

Title 4 Revenue and Finance

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Chapter 4.52 Multifamily Housing Property Tax Exemption

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4.52.040 Project eligibility.

To be eligible for exemption from property taxation under this chapter, the property shall satisfy all of the following requirements:

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G. The distribution, mix, size, materials, finishes, design, amenities and appliances of and for affordable units required under the applicable exemption shall be consistent with the affordable housing standards prescribed under ~~LUC 20.20.128(A)(3)~~LUC 20.15.060, or as otherwise amended. In determining whether a project complies with said ~~land use affordable housing~~ standards, the director of the office of housing, or designee, shall be guided by any rule adopted by the director of development services interpreting and applying said ~~land use affordable housing~~ standards.

4.52.093 Requirements applicable to all exemptions.

For any affordable units required under this chapter, the following shall apply:

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B. Distribution of Units. The designated affordable units shall be distributed throughout the project and intermingled with market-rate units consistent with ~~LUC 20.20.128(A)(3)~~LUC 20.15.060, or as otherwise amended.

C. Mix of Units. The designated affordable units shall consist of a mix of a number of bedrooms that is in the same proportion as the bedroom mix of market-rate units in the project consistent with ~~LUC 20.15.060~~LUC 20.20.128(A)(3), or as otherwise amended.

D. Size of Units. The designated affordable units shall be provided in a range of sizes comparable to the size of market-rate dwelling units in the project, consistent with ~~LUC 20.15.060~~LUC 20.20.128(A)(3).

E. Materials and Finishings. The materials, finishes, design, amenities, and appliances in designated affordable units must be substantially comparable to, and provide substantially the same functionality as, those in market-rate units, consistent with ~~LUC 20.15.060~~LUC 20.20.128(A)(3).

Title 9 Health and Safety

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Chapter 9.09 Abatement of Junk Vehicles

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9.09.020 Definitions.

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C. “Junk vehicle” means any vehicle substantially meeting all of the ~~following~~ requirements ~~(in~~ RCW 46.55.010(5)~~);~~:

~~1. Is three years old or older; and~~

~~2. Is extensively damaged, such damage including, but not limited to, any of the following: broken window or windshield or missing wheels, tires, motor or transmission; and~~

~~3. Is apparently inoperable; and~~

~~4. Is without a valid, current registration plate; and~~

~~5. Has an approximate fair market value equivalent only to the approximate value of the scrap in it.~~

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## Chapter 9.10 Nuisances

### 9.10.010 Definitions.

The words and phrases used in this chapter, unless the context otherwise indicates, shall have the following meanings:

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D. “Shopping cart containment area” ~~as where~~ required ~~by LUC 20.10.440 — Note 39~~ ~~in Title 20 LUC~~, means: (1) a location determined by the city to constitute a shopping cart containment area; (2) an area designated during permit review as a shopping cart containment area; (3) an area stipulated to by the city and wholesale or retail owner pursuant to a voluntary compliance agreement; or (4) any area designated as a shopping cart containment area through adjudication of a civil enforcement action. A shopping cart containment area may include all or a portion of the property permitted for wholesale or retail use but may not include property located outside of said permitted use areas and may not include any area designated as right-of-way.

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### 9.10.030 Types of nuisances.

Each of the following conditions, unless otherwise permitted by law, is declared to constitute a public nuisance, and whenever the applicable department director determines that any of these conditions exist upon any premises, the applicable department director may provide for the abatement thereof and monetary penalties may be assessed pursuant to Chapter 1.18 BCC, Civil Violations:

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G. The presence of rodents on any premises causing a threat to the public health, as determined by the director of the Seattle-King County department of public health pursuant to King County Board of Health Rules and Regulations ~~Title 8 No. 06-01 as adopted or hereafter amended~~; or

H. The presence of abandoned shopping carts outside of a shopping cart containment area as defined in BCC 9.10.010(D) and ~~where~~ required ~~by LUC 20.10.440 — Note 39~~ ~~in Title 20 LUC~~. The following parties may collectively or independently be responsible for shopping carts leaving a containment area or causing abandonment of shopping carts: (1) the property owner, (2) the tenant, (3) a person

causing abandonment of a shopping cart, or (4) a person causing the shopping cart to leave the containment area.

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Chapter 9.20 Fair Housing Practices

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9.20.20 Definitions.

Definitions as used in this chapter, unless additional meaning clearly appears from the context, shall have the meanings subscribed:

A. "Commission" means the Washington State Human Rights Commission.

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9.20.050 Enforcement procedures.

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E. If a finding is made that there is no reasonable cause, the findings shall be furnished to the charging party and to the respondent. Within 30 days after the receipt of the finding, the charging party shall have the right to appeal such finding to the Washington State Human Rights Commission by filing a written statement of appeal with it. In the event that no appeal is taken or such appeal is unsuccessful, the complaint shall be dismissed.

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Title 22 Development Code

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Chapter 22.18 School Impact Fees

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22.18.060 Exemptions and Credits

A. The following shall be exempt from the application of impact fees:

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7. Any development activity that complies with the definition of "affordable housing" set forth in BCC 20.50.010 and the requirements set forth in ~~BCC 20.20.128~~Chapter 20.15 LUC mandating the provision of affordable housing and the recording of a covenant running with the land so that the units remain as affordable housing for the life of the project. The school impact fees for these units shall be considered paid by the district through its other funding sources, without the district actually transferring funds from its other funding sources into the impact fee account.

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Title 23 Construction Codes

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Chapter 23.76 Clearing and Grading Code

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23.76.035 Permit requirements.

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- A. A clearing and grading permit is required for a project that involves any of the following described in subsections (A)(1) through (A)(9) of this section, except as provided for in subsection B of this section. In applying this section, the total proposal shall be considered. Any project that requires a permit shall also comply with applicable provisions of Chapter 24.06 BCC, BCC Title 20, and all other applicable city codes.

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9. Removal of any tree rated by a qualified tree professional as poor, very poor, or dead, based on the criteria in Table 20.20.900.C.1 or the most recent edition of the Guide for Plant Appraisal, published by the Council of Tree and Landscape Appraisers. [Hazard trees that pose an imminent threat or danger to public health or safety, to public or private property, or of serious environmental degradation may be removed or pruned by the landowner on whose property the tree is located prior to receiving the permits as required in this Chapter; provided, that the landowner makes reasonable efforts to notify the City within 14 days following such action. If required, a replanting plan shall be provided consistent with the requirements in Table 23.76.060.G.](#)

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23.76.060 Clearing – Vegetation preservation and replacement.

The applicant/permittee shall:

- A. Meet applicable Land Use Code requirements for tree retention and vegetation preservation, disturbance limitation, and new landscaping (including but not limited to LUC 20.20.520, Landscape development; LUC 20.20.900, Tree retention and replacement; Part 20.25H LUC, Critical Areas Overlay District; and Part 20.25E LUC, Shoreline Overlay District, now or as hereafter amended).

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3. Live Crown Removal. Removal of more than 25 percent of the live crown of any significant tree or of any landmark tree that is required to be preserved by the Bellevue City Code, the Land Use Code, a plat condition, or another legal requirement is only allowed in the following circumstances:
- a. The removal is required to comply with a requirement of the Bellevue City Code, the Land Use Code, a plat condition, or another legal requirement, including any recorded covenant [in place prior to \[insert effective date of ordinance\]](#); or

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- G. This subsection applies when any significant tree or landmark tree that is not subject to the requirements of LUC 20.20.900, subsection A of this section, Part 20.25H LUC, or Part 20.25E LUC is proposed for removal:

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Table 23.76.060.G. Residential Tree Removal ~~Allowances Without Replacement~~Thresholds

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Title 24 Utilities Codes

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Chapter 24.02 Water Utility Code

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24.02.120 Permits – Approvals.

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C. *Utility Developer Extension Agreement*

1. The property owner and the utility shall enter into a utility developer extension agreement whenever any of the following conditions apply:
  - a. An extension to an existing water main is required;
  - b. ~~W~~water facilities that must be installed to serve the property are greater than two inches in diameter; ~~or, or require multiple water services two inches in diameter or smaller.~~
  - c. The city determines that a portion of the existing water main requires replacement to make the service connection.
2. ~~The utility developer extension~~ agreement shall ~~require provide for~~ the property owner to ~~build construct~~ all ~~the~~ water facilities needed to serve the property. These facilities may include, ~~but are not limited to, one or more of the following~~: meters and water services of any size, fire hydrant assemblies, fire protection systems, water main extensions, ~~and/or~~ other system components.

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