

4-19-83  
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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3254

AN ORDINANCE reclassifying property located primarily on the northeast facing slope of Woodridge Hill west of Richards Road and north of S.E. 17th Street (if extended) near the juncture of Richards Road and the Lake Hills Connector, as recommended by the Hearing Examiner.

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

WHEREAS, public hearings were held thereon before the Hearing Examiner on October 21 and October 27, 1982, upon proper notice to all interested persons; and

WHEREAS, on November 29, 1982, the Hearing Examiner recommended to the City Council approval with conditions of said reclassification of said property located primarily on the northeast facing slope of Woodridge Hill west of Richards Road and north of S.E. 17th Street (if extended) near the juncture of Richards Road and the Lake Hills Connector from R-3.5 to OU, and has made and entered findings of fact and conclusions based thereon in support of his recommendation; and

WHEREAS, requests for reconsideration of the Hearing Examiner's recommendation of November 29, 1982 were filed by Woodridge residents and Bellevue's Department of Planning; and

WHEREAS, on January 7, 1983, the Hearing Examiner issued his response to the reconsideration requests and entered his Order Upon Reconsideration of the Hearing Examiner which became a part of his previous recommendation in this matter; 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

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forth in "Findings and Recommendation of the Hearing Examiner" and "Order Upon Reconsideration of the Hearing Examiner for the City of Bellevue, In the Matter of the Application of Peter and Jean McTavish for a Reclassification, PRUD and Preliminary Plat, File Nos. HE-A 81-16, HE-B 82-5 and HE-E 82-3."

Section 2. The use classification of the following described property is changed from R-3.5 to OU, with conditions:

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 4, Township 24 North, Range 5 East, W.M., in King County, lying Southwesterly of Richards Road; EXCEPT that portion platted as Woodridge Division No. 7, Woodridge Division No. 8 and Woodridge Division No. 9, as per plat recorded in Volume 60 of Plats, Page 87, Volume 62 of Plats, Page 3 and Volume 66 of Plats, Page 67 respectively; ALSO Lot 10, Woodridge Division No. 9, as per plat recorded in Volume 66 of Plats, Page 67, records of King County; EXCEPT that portion of said Lot 10 and of said Southwest 1/4 of the Northeast 1/4, described as follows: Beginning at the Northwest corner of said Lot 10; thence North  $72^{\circ}58'00''$  East 88.00 feet to the Northeast corner of said lot; thence South  $17^{\circ}02'00''$  East 43.00 feet, to a point of curve; thence along the arc of a circular curve to the right, having a radius of 88.00 feet an arc distance of 91.10 feet to a point of compound curvature; thence along a circular curve to the right having a radius of 29.73 feet an arc distance of 62.62 feet; thence North  $17^{\circ}02'00''$  West 93.11 feet to the point of beginning; AND EXCEPT that portion described as follows: Beginning at the Southwest corner of said Northeast 1/4; thence North  $0^{\circ}20'34''$  West along the West line of said Northeast 1/4 a distance of 1,118.17 feet; thence North  $89^{\circ}39'26''$  East a distance of 75.00 feet to the East line of the City of Seattle Transmission Line easement; thence South  $0^{\circ}20'34''$  East along said East line a distance of 1,120.67 feet to the South line of said Northeast 1/4, thence North  $88^{\circ}26'07''$  West along said South line a distance of 75.04 feet to the Point of beginning.

Situate in the County of King, State of Washington.

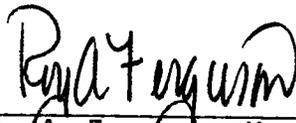
This reclassification from R-3.5 to OU is conditioned on full compliance by the owners of said property and their heirs, assigns, grantees and successors in interest with the terms and conditions of that certain Concomitant Zoning Agreement executed by Peter J. McTavish, Jean E. McTavish, and Highland Development Co., which has been given Clerk's Receiving No. 8366 and which is adopted by reference into this ordinance as though it were fully set forth herein.

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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 2<sup>nd</sup> day of July, 1983,  
and signed in authentication of its passage this 2<sup>nd</sup> day  
of July, 1983.

(SEAL)

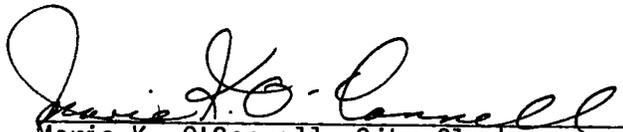
  
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Roy A. Ferguson, Mayor

Approved as to form:

Linda M. Youngs, City Attorney

  
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Richard Gidley, Assistant City Attorney

Attest:

  
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Marie K. O'Connell, City Clerk

Published July 7, 1983