

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5879

AN ORDINANCE adopting a proposed zoning regulation to become effective upon annexation of a 146-acre area in unincorporated King County located generally west of Lakemont Boulevard to the Newcastle city limits, and north of Newcastle-Coal Creek Road to the Bellevue city limits, and within Bellevue's Potential Annexation Area (PAA), known as the Coal Creek Natural Area property.

WHEREAS, RCW 35A.14.330 authorizes the City Council to adopt a proposed zoning regulation to become effective upon the annexation of any area that might reasonably be expected to be annexed by the City at any future time; and

WHEREAS, it is anticipated that a 146-acre area within unincorporated King County located generally west of Lakemont Boulevard to the Newcastle city limits, and north of Newcastle-Coal Creek Road to the Bellevue city limits, and within Bellevue's PAA, known as the Coal Creek Natural Area property may be annexed by the City of Bellevue in the near future; and

WHEREAS, pursuant to RCW 35A.14.340, public hearings were held by the City Council on April 20, 2009, and June 1, 2009, at the hour of 8:00 p.m. pursuant to notice of said hearings published in a newspaper of general circulation in the City and in the potential annexation area and all interested parties appearing at said hearings and desiring to be heard in regard to the proposed zoning regulation having been heard by the City Council; and

WHEREAS, R-1 for the property to be annexed is deemed necessary by the Council to be in the best interest of the health, safety, and general welfare of the City and is consistent with the City's Comprehensive Plan; and

WHEREAS, all statutory requirements have been complied with, including those set forth in RCW 35A.14.330 and .340; and

WHEREAS, the City 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. A proposed zoning regulation is hereby adopted establishing use classification R-1 for the property within unincorporated King County located generally west of Lakemont Boulevard to the Newcastle city limits, and north of Newcastle-Coal Creek Road to the Bellevue city limits legally described as follows:

That portion of Sections 26 and 27, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Northwest corner of the Northeast quarter of said Section 27; thence Southerly along the West line thereof to the Southwest corner of the North half of the Northeast quarter of said Section 27; thence Easterly along the South line thereof to the West line of the Northwest quarter of said Section 26; thence Southerly along said West line to the Northerly margin of Newcastle-Coal Creek Road; thence Easterly and Southeasterly along said Northerly margin to the West line of the Southeast quarter of said Section 26; thence Southerly along said West line to the Southerly margin of said Newcastle-Coal Creek Road; thence Southeasterly, Easterly and Northeasterly along said Southerly margin to the Northerly margin of County Road No. 66; thence Westerly along the Westerly extension of the Northerly margin of said County Road No. 66 to the Westerly margin of said Newcastle-Coal Creek Road; thence Northerly along said Westerly margin to the South line of the North 680.00 feet of the Southeast quarter of said Section 26; thence Westerly along said South line 400.43 feet; thence North $32^{\circ}02'50''$ West 425.85 feet to the South line of the North 324.00 feet of said Southeast quarter; thence Westerly along said South line to a point 134.09 feet East of the West line of said Southeast quarter; thence North $16^{\circ}27'31''$ West 445.05 feet to the West line of the Northeast quarter of said Section 26, said point being on the North line of the South 100 feet of said Northeast quarter; thence Easterly along said North line 736.09 feet to the Westerly margin of Lakemont Boulevard S.E. (Newcastle-Coal Creek Road on the King County Engineers' plans of survey 27-24-5-5); thence Northwesterly along said Westerly margin 938.12 feet to the Southeast corner of Tract C, Forest Ridge Estates Division II, as recorded in Volume 151 of Plats, Pages 63-67 and the Bellevue City Limits, as established by City of Bellevue Ordinance No. 3493; thence Westerly along the following 35 courses of said city limits:

South $72^{\circ}07'17''$ West 658.48 feet;
thence South $12^{\circ}59'41''$ West 266.83 feet;
thence North $74^{\circ}53'26''$ West 517.90 feet;
thence North $51^{\circ}37'57''$ West 153.05 feet;
thence North $26^{\circ}33'54''$ West 268.33 feet;
thence North $61^{\circ}11'21''$ West 114.13 feet;
thence South $71^{\circ}33'54''$ West 94.87 feet;
thence North $40^{\circ}21'52''$ West 131.24 feet;
thence North $20^{\circ}33'22''$ West 42.72 feet;
thence North $70^{\circ}54'23''$ West 137.57 feet;
thence North $53^{\circ}31'51''$ West 143.00 feet;
thence North $65^{\circ}51'16''$ West 317.81 feet;

thence South $53^{\circ}58'21''$ West 136.02 feet;
thence South $68^{\circ}57'45''$ West 139.28 feet;

thence North 74°44'42" West 114.02 feet;
thence North 56°18'36" West 108.17 feet;
thence North 23°11'55" West 76.16 feet;
thence North 55°37'11" West 115.11 feet;
thence North 63°26'06" West 178.89 feet;
thence North 55°13'20" West 219.15 feet;
thence North 29°14'56" West 143.26 feet;
thence North 90°00'00" West 50.00 feet;
thence North 56°18'36" West 126.19 feet;
thence North 84°17'22" West 100.50 feet;
thence North 56°18'36" West 144.22 feet;
thence South 59°02'10" West 116.62 feet;
thence North 72°21'00" West 115.43 feet;
thence North 45°00'00" West 197.99 feet;
thence North 72°43'07" West 235.64 feet;
thence South 87°16'25" West 105.12 feet;
thence South 70°01'01" West 58.52 feet;
thence North 90°00'00" West 60.00 feet;
thence North 68°11'55" West 64.62 feet;
thence North 87°02'05" West 54.47 feet to the West line of the Northeast quarter of the Northeast quarter of said Section 27;
thence North 1°13'52" East along said West line 500.00 feet to the North line of the Northeast quarter of said Section 27;

thence Westerly leaving the city limits, as established by said City of Bellevue Ordinance No. 3493 along the North line of the Northeast quarter of said Section 27 to the Point of Beginning.

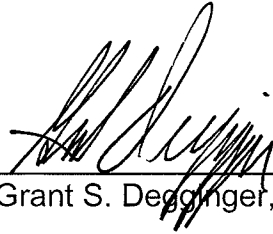
Section 2. The proposed zoning regulation set forth in Section 1 of this ordinance shall become effective upon annexation to the City of Bellevue of the property described in Section 1 of this ordinance.

Section 3. A copy of this ordinance, duly certified as a true copy by the Clerk of the City shall be filed with the County Auditor.

Section 4. This ordinance shall take effect and be in force five days after its passage and legal publication.

Passed by the City Council this 1st day of June, 2009
and signed in authentication of its passage this 1st day of June,
2009.

(SEAL)



Grant S. Degginger, Mayor

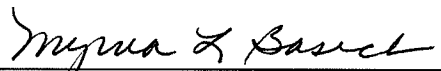
Approved as to form:

Lori M. Riordan, City Attorney



Mary Kate Berens, Deputy City Attorney

Attest:



Myrna L. Basich, City Clerk

Published June 4, 2009