N, R 5E, W.M., whose "X" coordinate is 1,661,520.58 and whose "Y" coordinate is 225,661.29 of the Washington Coordinate System, North Zone, and running thence on an Az of 78°51'17" a distance of 963.76 feet to a point whose coordinate is "X" 1,660,575.00, "Y" 225,475.00 of said coordinate system; thence on an Az of 37°26'00" for a distance of 60 feet to a point being the true beginning of this description; thence on an Az of 316°19'15" a distance of 495.14 feet; thence on an Az of 202°1'10" a distance of 42.52 feet; thence on an Az of 312°06'17" a distance of 415.00 feet; thence on an Az of 37°24'19" a distance of 118.06 feet to an intersection with the northwesterly extension of the northwesterly line of Reserve "A" at the N. end of Ronda Street between Blocks 29 and 38, Plat of Moorlands, as recorded in Vol. 4 of Plats, Page 103, records of King County, Washington, said point of intersection being the terminum of this line description.
5. Covered Moorage in Meydenbauer Bay: The extent of covered structures for public or semi-public moorage shall comply with the following limitations: On the common line of adjoining private properties, covered moorage structures shall observe a 2'6" setback; on public street lines, in the water, no setback shall be required; no covered moorage shall extend out into the bay farther than the limits of the following boundary line: All Azimuths being South; commencing at the E 1/4 Sec. corner of Sec. 31, T 25N, R 5E, W.M., whose "X" coordinate is 1,661,520.58 and whose "Y" coordinate

3032D
2983
5-15-81

is 225,661.29 of the Washington Coordinate System, N Zone, and running thence on a Az of 78°51'17" a distance of 936.76 feet to a point being the true beginning whose coordinate is "X" 1,660,575.00, "Y" 225,475.00 referred to said coordinate system: thence on an Az of 316°19'15" a distance of 999.87 feet; thence on an Az of 37°24'19" a distance of 217.23 feet to an intersection with the northwesterly extension of the northwesterly line of Reserve "A" at the N. end of Ronda Street between between Blocks 29 and 38, Plats of Moorlands as recorded in Vol. 4 of Plats, Page 103, records of King County, Washington, said point of intersection being the terminum of this line description.

6. No private pier shall be closer than twelve (12) feet to any adjacent property line except when a mutual agreement of adjoining property owners is recorded with the King County Auditor.
7. Private Pier Length:
 - a. Except as provided in Paragraph 7.b, a private pier may not extend more than 80 feet beyond the ordinary high water line.
 - b. A private pier may extend more than 80 feet beyond the ordinary high water line and to the point at which ten feet of water depth exists at mean low water, if approved through the procedures of Section 20.30.610.D, and only if --
 - i. The pier does not extend beyond the point necessary to obtain a reasonable and safe moorage;
 - ii. The increased length will not interfere with the public use and enjoyment of the water, or create a hazard to navigation; and
 - iii. The increased length will not unreasonably interfere with the use of adjacent piers.
 - c. In no case may a private pier extend more than one hundred fifty (150) feet beyond the ordinary high water line.

3032D
2983
5-15-81

8. Boat moorage for semi-public and public use shall be permitted as a conditional use only, and will require the review and approval by the Hearing Body.

Section 2. This ordinance shall be published by posting it in the three official posting places of the City, and shall take effect and be in force five days after the date of posting and approval by the Department of Ecology.


PASSED by the City Council this 1 day of June, 1981, and signed in authentication of its passage this 1 day of June, 1981.

(SEAL)

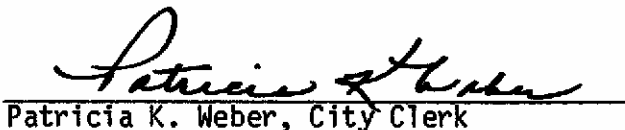

Richard M. Foreman, Mayor

Approved as to form:

Linda M. Youngs, City Attorney


Richard Gidley, Assistant City Attorney

Attest:


Patricia K. Weber, City Clerk

Published June 3, 1981