

0177-ORD  
07/28/98

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5088

AN ORDINANCE relating to the Comprehensive Plan of the City of Bellevue, as required and adopted pursuant to the Growth Management Act of 1990, as amended, (chapter 36.70A RCW); adopting certain Phase I 1998 amendments to the Comprehensive Plan; amending the Utilities Element of the Comprehensive Plan by modifying the Overview, Non-city-managed Utilities and Additional Resources sections of the Utilities Element; and repealing figure UT.5 (Cellular Telephone Transmitter/Receiver Locations); and establishing an effective date.

WHEREAS, the Planning Commission held study sessions on April 8, 22 and May 27, 1998 and courtesy hearings were held before the Sammamish and East Bellevue Community Councils on May 19 and June 2, 1998 and the Planning Commission thereafter held a public hearing pursuant to proper notice on June 10, 1998 with regard to proposed modifications to the Utilities Element of the Comprehensive Plan and thereafter made certain recommendations to the City Council with regard thereto; and

WHEREAS, the City Council desires to adopt such Utilities Element amendments to the Comprehensive Plan as recommended by the Planning Commission, as part of the City's 1998 amendments to the Comprehensive Plan; and

WHEREAS, the City Council has considered this amendment concurrently with the other proposed 1998 amendments to the Comprehensive Plan; and

WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Code; now, therefore,

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

Section 1. The Utilities Element of the Comprehensive Plan is amended by: modifying the Overview, Non-city-managed Utilities and Additional Resources sections of the Utilities Element, all to read as set forth in that certain amended Utilities Element, and repealing figure UT.5 (Cellular Telephone Transmitter/Receiver Locations), a copy of which is attached hereto as Attachment A, which is hereby incorporated by reference as if fully set forth herein.

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Section 2. This ordinance shall take effect and be in force five days after its passage and legal publication. This ordinance and the Comprehensive Plan shall be available for public inspection in the office of the City Clerk.

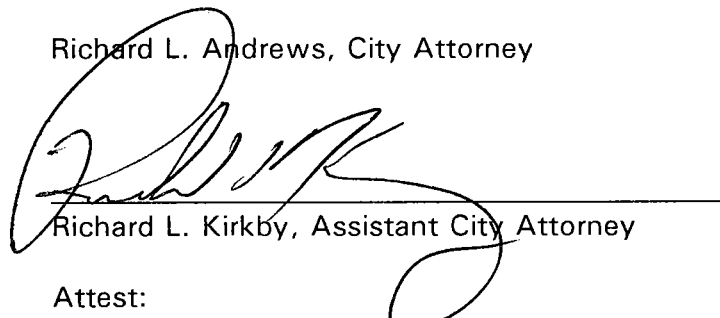
PASSED by the City Council this 3rd day of August, 1998, and signed in authentication of its passage this 3rd day of August, 1998.

(SEAL)

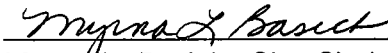
  
\_\_\_\_\_  
Mike Creighton, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

  
\_\_\_\_\_  
Richard L. Kirkby, Assistant City Attorney

Attest:

  
\_\_\_\_\_  
Myrna L. Basich, City Clerk

Published August 7, 1998

# Utilities Element

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**Goal 1: To facilitate the development and maintenance of all utilities at the appropriate levels of service to accommodate the City of Bellevue's projected growth.**



**Goal 2: To facilitate the provision of reliable utility service in a way that balances the public's concerns about safety and health impacts of utility infrastructures, consumers' interest in paying no more than a fair and reasonable price for the utility's product, Bellevue's natural environment and the impacts that utility infrastructures may have on it, and the community's desire that utility projects be aesthetically compatible with surrounding land uses.**



**Goal 3: To process permits and approvals for utility facilities in a fair and timely manner and in accord with development regulations which encourage predictability.**



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## *OVERVIEW*

The Utilities Element contains policies and maps that guide the siting of utility facilities in the City. The main purpose of this element is to ensure that Bellevue will have utility capacity to adequately serve the Land Use Plan. Policies also address the quality, reliability, safety and regulation of the services provided. Other policies address environ-

mental impacts, facilities location and construction, economics, and aesthetics in design and landscaping.

The 1990 State Growth Management Act requires all comprehensive plans to contain a Utilities Element that "includes the general location, pro-

posed location, and capacity of all existing and proposed utilities, including but not limited to electrical lines, telecommunication lines, and natural gas lines" (RCW 36.a.070-(4)).

In Bellevue, as in many cities, utilities are provided by a combination of city-managed and non-city-managed providers. Depending on their service, these are variously state-regulated, federally-licensed and/or municipally-franchised providers.

City-managed utilities are sewer, water, storm and surface water, and solid waste.

Non-city-managed utilities are electricity, gas, telephone, personal wireless services, and cable television.

Non-city-managed utilities providers include Puget Sound Energy (PSE) (electricity and gas), US West Communications (telephone), and GTE Northwest Incorporated (telephone). These utilities are regulated by the state Washington Utilities and Transportation Commission (WUTC).

Personal wireless service providers serving Bellevue in the Seattle Major Trading Area are those licensed by the Federal Communications Commission (FCC) in the Radio Frequency Spectrum for wireless telecommunications service and registered to do business in Bellevue.

Cable television services are provided by Telecommunications Incorporated (TCI) under municipal franchise.

As the City considers requests for proposed utility facilities, particularly electric and telecommunications, a wide variety of factors are taken into consideration. These factors include health and safety, aesthetics, environmental impacts and economic factors. The following should guide consideration of these requests:

*Ordinarily, the elimination or mitigation of known health or safety risks associated with a project should be given first priority. In particular cases, however, a severely negative impact of mitigation measures on the reliability of the service network, on the cost of service, or on environmental or aesthetic values may dictate the choice of a different option. In every case, cost is a factor that is to be considered, with particular attention to maintaining Bellevue's viability as a regional employment center. However, costs should be weighed against a full consideration of benefits, both tangible and intangible, that may be derived from more "costly" options. In no case should it*

*be automatically assumed that the "cheapest" option is the least costly on a "net" or long-term basis or is the most desirable under these policies. Individual implementation issues arising under these policies should be resolved on a case-by-case basis in light of the considerations above. ♦*

Section 704 of the Telecommunications Act of 1996 describes a federal role in siting of "personal wireless service" facilities. The Act frames the jurisdiction of state and local zoning authorities over the construction, modification, and placement of telecommunications facilities.

New and evolving wireless communication technologies are changing telecommunications service. As these changes occur, Bellevue will update the Utilities Element, ordinances, and City Code Titles to remain consistent with Federal and state law governing telecommunications.

Section 704(a)(7) of the 1996 Act recognizes the authority of state and local governments over decisions regarding siting of personal wireless service facilities, subject to certain limitations.

The objectives of Bellevue's telecommunications

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regulations are to avoid unreasonable regulatory discrimination, to act on applications for personal wireless service facilities in a reasonable amount of time, and to demarcate regulation of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions.

## City-managed Utilities

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The City of Bellevue manages the Sewer, Water, and Storm and Surface Water Utilities, as well as the Solid Waste Management activities. The sewer and water utilities serve the City and several jurisdictions outside the City limits. They are enterprise operations which are self-supporting and separate from the City General Fund.

The Sewer Utility operates, maintains, and extends the sewage collection system to respond to the needs of residents and commercial establishments. The collection system discharges into interceptors owned and operated by Metro which transport the sewage to the Renton Treatment Plant for treatment and eventual discharge into Puget Sound.

The Water Utility purchases water from the City of Seattle water supply system. Water is distributed through mains constructed, operated, and maintained by the water utility to residential, commercial, and industrial users.

The Storm and Surface Water Utility's operations include flood control, maintenance and enhancement of surface water quality, protection of sensitive areas, and public education.

Solid Waste Management activities include solid waste planning, promotion, and monitoring the performance of private contractors who carry out collection of solid waste, recyclables, yardwaste, and litter pick-up. These services are financed through garbage rates which are set by the City Council. Unlike the other city-managed utilities, Solid Waste Management is not an enterprise organization. This function is funded from the Public Works General Fund and from a surcharge on collection rates.

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### POLICIES

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#### General Utility System

**POLICY UT-1.** Utilize design and construction standards which are environmentally sensitive, safe, cost-effective, and appropriate.

**POLICY UT-2.** Manage utility systems effectively in order to provide reliable quality service.

**POLICY UT-3.** Ensure that the location, type, and size of all public facilities is determined and/or approved by the City.

**POLICY UT-4.** Defer to the serving utility the right to determine the implementation sequence of utility plan components.

**POLICY UT-5.** Base the extension and sizing of system components on the land use plan of the area. System capacity will not determine land use.

**POLICY UT-6.** Design, construct, and maintain facilities to minimize their impact on surrounding neighborhoods.

**POLICY UT-7.** Encourage the joint use of public facilities.

*Discussion: The development of a storm and surface water detention area as passive recreation in a public park is an example of such joint use.*

#### Intergovernmental Relations and Coordination

**POLICY UT-8.** Own and operate all publicly-owned utility services within the City's boundaries and the utility service area.

*Discussion: The City should develop and implement a plan to own and operate all publicly-owned utility systems within the potential annexation areas, unless circumstances otherwise dictate.*

**POLICY UT-9.** Extend water and sewer utility service to unserved areas of the utility service area, including extensions into potential annexation areas, if the City's costs are reimbursed and provided that service will be extended only upon annexation to the City, or if extensions are consistent with local and regional land use and utility comprehensive plans.

**POLICY UT-10.** Recover all costs, including overhead costs, related to the extension of services, as well as the costs to maintain and operate these systems.

**POLICY UT-11.** Coordinate with other jurisdictions and governmental entities in the planning and implementation of multi-jurisdictional utility facility additions and improvements.

**POLICY UT-12.** Coordinate with the appropriate jurisdictions to ensure that utility facilities that are to be constructed in potential annexation areas are designed and built in accord with City of Bellevue standards.

### Hazardous Waste

**POLICY UT-13.** Cooperate with other private and public agencies in the region to manage and control hazardous waste and moderate risk waste, including hazardous household substances.

**POLICY UT-14.** Educate the public in the proper handling and disposal of hazardous household waste and on the use of alternative products or practices which result in reducing the use and storage of hazardous materials in homes and businesses.

*Discussion: Hazardous wastes should be properly disposed of according to procedures and standards set by federal, state, or regional agencies, such as those set forth in the King County-Seattle Local Hazardous Waste Management Plan.*

**POLICY UT-15.** Provide for the safe and convenient disposal of hazardous household waste through a permanent and conveniently-located collection facility for Bellevue residents, to be located in cooperation with King County.

**POLICY UT-16.** Replace the City's old underground storage tanks with new tanks that reduce the potential for groundwater degradation, as soon as practicable.

### Solid Waste

**POLICY UT-17.** Promote the recycling of solid waste materials by providing opportunities for convenient recycling and by developing educational materials on recycling, composting, and other waste reduction methods.

*Discussion: Waste reduction and source separation are the City's preferred strategies for managing solid waste. Materials remaining after effective waste reduction and source separation should be handled in accordance with the King County Solid Waste Plan.*

**POLICY UT-18.** Encourage and actively participate in a uniform, regional approach to solid waste management.

**POLICY UT-19.** Utilize the public review process in the selection and approval of sites for any disposal facility.

*Discussion: In this review, sensitivity to aesthetics, health effects, and environmental conditions should be studied and fully considered.*

**POLICY UT-20.** Maintain a cost-effective and responsive solid waste collection system.

*Discussion: In selecting the elements of a solid waste collection system, all the costs and long-term factors such as disposal options, should be considered.*

**POLICY UT-21.** Manage solid waste collection to minimize litter and neighborhood disruption.

**POLICY UT-22.** Provide uniform collection service to areas annexed to the City as soon as practicable.

### Sewer Utility

**POLICY UT-23.** Require sewer connections for all new development, including single-family plats, unless otherwise approved by a variance process adopted by the Council.

**POLICY UT-24.** Allow existing single-family homes with septic systems to continue to utilize septic systems, providing there are no health or environmental problems.

*Discussion: Homeowners are encouraged to connect to sewer systems where available. If existing septic systems pose health or environmental problems, homeowners should be required to connect to the sewer system if practicable.*

**POLICY UT-25.** Provide a septic system management program to protect the ground water quality.

**POLICY UT-26.** Educate owners of septic systems on the proper care and use of septic systems.

**POLICY UT-27.** Work with Metro and adjoining jurisdictions to manage, regulate, and maintain the regional sewer system.

## Storm and Surface Water Utility

**POLICY UT-28.** Manage the storm and surface water system in Bellevue to maintain a hydrologic balance in order to prevent property damage, protect water quality, provide for the safety and enjoyment of citizens, and preserve and enhance habitat and sensitive areas.

**POLICY UT-29.** Enforce surface water controls to protect surface and ground water quality.

**POLICY UT-30.** Educate the public on water quality issues.

*water supply needs and provides equitable participation in ownership and management.*

**POLICY UT-35.** Serve as a role model for the community in the efficient use of water. ♦

## Non-city-managed Utilities

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### Authority

The Washington Utilities and Transportation Commission (WUTC) has the authority from long-standing state law to regulate the services and define the costs that a utility can recover, to ensure that the utility acts prudently and responsibly.

With the adoption of the 1990 Growth Management Act (GMA), current law now suggests that both the WUTC and Bellevue have jurisdiction over the activities of electric, gas, and telephone utilities within Bellevue's city limits.

The City of Bellevue has the authority to regulate land use and, under GMA, the requirement to consider the location of existing and proposed utilities and potential utility corridors in land use planning. The City must also plan for the adequate provision of utilities consistent with the goals and objectives of its *Comprehensive Plan*, taking into consideration the public service obligation of the utility involved.

The City of Bellevue is entitled to reasonable compensation for use of its rights-of-way, and leases of City owned property, structures and conduits.

The Telecommunications Act of 1996 established new responsibilities for the Federal Communications Commission (FCC) in licensing of personal wireless communication service providers. The licenses allow the right to use a block or blocks of the Radio Frequency Spectrum to provide wireless communication services.

Section 704(a)(7) of the Act recognizes the authority of state and local governments over decisions regarding siting of personal wireless communication service facilities, subject to certain limitations.

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## Water Utility

**POLICY UT-31.** Provide reliable water service for domestic use, fire flow protection, and emergencies.

**POLICY UT-32.** Promote conservation and encourage development of conservation devices and programs.

**POLICY UT-33.** Improve the quality and quantity of the water supply of well-water users by allowing access to the City water system, provided that the fair share costs are paid by the benefitting parties.

**POLICY UT-34.** Ensure a cost-effective water supply that meets the needs of the City of Bellevue.

*Discussion: To accomplish this, the City should participate in and facilitate the development of a regional water supply system that effectively balances regional water resources and regional*

## Electrical Service

Puget Sound Energy (PSE) builds, operates, and maintains the electrical system serving the City of Bellevue. PSE is a private, investor-owned utility with the responsibility for providing service to over 750,000 customers in a nine-county service area. The system serving Bellevue is part of a larger service area called the "Greater Bellevue Area" which is roughly an area between Lake Washington and Lake Sammamish. The area includes the entire cities of Bellevue, Beaux Arts, Medina, Hunts Point, Yarrow Point, and Clyde Hill. This area also includes portions of Kirkland and Redmond and small portions of unincorporated King County.

PSE imports electrical energy from generation sources in Canada, on the Columbia River, and from other generation sites inside and outside of PSE's service territory.

Based on population and employment forecasts for the next 20-30 years as of 1993, PSE estimates that there will be a peak winter load of approximately 680 MVA (Mega or million volts amperes) in the Greater Bellevue Area. In comparison, the winter peak load in 1993 is 475 MVA. New facilities, including transmission lines and substations, may have to be constructed to meet this demand.

## Natural Gas Service

Puget Sound Energy (PSE) builds, operates, and maintains natural gas facilities serving the City of Bellevue. PSE is an investor-owned utility serving nearly 400,000 customers in five western Washington counties including King, Snohomish, Pierce, Thurston, and Lewis Counties. There are approximately 18,900 customers within the City of Bellevue and approximately 23,900 in the Bellevue "planning area."

Natural gas is delivered to a regional distribution network via an interstate pipeline system. Northwest Pipeline Corporation owns and operates the regional network that supplies gas to the states of Washington, Oregon, and Idaho. The pipeline serving Bellevue consists of two pipelines running north-south, in an area east of Lake Sammamish. The Pacific Northwest receives natural gas from widely disparate regions of the United States and Canada.

Based on available population projections for the next 20 years as of 1993, PSE does not foresee a need for major new distribution facilities in Bellevue in the next 20 years.

## Telecommunication Services

Telecommunications is the transmission of sound, images and/or data by wire, radio, optical cable, electromagnetic, or other similar means. Telecommunications include but are not limited to, telephone, personal wireless services, microwave, and cable television.

Bellevue's central location and significant employment concentration will continue to attract new and evolving technologies in the field of telecommunications. The City supports increased availability of improved telecommunications services in Bellevue.

In most cases, these telecommunications services will use existing utility corridors, public rights-of-way and City-owned properties other than right-of-way, and will be able to provide services to all parts of the City. Bellevue encourages the shared use of space consistent with the City's service mission for telecommunication infrastructure projects within the street right-of-way and for telecommunication infrastructure opportunities on City property other than street right-of-way.

Bellevue's infrastructure investment and aesthetic quality should be protected from unnecessary degradation caused by the construction of telecommunications infrastructure.

Providers of new wireless communication facilities within the City and its Potential Annexation Area should demonstrate through area-wide service planning the lowest impacts consistent with telecommunications customer needs.

## Telecommunication Service - Telephone

Approximately 80 percent of the telephone customers in the City of Bellevue are served by US West Communications. GTE Northwest Incorporated provides service in the northern portion of the City, serving approximately 20 percent of Bellevue's telephone customers. Based on available population and employment projections, no new major telephone facilities are planned for Bellevue for the next 20 years as of 1993. However, an additional



remote switch (telephone exchange) may be needed in the US West Communications service area to handle a growing demand for additional services.

### Telecommunication Service - Personal Wireless

Personal wireless facility communication services use radio waves to transmit voice and/or data using the radio frequency spectrum. These services include but are not limited to commercial mobile services (e.g. cellular), unlicensed wireless services, and common carrier wireless exchange services.

Personal wireless facility communication services use ground-based directional receivers (antennae) which may be located on freestanding poles and towers or on buildings and structures.

This Element recognizes that providing personal wireless facility communication service involves adapting to changing technologies which may make current forms of receivers obsolete and removable.

### Telecommunication Service - Cable Television

Tele-Communications Incorporated (TCI) provides cable television services in the City of Bellevue. This service provides television broadcasting via a network of overhead and underground coaxial cables. Virtually all channels carried on the Bellevue cable system originate at TCI's primary transmitter site located at 89th Street and Roosevelt in Seattle and are transmitted to the Bellevue receiver located at Stevenson Elementary School on NE 8th Street via microwave. TCI's Bellevue cable system has the capacity to serve any anticipated new development in the City, as well as any potential areas of annexation; thus TCI does not foresee a need for major new facilities in the next 20 years as of 1993.

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## POLICIES

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### General Non-city-managed Utilities

**POLICY UT-36.** Defer to the serving utility the implementation sequence of utility plan components.

**POLICY UT-36a.** Coordinate with the appropriate jurisdictions and governmental entities in the

planning and implementation of multi-jurisdictional utility facility additions and improvements.

**POLICY UT-37.** Require effective and timely coordination of all public and private utility trenching activities.

**POLICY UT-37a.** For infrastructure projects within street public rights-of-way, assist in the coordination between telecommunications providers to ensure that all interested parties are given the opportunity to install facilities in common trenches.

**POLICY UT-37b.** Limit the amount of disturbance to City infrastructure by encouraging co-location of telecommunications conduit in the public right-of-way.

**POLICY UT-37c.** Routinely inform telecommunications companies authorized to provide services within Bellevue about the schedules for projects within the City's Capital Investment Program which offer an opportunity to install telecommunications infrastructure during the construction of the City's projects.

**POLICY UT-38.** Require notification to the City prior to a utility's maintenance or removal of vegetation in City right-of-way.

**POLICY UT-39.** Require the undergrounding of all new electrical distribution and communication lines except that interim installation of new aerial facilities may be allowed if accompanied by a program to underground through coordination with the City and other utilities. Require the undergrounding of all existing electrical distribution and communication lines where a change in use or intensification of an existing use occurs, unless delayed installation is approved as part of a specific program to coordinate undergrounding of several utilities or in conjunction with an undergrounding program for several sites or when related to street improvements. Interim facilities should be limited to the aerial installation of a new line of 1/2" diameter or less.

**POLICY UT-40.** Require the reasonable screening and/or architecturally compatible integration of all new above-ground utility facilities.

**POLICY UT-40a.** Protect Bellevue's aesthetic quality and infrastructure investment from unnecessary degradation caused by the construction of telecommunication infrastructure.

**POLICY UT-41.** Encourage directional pruning of trees and phased replacement of improperly located vegetation planted in the right-of-way. Perform pruning and trimming of trees in an environmentally sensitive and aesthetically acceptable manner and according to professional arboricultural specifications and standards.

**POLICY UT-42.** Encourage consolidation on existing facilities where reasonably feasible.

*Discussion: Examples of facilities which could be shared are towers, electrical, telephone and light poles, antenna, substation sites, trenches, and easements.*

**POLICY UT-43.** Encourage the use of utility corridors as nonmotorized trails.

*Discussion: The City and utility company should coordinate the acquisition, use, and enhancement of utility corridors for pedestrian, bicycle and equestrian trails and for wildlife corridors and habitat.*

**POLICY UT-44.** Avoid, when reasonably possible, locating overhead lines in greenbelt and open spaces as identified in the Parks, Recreation, and Open Space Plan.

**POLICY UT-45.** Facilitate the conversion to cost-effective and environmentally sensitive alternative technologies and energy sources.

**POLICY UT-46.** Facilitate and encourage conservation of resources.

*Discussion: Items the City should consider in implementing this policy include conserving the use of electric energy in its own facilities, and adopting practical and cost-effective energy building codes.*

**POLICY UT-47.** Encourage cooperation with other jurisdictions in the planning and implementation of multijurisdictional utility facility additions and improvements. Decisions made regarding utility facilities shall be made in a manner consistent with, and complementary to, regional demand and resources, and shall reinforce an interconnected regional distribution network.

**POLICY UT-48.** Encourage communication among the City, the WUTC, and utilities regulated by the WUTC about the distribution of costs for existing and proposed utility facilities; especially requirements for the undergrounding of transmission, distribution, and communication lines exceeding statewide norms.

**POLICY UT-49.** (Deleted Ordinance No. )

**POLICY UT-50.** Encourage system practices intended to minimize the number and duration of interruptions to customer service.

**POLICY UT-51.** Prior to seeking City approval for facilities, encourage utilities service providers to solicit community input on the siting of proposed facilities which may have a significant adverse impact on the surrounding community.

**POLICY UT-52.** Encourage utility providers to erect limited on-site signage on all sites purchased for future major utility facilities to indicate the utility's intended use of the site.

**POLICY UT-53.** Require all utility equipment support facilities to be aesthetically compatible with the area in which they are placed by using landscape screening and/or architecturally compatible details and integration.

**POLICY UT-53a.** Support Federal or State actions that would preserve local government authority to regulate time, manner and place of construction in the right-of-way.

#### Non-city-managed Utilities - Additional Wireless Facilities Policies

**POLICY UT-54.** Require the placement of personal wireless communication facilities in a manner that minimizes the adverse impacts on adjacent land uses.

**POLICY UT-54a.** Encourage permit applicants to submit an area wide plan that demonstrates the lowest land use impacts consistent with telecommunication customer needs.

**POLICY UT-54b.** Allow exchanges ("swaps") between providers of permitted wireless communication facilities sites, to encourage industry cooperation and coordination.

**POLICY UT-55.** Minimize visual intrusion of personal wireless communication facility towers, lattice towers and structures in all areas. Require utility equipment support facilities to be undergrounded or constructed under 30" high in residential areas. Provide relief to setback requirements without introducing adverse impacts.

*Discussion: In order to provide relief to set-back requirements, the City should amend its Land Use Code in a manner to ensure that adverse impacts are not introduced.*

**POLICY UT-56.** Consider the following list as the preferred and descending order for locating personal wireless communication facilities: Light Industrial and General Commercial districts; Office and Limited Business and Community Business districts; Office and Professional Office; Neighborhood Business, Old Bellevue, and Multiple Use districts; Transition areas, Multifamily (R-20 and R-30) and Park sites; and Residential districts.

**POLICY UT-56a.** Consider the following list of system designs as the preferred and descending order for facility type: attached to public facility structures; building mounted; integrated with utility poles, light standards, and signal supports; co-located on utility poles, light standards, and signal supports; co-located on existing Communication, Broadcast and Relay Towers; and freestanding towers.

**POLICY UT-56b.** Upgrade wireless communication facilities as improvements in telecommunications technology create smaller and less visually intrusive facilities.

**POLICY UT-56c.** New freestanding facility towers and structures should only be considered when no feasible alternative exists or when visual intrusion is less than associated with placing the facility on an existing structure or building.

**POLICY UT-56d.** Consider the use of street light poles owned by the City or by PSE to install wireless equipment compatible with the lighting function.

**POLICY UT-56e.** For infrastructure opportunities on City property, other than street rights-of-way, offer appropriate City-owned properties for lease to install wireless communications equipment that is compatible with existing City uses of the sites and consistent with land use requirements.

**POLICY UT-56f.** Encourage the co-location of telecommunications equipment on City sites which reduce total impact of antennas on the community.

### Non-city-managed Utilities - Additional Electrical Facilities Policies

**POLICY UT-57.** Encourage the public to conserve electrical energy through public education.

**POLICY UT-58.** Encourage City and utility involvement with regional or statewide agencies when and if they are developing policies regarding exposure to electric and magnetic fields (EMF) or other utility issues.

**POLICY UT-59.** Review periodically, the state of scientific research on EMF and make changes to policies if the situation warrants.

**POLICY UT-60.** Require in the planning, siting, and construction of all electrical facilities, systems, lines, and substations that the electrical utility strike a reasonable balance between potential health effects and the cost and impacts of mitigating those effects by taking reasonable cost-effective steps. ♦

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## **ADDITIONAL RESOURCES**

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*Consult the following resources for further information:*

City of Bellevue Comprehensive Drainage Plan



City of Bellevue Sewer Comprehensive Plan



City of Bellevue Water Comprehensive Plan



GTE Northwest Inc., Bothell, Washington



King County Solid Waste Management Plan



Puget Sound Energy, Bellevue, Washington



US West Communications, Inc., Renton, Washington



Tele-Communications Inc. Seattle, Washington



AirTouch Cellular, Bellevue, Washington



AT&T Wireless Services, Seattle, Washington



GTE MobileNet Inc., Bellevue, Washington



Nextel Communications, Bellevue, Kirkland, Washington



Sprint PCS, Bellevue, Washington

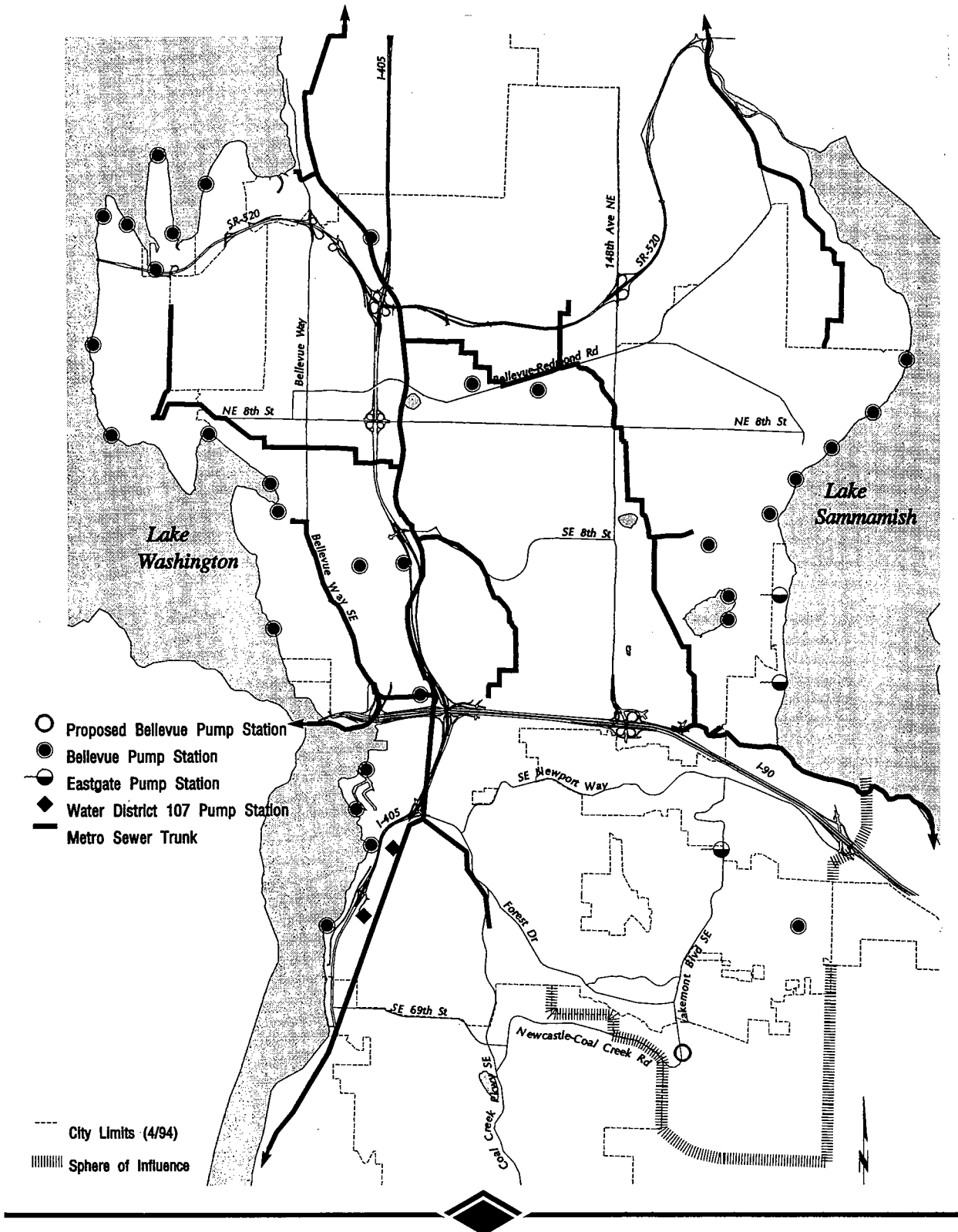


Western Wireless, Bellevue, Washington



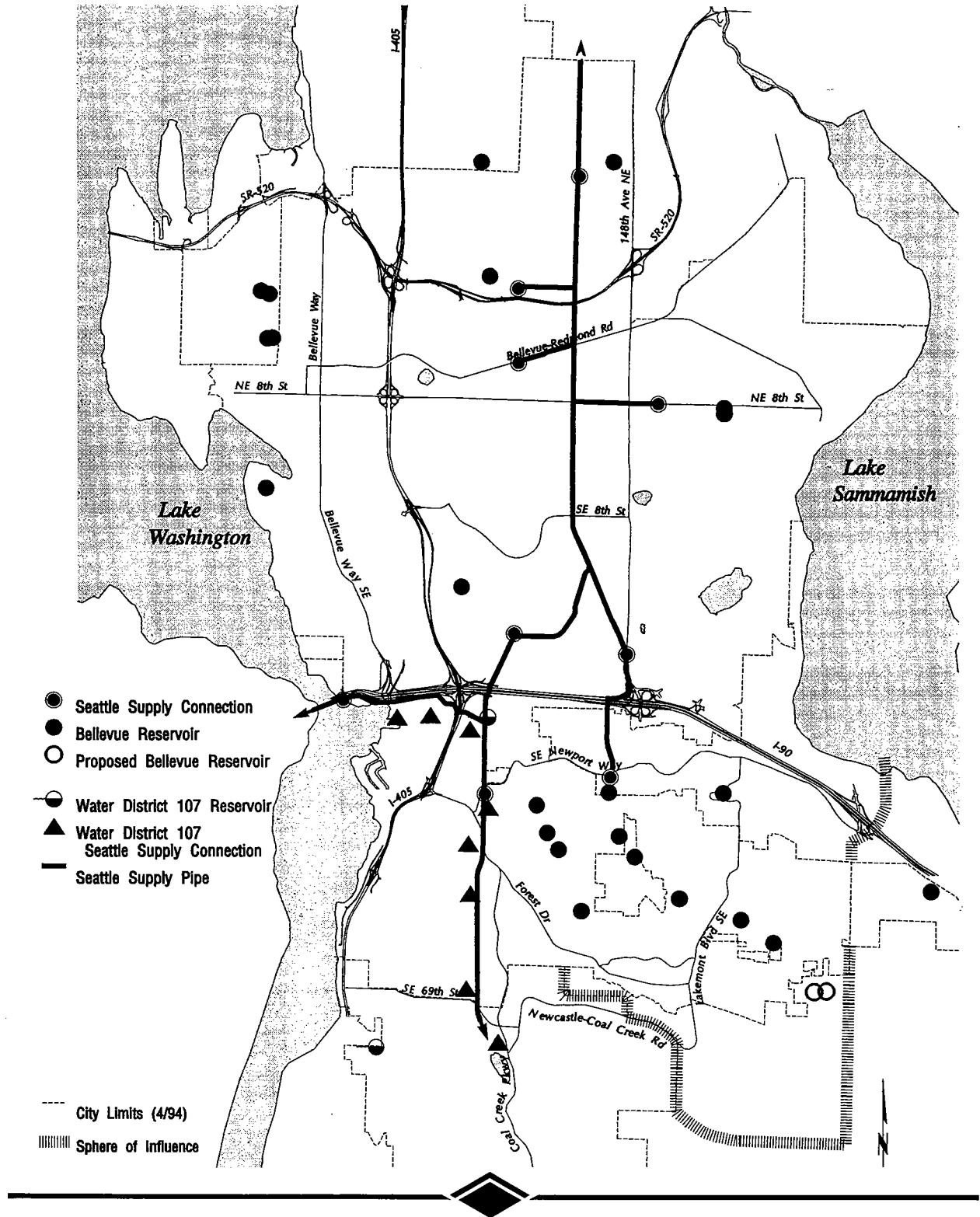
City of Bellevue: mapped wireless telecommunications facility sites with issued permits

**pp VI-13 through VI-21 are maps**



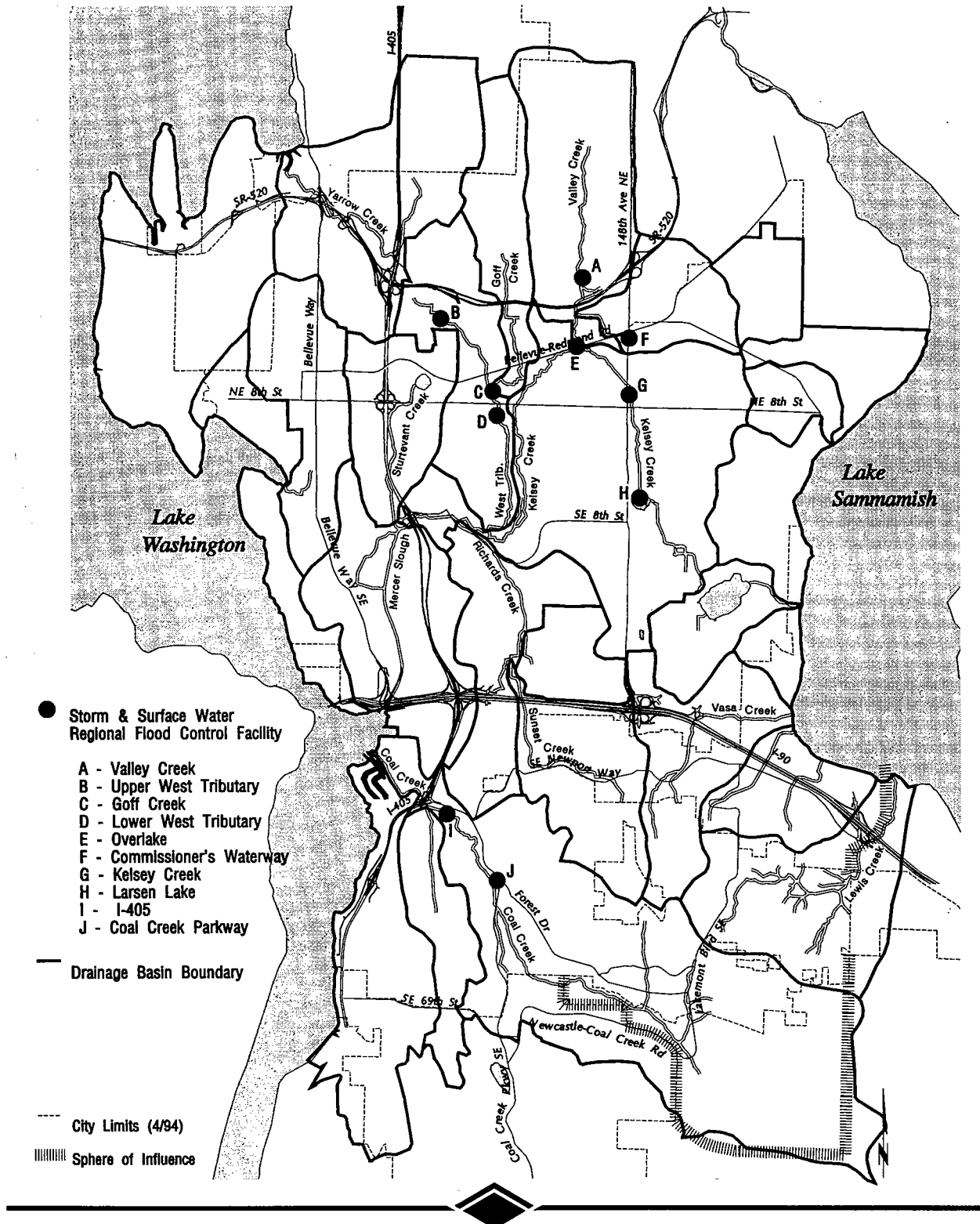
**FIGURE UT.1**  
**Major Sewer Facilities**

This map is a graphic representation of the land use envisioned in the Comprehensive Plan. This map should not be relied on for survey accuracy; it is not intended to specify acreage, dimensions or exact densities of development. Any reproduction or sale of this map, or portions thereof, is prohibited without express written authorization by the City of Bellevue. This material is owned and copyrighted by the City of Bellevue.



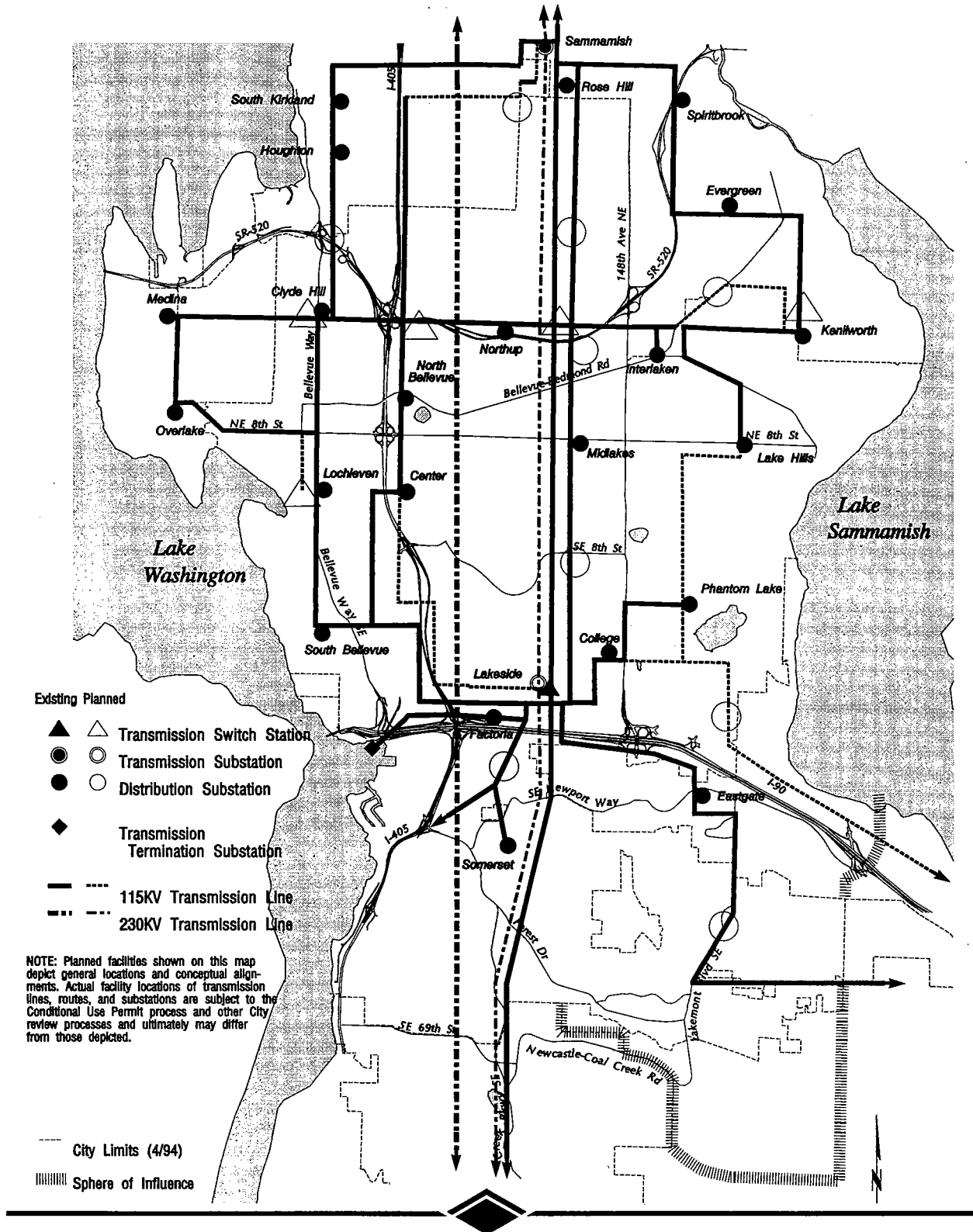
**FIGURE UT.2**  
**Major Water Facilities**

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**FIGURE UT.3**  
**Storm and Surface Water Facilities and Drainage Basins**

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**FIGURE UT.4**  
**Electric Transmission Facilities**

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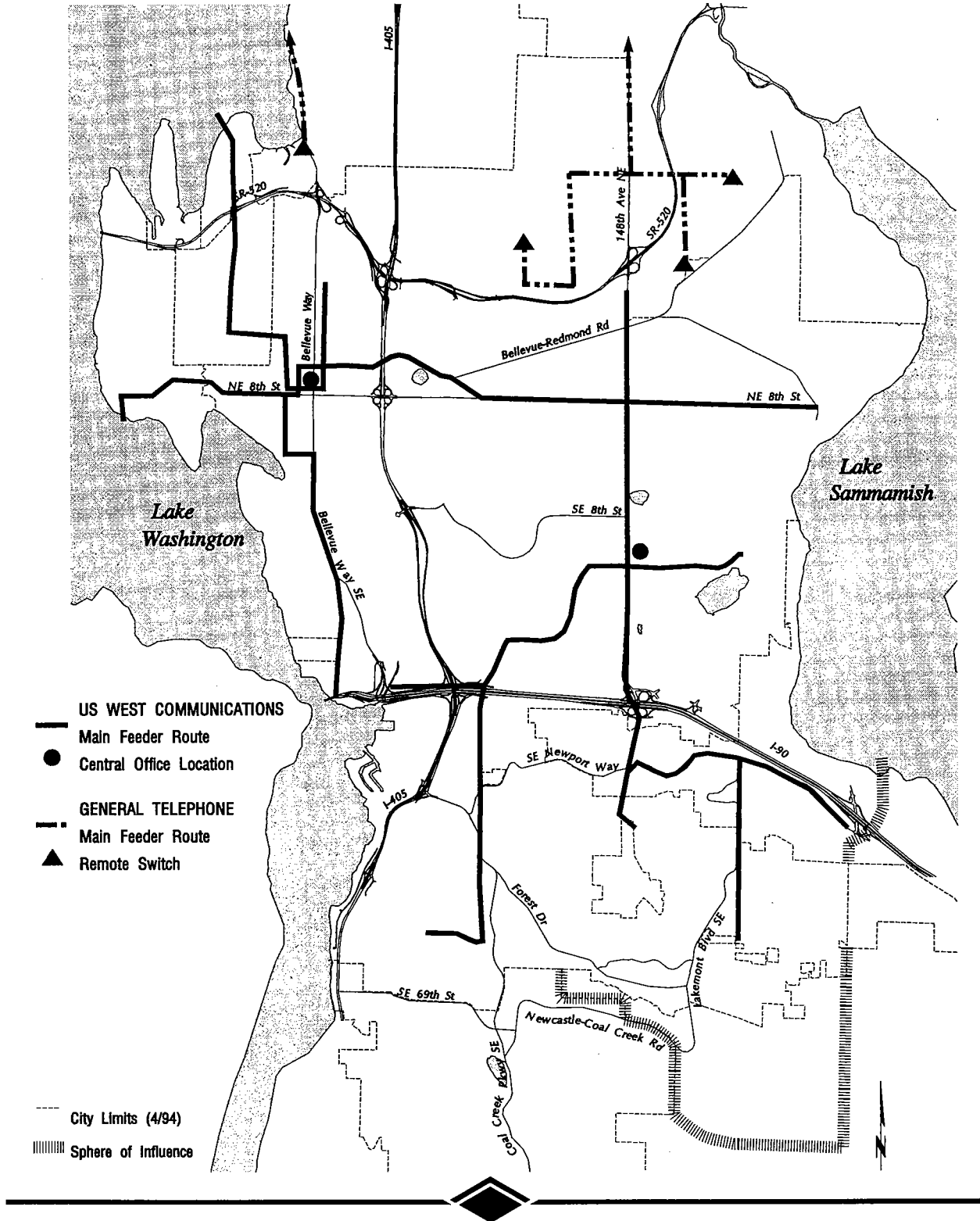


This figure is deleted by Ordinance No. \_\_\_\_\_.



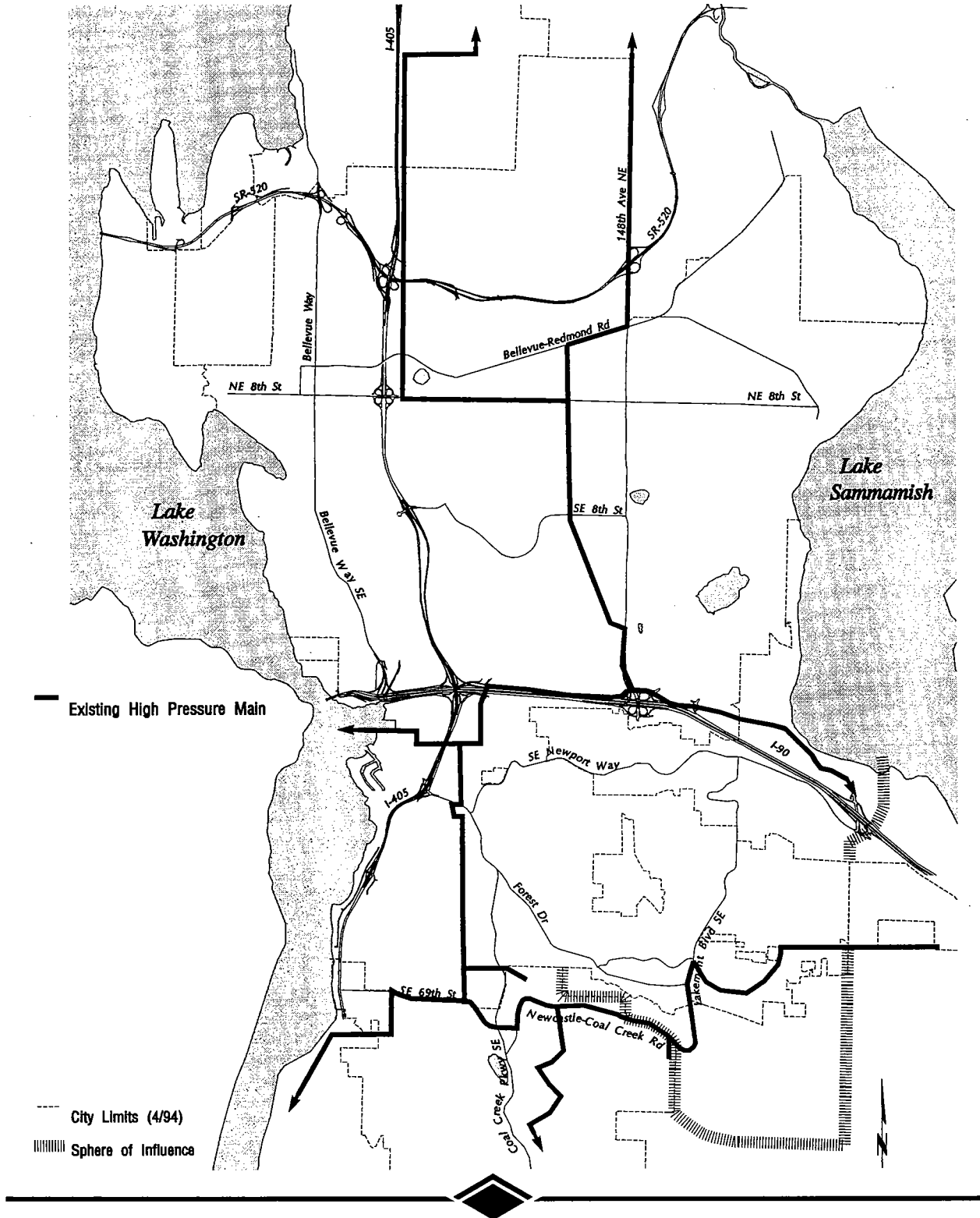
*FIGURE UT.5*  
**Cellular Telephone  
Transmitter/Receiver Locations**

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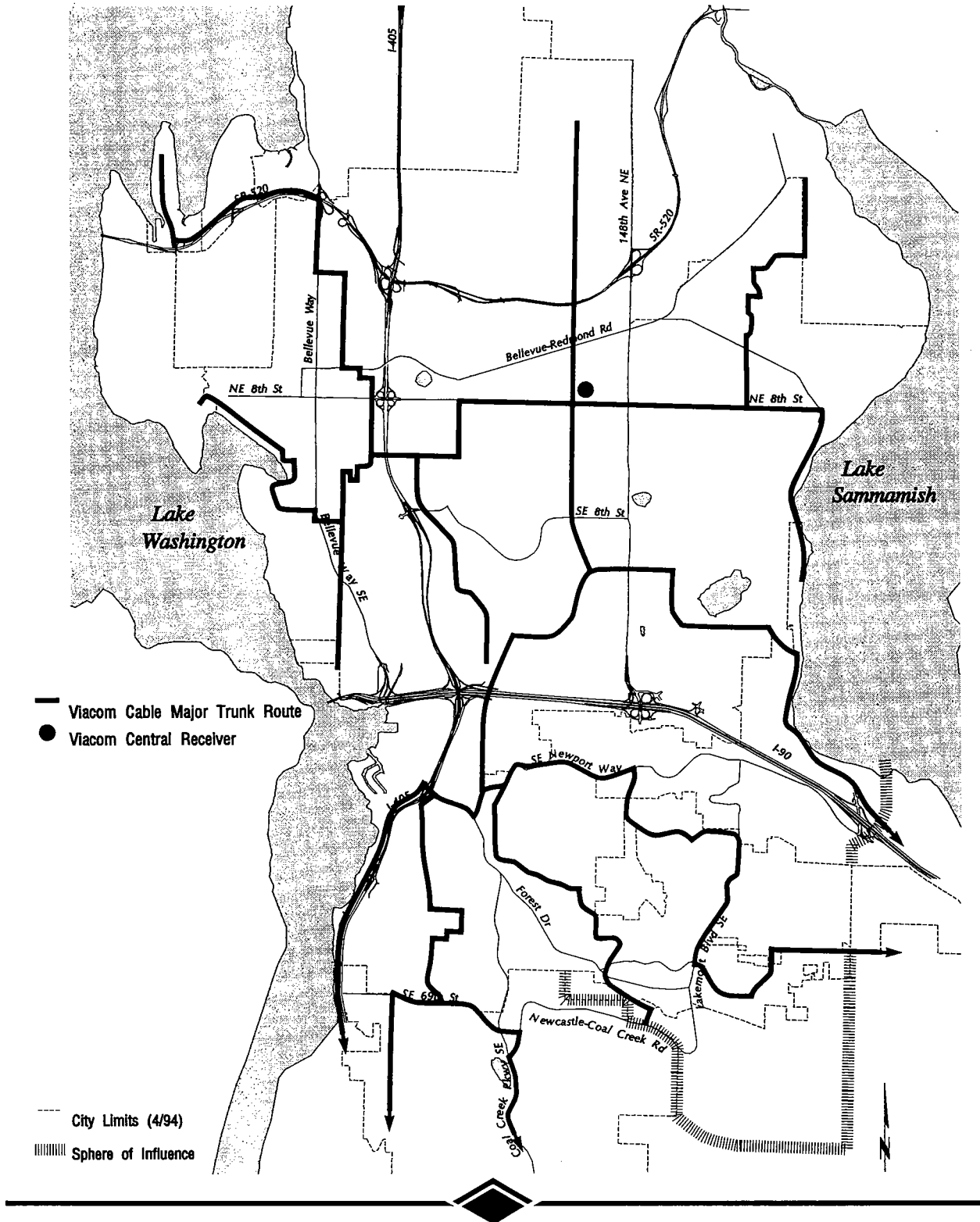
**FIGURE UT.6**  
**Telephone Transmission Lines**

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**FIGURE UT.7**  
**PSE Gas**  
**Transmission Lines**

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**FIGURE UT.8**  
**TCI Cable Transmission Lines**

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SUMMARY OF ORDINANCE 5089

Section 1. Amends 20.20.020 regarding establishment of land use districts.

Section 2. Repeals 20.20.160 , Open Use District (OU).

Section 3. Amends 20.20.440, Land Use Charts, to eliminate reference to OU District; delete fireworks stands as a use in Wholesale and Retail.

Section 4. Amends 20.20.010, Uses in Land Use Districts Dimensional Requirements to reference enhanced setback requirements for churches clubs and institutions; add Note 16 regarding exceptions to lot coverage for underground and partially below grade buildings; add Note 25 regarding lot coverage for schools in residential districts.

Section 5. Amends 20.20.017, Minimum Lot Size, Averaging in plats to reference short plats and subdivisions.

Section 6. Amends 20.20.25B.3, Intrusions into required setbacks, Garages/Carports on Slopes.

Section 7. Amends 20.20.025E, Intrusion into required setbacks, Underground Buildings and Buildings Constructed Partially Below Grade.

Section 8. Amends 20.20.120, Accessory Dwellings Units, Limitations.

Section 9. Amends 20.20.125B regarding Accessory structures in residential districts-Detached.

Section 10. Amends 20.20.130, Animals, Minimum Requirements, Minimum Setback.

Section 11. Amends 20.20.140, Boarding houses and bed and breakfasts.

Section 12. Amends 20.20.170, Child care service use, Applicability, Family Child Care Home in a Residence, Review or Registration Required, Use Requirements, Child Care Service Use Located in a Community Facility.

Section 13. Amends 20.20.190, Churches, clubs and similar structures to eliminate reference to OU district.

Section 14. Adds new section 20.20.192, Commercial Vehicles in Residential Land Use Districts.

Section 15. Amends 20.20.400A.1, Fences, General, sight obstruction at street intersections.

Section 16. Amends 20.20.400D, Fences, Chain Link Security Fences.

Section 17. Amends 20.20.520F.1 (Note 2), Tree preservation and landscape development, Site Landscaping, to delete reference to G and OU districts.

Section 18. Amends 20.20.520F.5, Tree preservation and landscape development, Site Landscaping to change code reference.

Section 19. Amends 20.20.560E, Nonconforming structures, uses and sites, regarding Downtown Special Overlay District.

Section 20. Amends 20.20.590G, Parking, circulation and walkway requirements, to change Director's Authority to Approve Parking Exceeding Maximum to Director's Authority to Require Parking Exceeding Maximum.

Section 21. Amends 20.20.590J.2, Parking, circulation and walkway requirements, to eliminate reference to OU district.

Section 22. Amends 20.20.590K.3, Parking, circulation and walkway requirements, to eliminate reference to OU district.

Section 23. Amends 20.20.680, Public transportation shelters, to change code reference.

Section 24. Amends 20.20.740, Schools, regarding site area, setback and size requirements.

Section 25. Amends 20.25B.020, Transition Area Design District, Limitations, to eliminate reference to OU district.

Section 26. Amends 20.25B.040, Transition Area Design District, Development Standards, to eliminate reference to OU district, substitute basement for underground.

Section 27. Amends 20.25H.070A.4, Sensitive Area Overlay District, Designation and restriction of protected areas, to add "protected" before slopes.

Section 28. Amends 20.25H.070B.2, Sensitive Area Overlay District, Modification of Protected Area Status, Wetland Primary Setbacks, to supply missing connective word.

Section 29. Amends 20.25H.110A.9, Sensitive Area Overlay District, Performance Standards for Sensitive Areas, Area of Special Flood Hazard, Agricultural Uses, to provide correct name of Natural Resources Conservation Service.

Section 30. Amends 20.25H.110B.2, Sensitive Area Overlay District, , Performance Standards for Sensitive Areas, Wetlands, Agricultural Uses, to provide correct name of Natural Resources Conservation Service.

Section 31. Amends 20.30D.115C, Planned Unit Development, Applicability, single family dwelling defined.

Section 32. Repeals 20.30D.155, Residential Density for OU Districts.

Section 33. Amends 20.30D.165A.1, Planned Unit Developments, Planned Unit Development Plan-Request for Modification of Zoning Requirements to eliminate reference to OU district.

Section 34. Amends 20.30D.170, Planned Unit Development, Planned Unit Development Plan-Limitation on authority to modify zoning, to eliminate reference to OU district.

Section 35. Amends 20.30N.115, Home Occupation Permit-Applicability, regarding exception for family child care homes located in a residence.

Section 36. Amends 20.30N.120, Home Occupation Permit-Purpose to eliminate reference to Class A and B permits.

Section 37. Repeals 20.30N.130, Home Occupation Permit - Applicable procedure.

Section 38. Repeals 20.30N.135, Home Occupation Permit, Submittal requirements.

Section 39. Amends 20.30N.140, Home Occupation Permit to eliminate reference to Class A and B permits.

Section 40. Amends 20.35.070A, Review and Appeal Procedures, Appeal of City land use decisions to Superior Court, regarding tolling of appeal period for certain merged appeals.

Section 41. Amends 20.35.120, Review and Appeal Procedures, Notice of Application, requiring applicant to post notice of application.

Section 42. Amends 20.35.150A.7, Review and Appeal Procedures, Appeal of Hearing Examiner decision, City Council decision on appeal. Prior to this amendment the City Council could grant an appeal if the decision of the Hearing Examiner is not supported by a preponderance of the evidence. Under the amended provision, the Council can grant the appeal if the decision of the Examiner is not supported by material and substantial evidence (Process I).

Section 43. Amends 20.35.210A3, Review and Appeal Procedures, Notice of Application, to require posting of notice by applicants (Process II).

Section 44. Amends 20.35.320, Review and Appeal Procedures, Notice of Application, to require posting of notice by applicants (Process III).

Section 45. Amends 20.35.350A.7, Review and Appeal Procedures, Appeal of Hearing Examiner recommendation. Prior to this amendment the City Council could grant an appeal if the recommendation of the Hearing Examiner is not supported by a preponderance of the evidence. Under the amended provision, the Council can grant the appeal if the recommendation of the Examiner is not supported by material and substantial evidence (Process III).

Section 46. Amends 20.35.365, Review and Appeal Procedures, Community council review and



decision, to change reference to "meeting" to "hearing."

Section 47. Amends 20.35.420B.2, Review and Appeal Procedures, Public hearing notice, Provision of Notice to require posting of notice by applicants and to authorize Director to establish standards for size, color, layout, design, wording, placement and timing of installation and removing of signs.

Section 48. Amends 20.45A.100, Platting and Subdivisions, Exemption, to eliminate exemption for land for use solely for the installation of electric power, telephone, water supply, sewer service, or other public facilities of a similar or related matter, or public right-of-way.

Section 49. Amends 20.45.110A, Platting and Subdivisions, Preliminary Plat - Special Notice Requirement.

Section 50. Amends 20.45B.230, Short Plats and Short Subdivisions, Final Short Plat - Recording Required.

Section 51. Amends 20.50.014 (part), definition of Child Care Service.

Section 52. Adds new definition under 20.50.014 of Child Day Care Center.

Section 53. Adds new definition under 20.50.014 of Colluvium.

Section 54. Repeals definition under 20.50.016 of Detached Building.

Section 55. Adds new definition under 20.50.020 of Family Child Care Home.

Section 56. Amends 20.50.032 (part), definition of Lot Coverage.

Section 57. Adds new definition under 20.50.032 of Landslide Deposit.

Section 58. Amends 20.50.046 (part), definitions of Sight Area and Structure.

Section 59. Adds new definition under 20.50.050 of Underground Building.

Section 60. Provides ordinance is effective five days after passage and legal publication, except that section 14 regarding the parking of commercial vehicles shall not take effect until both the East Bellevue Community Council and the Sammamish Community Council have approved this ordinance, or until sixty days have passed from the date of enactment of the ordinance without it having been disapproved by either community council, whichever occurs first. If this ordinance is disapproved by either community council, section 14 of this ordinance shall not go into effect anywhere in the city.