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## CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3848

AN ORDINANCE relating to procedures for permits and decisions; amending Bellevue City Code (Land Use Code) 20.30K.130; 20.35.155.H; 20.35.175; 20.35.245.H; 20.35.255; and 20.50.012 and adding Sections 20.30B.160; 20.30C.190; 20.30D.280 and 20.30E.280.

WHEREAS, the Land Use Code shall provide a land use applicant with the option of designating a site plan approved with a land use approval as a Binding Site Plan; and

WHEREAS, objectors to an administrative or simple amendment to a land use approval should state specific concerns which cause the objection; and

WHEREAS, land use applications which are limited in scope may appropriately be exempt from amendment review; and

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act and with 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) 20.30B is amended by the addition of a new Section 20.30B.160 which reads as follows:

20.30B 160 Merger with Binding Site Plan

- A. General: The applicant may request that the site plan approved with the Conditional Use Permit constitute a Binding Site Plan pursuant to RCW 58.17
- B. Survey and Recording Required: If a site plan is approved as a Binding Site Plan, the applicant shall provide a recorded survey depicting all lot lines and shall record the approved site plan and survey with the King County Department of Records and Elections. No document shall be presented for recording without the signature of each owner of the subject property.

- C. Effect of Binding Site Plan: Upon the approval and recording of a Binding Site Plan the applicant may develop the subject property in conformance with the approved and recorded Binding Site Plan and without regard to lot lines internal to the subject property. Any sale or lease of lots or parcels within the subject property shall be subject to the approved and recorded Binding Site Plan and the requirements of state law.

Section 2. Bellevue City Code (Land Use Code) 20.30C is amended by the addition of a new Section 20.30C.190 which reads as follows:

20.30C.190 Merger with Binding Site Plan.

- A. General: The applicant may request that the site plan approved with the Shoreline Conditional Use Permit constitute a Binding Site Plan pursuant to RCW 58.17.
- B. Survey and Recording Required: If a site plan is approved as a Binding Site Plan, the applicant shall provide a recorded survey depicting all lot lines and shall record the approved site plan and survey with the King County Department of Records and Elections. No document shall be presented for recording without the signature of each owner of the subject property.
- C. Effect of Binding Site Plan: Upon the approval and recording of a Binding Site Plan the applicant may develop the subject property in conformance with the approved and recorded Binding Site Plan and without regard to lot lines internal to the subject property. Any sale or lease of lots or parcels within the subject property shall be subject to the approved and recorded Binding Site Plan and the requirements of state law.

Section 3. Bellevue City Code (Land Use Code) 20.30D is amended by the addition of a new Section 20.30D.280 which reads as follows:

20.30D.280 Merger with Binding Site Plan

- A. General: The applicant may request that the site plan approved with the combined or Final Planned Unit Development constitute a Binding Site Plan pursuant to RCW 58.17.
- B. Survey and Recording Required: If a site plan is approved as a Binding Site Plan, the applicant shall provide a recorded survey depicting all lot lines and shall record the approved site plan and survey with the King County Department of Records and Elections. No document shall be presented for recording without the signature of each owner of the subject property.

- C. Effect of Binding Site Plan: Upon the approval and recording of a Binding Site Plan the applicant may develop the subject property in conformance with the approved and recorded Binding Site Plan and without regard to lot lines internal to the subject property. Any sale or lease of lots or parcels within the subject property shall be subject to the approved and recorded Binding Site Plan and the requirements of state law.

Section 4. Bellevue City Code (Land Use Code) 20.30E is amended by the addition of a new Section 20.30E.160 which reads as follows.

20.30E.280 Merger with Binding Site Plan

- A. General: The applicant may request that the site plan approved with the Administrative Conditional Use Permit constitute a Binding Site Plan pursuant to RCW 58.17.
- B. Survey and Recording Required: If a site plan is approved as a Binding Site Plan, the applicant shall provide a recorded survey depicting all lot lines and shall record the approved site plan and survey with the King County Department of Records and Elections. No document shall be presented for recording without the signature of each owner of the subject property.
- C. Effect of Binding Site Plan: Upon the approval and recording of a Binding Site Plan the applicant may develop the subject property in conformance with with the approved and recorded Binding Site Plan and without regard to lot lines internal to the subject property. Any sale or lease of lots or parcels within the subject property shall be subject to the approved and recorded Binding Site Plan and the requirements of state law.

Section 5. Bellevue City Code (Land Use Code) 20.35.155.H is amended as follows:

Subject to Section .165 and .170 the applicant may commence activity or obtain other required approvals authorized by the approval or approval with modification of the application 20 calendar days following the effective date of the Ordinance or Resolution. The City may waive this requirement if the applicant and all parties of record agree by written consent to waive the appeal period. Activity commenced prior to the expiration of the full appeal period (Section .170) is at the sole risk of the applicant.

Section 6. Bellevue City Code (Land Use Code) 20.35.175 is amended as follows:

20.35.175 Amendment of an Approved Project or Decision:

- A. General: Except as otherwise provided in Paragraph .175.B through E an amendment of a previously approved project or decision is treated as a new application for decision using Process I, Sections .110-.170.
- B. Exemption from Administrative Amendment for Conditional Use Permits, Shoreline Conditional Use Permits and Planned Unit Developments.

The following additions and activities to a previously approved project or decision are exempt from Conditional Use Permits, Shoreline Conditional Use Permits and Planned Unit Development review under this Section unless otherwise required by the Bellevue City Code or by the terms of a concomitant agreement which requires review.

- 1. Repair without a change in the dimensions or configuration of the structure, or
- 2. The addition of minor structural elements and elements such as fences, carports and mechanical equipment, or
- 3. Re-striping of parking or circulation areas, minor adjustments to parking area layout, provided the total number of stalls does not fall below the minimum or exceed the maximum number required by the Land Use Code, or
- 4. Minor adjustments in building height not to exceed 10 percent in height or minor adjustments in building location not to exceed 10 feet in any direction provided the structures do not modify the Land Use Code requirements to any greater extent than any modifications approved with the original application, or
- 5. Changes in color or in plant material.

C. Additional Criteria

In addition to those additions and activities listed in Paragraph B, the Director of Design and Development may determine that a change to a previously approved proposal is not subject to administrative amendment review if:

- 1. The proposal does not result in any significant impact beyond the site, and

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2. The proposal is outside the purpose of the administrative amendment and PUD/Conditional Use requirements, determined by review of the applicable decision criteria, and
  3. The proposal does not add more than 300 square feet of new floor area per building, to the approved building(s) and only one such exemption request has occurred in the preceding 12 month period and no more than five such exemptions have been permitted.
- D. Appeal. The decision of the applicable Department Director defining an exemption pursuant to this Section may be appealed using Process VI, Section 20.35.600 et. seq.
- E. Administrative Amendment:
1. Scope: Paragraph .175.E contains the procedure that the City will use in deciding on an Administrative Amendment. A proposed amendment which the applicable Department Director determines is within the authority of Paragraph .175.E.2 will be decided as an Administrative Amendment unless the applicant has chosen to have the amendment reviewed as a new application using Process I, Sections .110-.170.
  2. Authority for Administrative Amendment: The applicable Department Director shall act on a proposed Amendment to an approved project or decision if --
    - a. The amendment maintains the design intent or purpose of the original approval, and
    - b. The amendment maintains the quality of design or product established by the original approval, and
    - c. The amendment does not add more than the following:
      - i. An addition of 20% gross square footage or more than 5,000 square feet for an existing or approved building, whichever is less, or
      - ii. An addition of 5,000 square feet maximum for new structures, and
    - d. An addition of up to 1,500 square feet per existing or approved building is automatically

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treated as an administrative amendment unless the addition is exempt under Paragraph B of this section, and

- e. The amendment does not cause a significant adverse environmental impact on or beyond the site, and
  - f. The amendment is not precluded by the terms of the Bellevue City Code or by state law from being decided administratively.
3. Decision Criteria: The applicable Department Director may approve or approve with modifications an administrative amendment if --
- a. The applicant has carried the burden of proof and produced evidence sufficient to support the conclusion that the application merits approval or approval with modifications, and
  - b. The applicant has demonstrated that the proposal complies with the applicable decision criteria of the Bellevue City Code.

In all other cases, the applicable Department Director shall deny the application.

4. Conditions:

The applicable Department Director may include conditions as part of the approval or approval with modifications to insure conformance with Paragraph .175.E.3.

5. Written Proposed Decision: The applicable Department Director shall issue a written proposed decision on the administrative amendment which contains the following:
- a. A description of the project or decision and the proposed administrative amendment, and
  - b. An analysis of the proposed administrative amendment using the applicable decision criteria and a determination that the administrative amendment is within the scope of an administrative amendment pursuant to Paragraph .175.E.1, and

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- c. A statement that the administrative amendment is proposed to be approved, approved with modifications or denied subject to the provisions of this Section, and
- d. A statement of facts upon which the proposed decision, including any conditions, was based and conclusions derived from those facts.

6. Public Notice of Proposed Decision:

- a. Content: The applicable Department Director shall prepare notice of the proposed decision containing the following:
  - i. The name of the applicant, and if applicable, the project name, and
  - ii. The street address of the subject property and a description in non-legal terms sufficient to identify its location, and
  - iii. A vicinity map indicating the location of the subject property, and
  - iv. The file number of the previously approved project or decision, and
  - v. A brief description of the previously approved project or decision and of the proposed administrative amendment, and
  - vi. A statement that the proposed administrative amendment was approved, approved with modifications or denied subject to the filing of an objection pursuant to Paragraph .175.E.8, and
  - vii. A statement that the proposed decision will become final unless an objection is filed pursuant to Section .175, and
  - viii. A statement of the right of any person to whom notice was mailed to file an objection to the proposed decision pursuant to Section .175, and

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- ix. A statement that filing an objection pursuant to Paragraph .175.E.8 will cause the proposed decision to be void and will result in the proposed amendment being treated as a new application under Process I Section .110-.170, and
  - x. A statement that if no objection is filed pursuant to Paragraph .175.E.8 the proposed decision of the Director becomes final and may be appealed as provided in Paragraph 175.E.10.
- b. Provision of Notice: The applicable Department Director shall mail notice of the proposed decision to --
- i. The applicant, and
  - ii. Each owner of real property abutting or directly across a public right-of-way from all contiguous property owned by the applicant determined by projecting the property line of that property, and
  - iii. Each address addressed to "occupant/tenant" abutting or directly across a public right-of-way from all contiguous property owned by the applicant determined by projecting the property line of that property. Notice is mailed to those described above and to each "occupant/tenant" of the applicant's contiguous property. If the abutting property contains a multiple unit building, only those tenant spaces or dwelling units within 150 feet must be individually noticed and those occupant-tenants need not be identified by name, and
  - iv. Each person who has requested such notice in writing for the calendar year and who has paid the fee established by the applicable Department Director, and
  - v. Each person who can be identified from existing City records as having participated in the original decision if that decision was made on or after August 21, 1985, and



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vi. Each member of a Community Council.

7. Community Council Review:

- a. Review Within Geographic Boundary: The applicable Department Director shall review each proposed decision within the jurisdiction of an affected Community Council at a public meeting of that Council.
- b. Time Limit: In addition to the time limits of Paragraph .175.E.8, the proposed decision of the applicable Department Director regarding an action within the geographic boundary of an affected Community Council is not effective for seven calendar days following the public meeting of the Community Council at which it was reviewed, unless that seven day time limit is waived by motion of the Community Council.

8. Objection:

- a. Who May File: Any person to whom notice was mailed pursuant to Paragraph .175.E.6, or the applicant may file an objection to the proposed decision.
- b. How to File: An objection must be in writing and state specific concerns which cause the objection, and must be filed with the Office of Permit Coordination by 5:00 p.m. within 17 calendar days of the date notice of the proposed decision was mailed. There is no fee for filing an objection.
- c. Effect of Objection: If an objection is filed pursuant to Paragraph .175.E.8 the proposed decision of the Director is void and the amendment will be processed as a new application using Process I, Sections .110-.170.
- d. Effect of No Objection: If no objection is filed pursuant to Paragraph .175.E.8, the proposed decision of the Director becomes final and may be appealed pursuant to Paragraph .175.E.10.

9. Commencement of Activity: If no objection is filed pursuant to Paragraph .175.E.8, the applicant may commence activity or obtain other required approvals

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authorized by the Director's decision seven calendar days following the final decision of the City. Activity commenced prior to the expiration of the full appeal period provided in Paragraph .175.E.10 is at the sole risk of the applicant.

10. Appeal of Director's Decision:

- a. Who May Appeal: The decision of the applicable Department Director may be appealed by --
  - i. The applicant, or
  - ii. Any person to whom notice of the proposed decision was mailed pursuant to Paragraph .175.E.6 or .175.E.7.
- b. Form of Appeal: A person filing an appeal must make application to Superior Court for a writ of certiorari, writ of prohibition or writ of mandamus.
- c. Time to Appeal: The decision of the applicable Department Director must be appealed to Superior Court no more than 20 calendar days following the date on which the time to object expired or is thereafter barred.

Section 7. Bellevue City Code (Land Use Code) 20.35.245.H is amended as follows:

- H. Commencement of Activity: Subject to Section .250, the applicant may commence activity or obtain other required approvals authorized by the approval or approval with modifications 20 calendar days following the date on which the final decision of the Director was mailed. The City may waive this requirement if the applicant and all parties of record agree by written consent to waive the appeal period. If the decision of the applicable Department Director is appealed pursuant to Section .250, no activity may begin and no other City approvals may be granted.

Section 8. Bellevue City Code (Land Use Code) 20.35.255 is amended as follows:

20.35.255 Amendment of an Approved Project or Decision:

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- A. General: Except as otherwise provided in Paragraph .255.B through E an amendment to a previously approved project or decision is treated as a new application for decision using Process II, Section .210-.250.
- B. Exemption from Simple Amendment for Administrative Conditional Use Permits.

The following additions and activities to a previously approved project or decision are exempt from Administrative Conditional Use Permit review under this Section unless otherwise required by the Bellevue City Code or by the terms of a concomitant agreement which requires review:

- 1. Repair without a change in the dimensions or configuration of the structure, or
- 2. The addition of minor structural elements and elements such as fences, carports and mechanical equipment, or
- 3. Re-stripping of parking or circulation areas, minor adjustments to parking area layout, provided the total number of stalls does not fall below the minimum or exceed the maximum number required by the Land Use Code, or
- 4. Minor adjustments in building height not to exceed 10 percent in height or minor adjustments in building location not to exceed 10 feet in any direction provided the structures do not modify the Land Use Code requirements to any greater extent than any modifications approved with the original application, or
- 5. Changes in color or in plant material.

C. Additional Criteria

In addition to those additions and activities listed in Paragraph B, the Director of Design and Development may determine that a change to a previously approved proposal is not subject to simple amendment review if;

- 1. The proposal does not result in any significant impact beyond the site, and
- 2. The proposal is outside the purpose of the simple amendment and Administrative Conditional Use requirements, determined by review of the applicable decision criteria, and

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3. The proposal does not add more than 300 square feet of new floor area per building to the approved building(s) and only one such exemption request has occurred in the preceding 12 month period and no more than five such exemptions have been permitted.
- D. Appeal. The decision of the applicable Department Director defining an exemption pursuant to this Section may be appealed using Process VI, Section 20.35.600 et. seq.
- E. Simple Amendment:
1. Scope: Paragraph .255.E contains the procedure that the City will use in deciding on a simple amendment. A proposed amendment which the applicable Department Director determines is within the authority of Paragraph .255.E.2 will be decided on a Simple Amendment unless the applicant has chosen to have the amendment reviewed as a new application using Process II, Sections .210-.250.
  2. Authority for Simple Amendment: The applicable Department Director shall act on a proposed amendment to an approved project or decision if --
    - a. The amendment maintains the design intent or purpose of the original approval, and
    - b. The amendment maintains the quality of design or product established by the original approval, and
    - c. The amendment does not add more than the following:
      - i. An addition of 20% gross square footage or more than 5,000 square feet for an existing or approved building, whichever is less, or
      - ii. An addition of 5,000 square feet maximum for new structures, and
    - d. An addition of up to 1,500 square feet per existing or approved building is automatically treated as an administrative amendment unless the addition is exempt under Paragraph B. of this Section, and

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- e. The amendment does not cause a significant adverse environmental impact on or beyond the site, and
  - f. The amendment is not precluded by the terms of the Bellevue City Code or by state law from being decided as a Simple Amendment.
3. Decision Criteria: The applicable Department Director may approve or approve with modifications a Simple Amendment if --
- a. The applicant has carried the burden of proof and produced evidence sufficient to support the conclusion that the application merits approval or approval with modifications, and
  - b. The applicant has demonstrated that the proposal complies with the applicable decision criteria of the Bellevue City Code.

In all other cases, the applicable Department Director shall deny the application.

4. Conditions: The applicable Department Director may include conditions as part of the proposed approval or approval with modifications to insure conformance with Paragraph .255.E.3.
5. Written Proposed Decision: The applicable Department Director shall issue a written proposed decision on the simple amendment which contains the following:
- a. A description of the project or decision and the proposed simple amendment, and
  - b. An analysis of the proposed simple amendment using the applicable decision criteria and a determination that the simple amendment is within the scope of a simple amendment pursuant to Paragraph .255.E.1, and
  - c. A statement that the simple amendment is proposed to be approved, approved with modifications or denied subject to the provisions of this Section, and

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- d. A statement of facts upon which the proposed decision, including any conditions, was based and conclusions derived from those facts.

6. Public Notice of Proposed Decision:

- a. Content: The applicable Department Director shall prepare a notice of the proposed decision containing the following:
  - i. The name of the applicant and, if applicable, the project name, and
  - ii. The street address of the subject property and a description in non-legal terms sufficient to identify its location, and
  - iii. A vicinity map indicating the location of the subject property, and
  - iv. The file number of the previously approved project or decision, and
  - v. A brief description of the previously approved project or decision and of the proposed simple amendment, and
  - vi. A statement that the proposed simple amendment was approved, approved with modifications or denied subject to the filing of an objection pursuant to Paragraph .255.E.8, and
  - vii. A statement that the proposed decision will become final unless an objection is filed pursuant to Paragraph .255.E.8, and
  - viii. A statement of the right of any person to whom notice was mailed to file an objection to the proposed decision pursuant to Paragraph .255.E.8, and
  - ix. A statement that filing an objection pursuant to Paragraph .255.E.8 will cause the proposed decision to be void and will result in the proposed amendment being treated as a new application under Process II, Sections .210-.250, and

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- x. A statement that if no objection is filed pursuant to Paragraph .255.E.8, the proposed decision of the Director become final and may be appealed as provided in Paragraph .255.E.10.
- b. Provision of Notice: The applicable Department Director shall mail notice of the proposed decision to --
  - i. The applicant, and
  - ii. Each owner of real property abutting or directly across a public right-of-way from all contiguous property owned by the applicant determined by projecting the property line of that property, and
  - iii. Each address, addressed to "occupant/tenant" abutting or directly across a public right-of-way from all contiguous property owned by the applicant determined by projecting the property line of that property. Notice is mailed to those described above and to each "occupant/tenant" of the applicant's contiguous property. If the abutting property contains a multiple unit building, only those tenant spaces or dwelling units within 150 feet must be individually noticed and the occupant/tenants need not be identified by name, and
  - iv. Each person who has requested such notice in writing for the calendar year and who has paid the fee established by the applicable Department Director, and
  - v. Each person who can be identified as having participated in the original decision if that decision was made on or after August 21, 1985, and
  - vi. Each member of a Community Council.
- 7. Community Council Review:

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- a. Review Within Geographic Boundary: The applicable Department Director shall review each proposed decision within the jurisdiction of an affected Community Council at a public meeting of that Council.
  - b. Time Limit: In addition to the time limits of Paragraph .255.E.8, the proposed decision of the applicable Department Director regarding an action within the geographic boundary of an affected Community Council is not effective for seven calendar days following the public meeting of the Community Council at which it was reviewed, unless that seven day time limit is waived by motion of the Community Council.
8. Objection:
- a. Who May File: Any person to whom notice was mailed pursuant to Paragraph .255.E.6 or the applicant may file an objection to the proposed decision.
  - b. How to File: An objection must be in writing and state specific concerns which cause the objection and must be filed with the Office of Permit Coordination by 5:00 p.m. within 17 calendar days of the date notice of the proposed decision was mailed. There is no fee for filing an objection.
  - c. Effect of Objection: If an objection is filed pursuant to Paragraph .255.E.8, the proposed decision of the Director is void and the amendment will be processed as a new application, using Process II, Sections .210-.250.
  - d. Effect of No Objection: If no objection is filed pursuant to Paragraph .255.E.8, the proposed decision of the Director becomes final and may be appealed pursuant to Paragraph .255.E.10.
9. Commencement of Activity: If no objection is filed pursuant to Paragraph .255.E.8, the applicant may commence activity or obtain other required approvals authorized by the Director's decision seven days following the final decision of the City. Activity commenced prior to the expiration of the full appeal period provided in Paragraph .255.E.10 is at the sole risk of the applicant.



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10. Appeal of Director's Decision:

- a. Who May Appeal: The decision of the applicable Department Director may be appealed by --
  - i. The applicant, or
  - ii. Any person to whom notice of the proposed decision was mailed pursuant to Paragraph .255.E.6.
- b. Form of Appeal: A person filing an appeal must make application to the Superior Court for a writ of certiorari, writ of prohibition or writ of mandamus.
- c. Time to Appeal: The decision of the applicable Department Director must be appealed to Superior Court no more than 20 calendar days following the date on which the time to object expired or is thereafter barred.

Section 9. Bellevue City Code (Land Use Code) Section 20.30K.130 is amended as follows:

20.30K.130 Applicable Procedure:

- A. The Director of Design and Development shall interpret the provisions of the Land Use Code in conformance with this Part 20.30K.
- B. When an interpretation is made in response to a written request pursuant to this Part, the person filing the written request may appeal the decision of the Director through Process V (Section 20.35.500, et. seq.).
- C. The Hearing Examiner shall delay hearing a project specific code interpretation appeal until after the applicable land use decisions have been made or development permits have been approved or denied unless the delay would nullify the issue(s) on appeal. The Hearing Examiner may also consolidate code interpretation appeals with other appeals related to the project.

Section 10. Bellevue City Code (Land Use Code) Section 20.50.012 is amended by the addition of the following definition:

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## CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3848

AN ORDINANCE relating to procedures for permits and decisions; amending Bellevue City Code (Land Use Code) 20.30K.130; 20.35.155.H; 20.35.175; 20.35.245.H; 20.35.255; and 20.50.012 and adding Sections 20.30B.160; 20.30C.190; 20.30D.280 and 20.30E.280.

WHEREAS, the Land Use Code shall provide a land use applicant with the option of designating a site plan approved with a land use approval as a Binding Site Plan; and

WHEREAS, objectors to an administrative or simple amendment to a land use approval should state specific concerns which cause the objection; and

WHEREAS, land use applications which are limited in scope may appropriately be exempt from amendment review; and

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act and with 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) 20.30B is amended by the addition of a new Section 20.30B.160 which reads as follows:

20.30B 160 Merger with Binding Site Plan

- A. General: The applicant may request that the site plan approved with the Conditional Use Permit constitute a Binding Site Plan pursuant to RCW 58.17
- B. Survey and Recording Required: If a site plan is approved as a Binding Site Plan, the applicant shall provide a recorded survey depicting all lot lines and shall record the approved site plan and survey with the King County Department of Records and Elections. No document shall be presented for recording without the signature of each owner of the subject property.


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BINDING SITE PLAN. The division of land into lots or tracts classified for industrial or commercial use as provided by RCW 58.17.020 and 58.17.040.

Section 11. This ordinance shall take effect and be in force five days after its passage and legal publication.


PASSED by the City Council this 16<sup>th</sup> day of November, 1987, and signed in authentication of its passage this 16<sup>th</sup> day of November, 1987.

(SEAL)

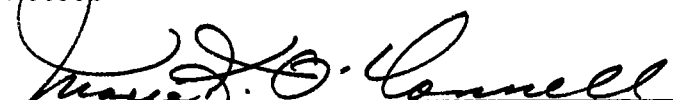
  
Cary E. Bozeman, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

  
Richard L. Andrews, City Attorney

Attest:

  
Marie K. O'Connell, City Clerk

Published November 20, 1987


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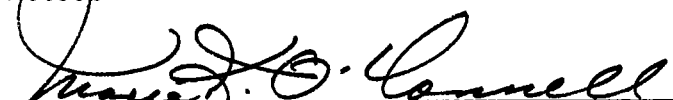
  
Cary E. Bozeman, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

  
Richard L. Andrews, City Attorney

Attest:

  
Marie K. O'Connell, City Clerk

Published November 20, 1987