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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3326

AN ORDINANCE regarding clearing and grading permits; and amending Bellevue City Code 23.76.030(A).

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

Section 1. Section 2 (part) of Ordinance 2799, and Bellevue City Code 23.76.030(A) are amended to read as follows:

23.76.030 Regulations. It is the intent of this section to promote practices consistent with the city's natural topographic, vegetational, and hydrologic features, and to control substantial land alterations of a speculative nature. In considering whether to issue a permit, and in considering whether and what type of conditions should be imposed thereon, the permit authority shall apply the following standards and criteria:

- A. General. A clearing and grading permit shall be issued only in conjunction with one or more of the following:
  - 1. A valid building permit application; provided no clearing and grading permit will be issued until a decision has been issued by the Planning Director approving any required administrative design review for the subject property and the time for appealing the decision under Bellevue City Code \*20.30.475(E) or \*\*20.30.475(E) has expired without an appeal to the Hearing Examiner having been filed. If an appeal to the Hearing Examiner is filed, no permit shall be issued until the Hearing Examiner has made a decision and the time for appealing that decision under Bellevue City Code \*20.30.475(E) or \*\*20.30.475(E) has expired without an appeal to the City Council having been filed. If an appeal to the City Council is filed, no permit shall be issued until the Council has made a decision.

In the case of property located in a CBD land use district, no clearing and grading permit will be issued until a decision has been issued by the Planning Director approving any required

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administrative design review for the subject property and the time for appealing the decision under Bellevue City Code 20.30.475(F) has expired without an appeal to the City Council having been filed. If an appeal to the City Council is filed, no permit shall be issued until the Council has made a decision.

2. Developer extension;
3. Property access road;
4. Conditional use permit;
5. Approved street, water, storm and sanitary sewer construction drawings for a preliminary plat;
6. Approved short plat;
7. Approved street, water, storm and sanitary sewer construction drawings for a final PUD or PRUD;
8. Special permission of the permit authority based on a demonstration that extenuating circumstances are present and that the project is consistent with the intent and purposes of this chapter such as site work under ten thousand cubic yards in conjunction with a clearing, grading and drainage plan with landscaping, soil stabilization and surface ground cover elements including continuous maintenance.

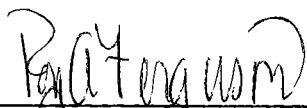
Section 2. This ordinance shall take effect and be in force thirty days after final passage by the City Council.

PASSED by the City Council this 12<sup>th</sup> day of December, 1983,

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and signed in authentication of its passage this 12<sup>th</sup> day  
of December, 1983.

(SEAL)


  
\_\_\_\_\_  
Roy A. Ferguson, Mayor

Approved as to form:

Linda M. Youngs, City Attorney

  
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Richard Gidley, Assistant City Attorney

Attest:

  
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Marie K. O'Connell, City Clerk

Published December 17, 1983