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## CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3785

AN ORDINANCE adopting a proposed zoning regulation to become effective upon annexation of an approximately 240.8-acre parcel of unincorporated property adjacent to the eastern border of the Summit neighborhood and commonly referred to as the Lakemont annexation.

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

WHEREAS, it is anticipated that an approximately 240.8-acre parcel of unincorporated property located north of S.E. 63rd Street and commonly referred to as the Lakemont annexation may be annexed by the City in the near future; and

WHEREAS, pursuant to RCW 35A.14.340, public hearings were held by the City Council on March 16, 1987, and May 4, 1987, 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 area to be annexed 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 and R-3.5 with conditions zoning for the Lakemont annexation is deemed necessary by the Council to be in the interests of the health, safety, and general welfare of the City and is consistent with the Newcastle Subarea Plan adopted May 12, 1986; and

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

WHEREAS, the City of Bellevue 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. A proposed zoning regulation is hereby adopted establishing use classification R-1 for the following described property:

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That portion of Sections 23, 24, 25 and 26, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Commencing at the Northwest corner of the Southeast quarter of the Southeast quarter of said Section 23 and the True Point of Beginning;

thence East along the North line of the Southeast quarter of the Southeast quarter of said Section 23 to the Northwest corner of the Southwest quarter of the Southwest quarter of said Section 24,

thence East along the North line of the Southwest quarter of the Southwest quarter of said Section 24 to the East margin of 164th Avenue S.E.;

thence South along said East margin to the South line of the North 295.34 feet of the South 590.69 feet of the Southwest quarter of the Southwest quarter of said Section 24;

thence East along said South line to the East line of the West 450.00 feet of the Southwest quarter of the Southwest quarter of said Section 24;

thence South along said East line to the North line of the South 30.00 feet of the Southwest quarter of said Section 24;

thence East along said North line to the East line of the West 800 00 feet of the Southwest quarter of said Section 24;

thence North along said East line to the North line of the South 495 00 feet of the Southwest quarter of said Section 24;

thence East along said North line to the West margin of 168th Place S.E. (Cougar Mountain Road);

thence South along said West margin and the Westerly margin of S.E. Cougar Mountain Way to the North line of the Northwest quarter of said Section 25;

thence continuing Southwesterly and Westerly along said Westerly margin and the Northerly margin of said S.E. Cougar Mountain Way to the East line of the Northeast quarter of said Section 26;

thence Westerly and Northwesterly along the Northerly margin and the Northeasterly margin of said S.E. Cougar Mountain Way to the South line of the Southeast quarter of said Section 23;

thence continuing Northwesterly along the Northeasterly margin of said S.E. Cougar Mountain Way and the Northwesterly extension of said Northeasterly margin to the center line of Lakemont Boulevard S.E.;

thence North along said center line to the North line of the Southwest quarter of the Southeast quarter of said Section 23;

thence East along said North line to the True Point of Beginning.

Section 2. A proposed zoning regulation is hereby adopted establishing use classification R-3.5 with conditions for the following described property:

That portion of Sections 23 and 24, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

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Commencing at the Northwest corner of the Northwest quarter of said Section 24;  
 thence South along the West line of the Northwest quarter of said Section 24 to the North line of the South half of the North half of the Northwest quarter of the Northwest quarter of said Section 24 and the True Point of Beginning;  
 thence East along said North line to the East line of the Northwest quarter of the Northwest quarter of said Section 24;  
 thence South along said East line to the South line of the North half of the South half of the Northwest quarter of the Northwest quarter of said Section 24;  
 thence West along said South line to the East line of the Northeast quarter of said Section 23;  
 thence South along said East line to the North line of the South half of the South half of the South half of the Northeast quarter of the Northeast quarter of said Section 23;  
 thence West along said North line to the center line of 164th Avenue S.E.;  
 thence Northeasterly along said center line to the True Point of Beginning.

Subject to the following developmental condition:

All areas are required to provide urban services (water and sewer services).

Section 3. A proposed zoning regulation is hereby adopted establishing use classification of R-3.5 with conditions for the following described property:

That portion of Section 23, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Commencing at the Northeast corner of the Southwest quarter of the Northeast quarter of said Section 23;  
 thence South along the East line of the Southwest quarter of the Northeast quarter of said Section 24 to the Northeast corner of the Northwest quarter of the Southeast quarter of said Section 23;  
 thence South along the East line of the Northwest quarter of the Southeast quarter of said Section 23 to the East margin of Lakemont Boulevard S.E.;  
 thence South along said East margin to the North line of the Southwest quarter of the Southeast quarter of said Section 23;  
 thence West along said North line to the center line of Lakemont Boulevard S.E.;  
 thence South along said center line to the intersection of the Westerly extension of the North margin of S.E. Cougar Mountain Way;  
 thence East along said Westerly extension to the East margin of Lakemont Boulevard S.E.;  
 thence South along said East margin to the South line of the Southeast quarter of said Section 23;

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thence West along said South line to the Southeast corner of the Southwest quarter of said Section 23;  
 thence North 88°59'01" West 150.50 feet along the South line of the Southwest quarter of said Section 23;  
 thence North 9°07'53" West 12.93 feet to the Southerly margin of S.E. 63rd Street and the point of a non-tangent curve whose center bears North 9°51'44" West a radius distance of 430.00 feet;  
 thence Northeasterly along said Southerly margin on a curve to the left through a central angle of 34°27'44" an arc distance of 258.64 feet;  
 thence North 45°40'32" East 252.44 feet along said Southerly margin;  
 thence North 26°12'38" West 63.13 feet to the Northerly margin of said S.E. 63rd Street;  
 thence continuing North 26°12'38" West 545.97 feet;  
 thence North 41°24'00" West 178.00 feet;  
 thence North 17°47'00" East 160.00 feet;  
 thence North 11°08'00" West 228.00 feet;  
 thence North 13°10'00" East 83.00 feet;  
 thence North 34°38'00" East 432.79 feet;  
 thence North 10°48'00" East 567.87 feet;  
 thence North 27°15'11" East 31.61 feet;  
 thence North 45°37'00" East 160.00 feet to the Southerly most corner of Lot 1 of the Summit Division No. 2, according to the plat thereof recorded in Volume 131 of Plats, Pages 50 to 52, in the Records and Elections Division of King County, Washington;  
 thence North 56°49'00" East 87.79 feet along the Easterly line of said Summit Division No. 2;  
 thence North 33°48'00" East 83.27 feet along said Easterly line;  
 thence North 27°41'00" East 639.97 feet along said Easterly line;  
 thence North 20°00'00" East 80.03 feet along said Easterly line;  
 thence North 17°41'24" East 200.02 feet along said Easterly line;  
 thence North 16°13'00" West 138.12 feet along said Easterly line;  
 thence North 00°49'56" West 401.14 feet along said Easterly line to the Northeast corner of Tract A of said Summit Division No. 2 and the North line of the Southwest quarter of the Northeast quarter of said Section 23;  
 thence East along said North line to the True Point of Beginning.

Subject to the following developmental conditions:

All areas are required to provide urban services (water and sewer services); should urban services not be available the density of development cannot exceed one unit per acre.

Section 4. A proposed zoning regulation is hereby adopted establishing use classification of R-3.5 with conditions for the following described property:

That portion of Sections 23 and 24, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

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Commencing at the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 23 and the True Point of Beginning;  
 thence East along the North line of the Northeast quarter of said Section 23 to the Northwest corner of the Northwest quarter of said Section 24;  
 thence East along the North line of the Northwest quarter of said Section 24 to the East margin of 164th Avenue S.E.;  
 thence South along said East margin to the North line of the South half of the North half of the Northwest quarter of the Northwest quarter of said Section 24;  
 thence West along said North line to the center line of 164th Avenue S.E.;  
 thence South along said center line to the North line of the South half of the South half of the South half of the Northeast quarter of the Northeast quarter of said Section 23;  
 thence East along said North line to the East margin of 164th Avenue S.E.;  
 thence Southerly along said East margin and the Southerly extension of said East margin to the Easterly margin of Lakemont Boulevard S.E.;  
 thence Southwesterly along said Easterly margin to the North line of the Southeast quarter of said Section 23;  
 thence continuing Southwesterly along said Easterly margin to the West line of the Northeast quarter of the Southeast quarter of said Section 23;  
 thence North along said West line to the Southwest corner of the East half of the Northeast quarter of said Section 23;  
 thence North along the West line of the East half of the Northeast quarter of said Section 23 to the True Point of Beginning.

Subject to the following developmental conditons:

The minimum lot size shall be 10,000 square feet and dimensional standards of a R-3.5 zone are applicable. Development may not exceed an overall density of one unit per acre and natural constraint areas shall be placed in separate undeveloped tracts. All areas are required to provide urban services (water and sewer services).

Section 5. This proposed zoning regulation shall become effective upon annexation of the property described in Sections 1, 2, 3 and 4 above.

Section 6. A copy of this ordinance, duly certified as a true copy by the clerk of the City, shall be filed with the County Auditor.

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Section 7. This ordinance shall take effect and be in force five days after its passage and legal publication.

PASSED by the City Council this 4<sup>th</sup> day of May, 1987, and signed in authentication of its passage this 4<sup>th</sup> day of May, 1987.

(SEAL)



Cary E. Bozeman, Mayor

Approved as to form:

Richard L. Andrews, City Attorney



Richard L. Kirkby, Assistant City Attorney

Attest:



Marie K. O'Connell, City Clerk

Published May 8, 1987