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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3152

AN ORDINANCE reclassifying 7 acres of property (Site 11) located south of S.E. 26th Street, east of 132nd Avenue S.E. in Planning District 3 of the Richards Valley Subarea, with condition.

WHEREAS, an application for reclassification of the property hereinafter described was duly filed with the appropriate City officials; and

WHEREAS, on October 29, 1981, a public hearing was held thereon before the Hearing Examiner upon proper notice to all interested persons; and

WHEREAS, on December 8, 1981, the Hearing Examiner recommended to the City Council approval with condition of said reclassification of said property located south of S.E. 26th Street, east of 132nd Avenue S.E. in the Richards Valley Subarea from R-1, R-5, OU and R-20 to LI; and made and entered findings of fact and conclusions based thereon in support of his recommendation; and

WHEREAS, the City Council concurs in the findings of fact and conclusions of the Hearing Examiner and has determined that the public use and interest will be served by reclassifying said property; and

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

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

Section 1. The City Council adopts the findings of fact and conclusions based thereon made and entered by the Hearing Examiner in support of his recommendation to the Council in this matter as set forth in "Findings and Recommendation of the Hearing Examiner for the City of Bellevue, In the Matter of the Application of City of Bellevue For Reclassifications Implementing the Richards Valley Subarea Element of Bellevue's Comprehensive Plan, File No. HE-A 81-6."

Section 2. The use classification of the following described property is changed from R-1, R-5, OU and R-20 to LI with condition:

A portion of Tracts 12, 13, 14, 15 and 16 in Mercer Slough Garden Tracts, as per plat thereof recorded in Volume 8 of Plats, Page 91, in the Records of King County, Washington, and a portion of the

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Northeast Quarter of the Northwest Quarter of Section 10, Township 24 North, Range 5 East, W.M., in said county and state; said portions all described as follows, to wit: Beginning at the intersection of the center line of 132nd Avenue S.E. (Henry Richards Road No. 938) and S.E. 26th Street (Kamber Road); thence Easterly along the center line of said S.E. 26th Street to the west line of the right-of-way of Puget Sound Power and Light Company Beverly-Renton Transmission Line; thence Southerly along said west line to a point 238 feet south of and measured at right angles to the center line of said S.E. 26th Street; thence Westerly parallel with the center line of said S.E. 26th Street to the center line of said 132nd Avenue S.E.; thence Northerly along the center line of said 132nd Avenue S.E. to the point of beginning and containing 7 Acres, more or less.

This reclassification is subject to the following condition:

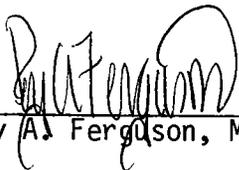
"Prior to issuance of a certificate of occupancy, a vegetative buffer of 15 foot depth shall be provided along the entire frontage of the subject property with S.E. 26th Street (Kamber Road). That buffer shall be landscaped with Type II vegetation as specified in Section 20.20.520(G)(2) of the Bellevue Land Use Code. Further, that same Type II vegetation shall be provided at the same time in the S.E. 26th Street right-of-way from the north property line of each parcel to the south edge of the pavement except where such landscaping would impair safe sight distance for vehicle drivers as determined by the Department of Public Works. The said vegetative buffer north and south of the north property line shall be maintained by the respective frontage owners, who shall replace any unhealthy or dead plant materials and maintain all landscape material. The Planning Director shall have authority to determine whether performance or maintenance assurance devices are necessary pursuant to Section 20.20.520(K) of the Land Use Code."

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Section 3. This ordinance shall be published by posting it in the three official posting places of the City, and shall take effect and be in force five days after the date of posting.

PASSED by the City Council this 13th day of Sept, 1982, and signed in authentication of its passage this 13th day of Sept, 1982.

(SEAL)



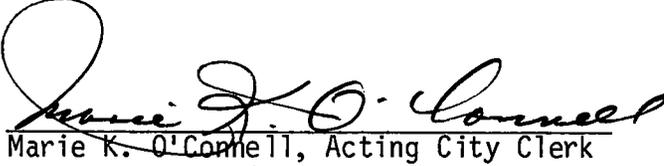
Roy A. Ferguson, Mayor

Approved as to form:

Linda M. Youngs, City Attorney


Richard G. Gilley, Assistant City Attorney

Attest:


Marie K. O'Connell, Acting City Clerk

Published Sept. 18. 1982