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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3840

AN ORDINANCE adopting a proposed zoning regulation to become effective upon annexation of land within the Central Newcastle Area. This area contains approximately 2,665 acres and is located south of I-90 and east of the Somerset neighborhood.

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 to the City at any future time; and

WHEREAS, it is anticipated that areas within the central Newcastle area 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 July 27, 1987, and October 26, 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, PO, R-20, R-10, R-5, R-3.5 and R-1 zoning for respective areas of the Central Newcastle Area is deemed necessary by the Council to be in the interest 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:

That portion of Sections 13, 23, 24, 25 and 26, Township 24 North, Range 5 East, W.M., King County, Washington, described as follows:

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Commencing at the Northeast corner of the Northeast quarter of said Section 24 and the TRUE POINT OF BEGINNING: thence South along the East line thereof to the Northeast corner of the Southeast quarter of said Section 24; thence South along the East line thereof to the Northeast corner of the Northeast quarter of said Section 25; thence South along the East line thereof to the South line of the North half of the Northeast of said Section 25; thence West along said North line to the East line of the Northwest quarter of the Southeast quarter of the Northeast quarter of said Section 25; thence South along said East line to the South line of the Northwest quarter of the Southwest quarter of the Northeast quarter of said Section 25; thence West along said South line to the East line of the Northwest quarter of said Section 25; thence South along said East line to the Northeast corner of the Southwest quarter of said Section 25; thence South along the East line thereof 659.16 feet; thence North 88°00'27" West 1,306.87 feet to the East line of the Northwest quarter of the Southwest quarter of said Section 25; thence North along said East line to the Northeast corner thereof; thence West along the North line thereof to the center line of Nels Berglund Road (County Road No. 66); thence Southwesterly along said center line to the East line of the Southeast quarter of said Section 26; thence North along said East line to the Northeast corner thereof; thence West along the North line thereof to the Northeast corner of the Northwest quarter of the Southeast quarter of said Section 26; thence South along the East line thereof to the Southeast corner of Lot 1 of King County Short Plat - R578056, recorded under Auditor's File No. 8003270853, in the Records and Elections Division of King County, Washington; thence West along the South line thereof and the Westerly extension of said South line to the West margin of Lakemont Boulevard S.E.; thence Northerly along said West margin to the South line of the Southeast quarter of said Section 23; thence East along said South line to the East margin of Lakemont Boulevard S.E.; thence Northerly along said East margin to the Northerly margin of S.E. Cougar Mountain Way; thence Southeasterly along said Northerly margin to the North line of the Northeast quarter of said Section 26; thence continuing Southeasterly and Easterly along said Northerly margin to the West line of the Northwest quarter of said Section 25; thence continuing Easterly and Northeasterly along said Northerly margin of S.E. Cougar Mountain Way to the South line of the Southwest quarter of said Section 24; thence continuing Northerly along the Northwesterly margin of S.E. Cougar Mountain Way and the West margin of 168th Place S.E. to the North line of the South 495.00 feet of the Southwest

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quarter of said Section 24; thence West along said North line to the East line of the West 800.00 feet 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 West along said North line to the East line of the West 420.00 feet of the Southwest quarter of said Section 24; thence North along said East line 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 West along said South line to the East margin of 164th Avenue S.E.; thence North along said East margin to the North line of the Southwest quarter of the Southwest quarter of said Section 24; thence West along said North line to the Northeast corner of the South half of the Southeast quarter of said Section 23; thence West along the North line thereof to the East margin of Lakemont Boulevard S.E.; thence Northeasterly along said East margin to the South line of the Northeast quarter of said Section 23; thence continuing Northeasterly along said East margin to the Southerly extension of the East margin of 164th Way S.E., said East margin being 30.00 feet Easterly and concentric to the center line of 164th Way S.E.; thence Northerly along said Southerly extension and said East margin 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 West line of the Northwest quarter of said Section 24; thence North along said West line to the North line of the South half of the South half of the Northwest quarter of the Northwest quarter of said Section 24; thence East along said North line to the East line of the Northwest quarter of the Northwest quarter of said Section 24; thence North along said East line to the Southeast corner of the Southwest quarter of the Southwest quarter of said Section 13; thence North along the East line thereof to the South line of Lot 4, Block 1 of Eastmont Home Tracts, according to the plat thereof recorded in Volume 57 of Plats, pages 90 and 91, in the Records and Elections Division of King County, Washington, thence East along the South line of said Lot 4 and Lot 5, Block 1 of said Eastmont Home Tracts to the Southeast corner thereof; thence North along the East line of said Lot 5 to the South line of Vuemont Vista Division No. 1, according to the plat thereof recorded in Volume 121 of Plats, pages 52 to 55, in the Records and Elections Division of King County, Washington; thence Easterly and Southeasterly along said South line to the West line of the Southeast quarter of said Section 13; thence South along said West line to the Northeast corner of the Northeast quarter of said Section 24; thence East along the North line thereof to the TRUE POINT OF BEGINNING.

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

That portion of Sections 22 and 23, Township 24 North, Range 5 East, W.M., King County, Washington, described as follows

Commencing at the Northeast corner of the Northwest quarter of the Northeast quarter of said Section 23, and the TRUE POINT OF BEGINNING; thence South along the East line thereof to South line of the Northwest quarter of the Northeast quarter of said Section 23; thence West along said South line to the Southeast corner of the Northeast quarter of the Northwest quarter of said Section 23; thence West along the South line thereof to the Northwest corner of Lot 39 of the Summit Division No. 1, according to the plat thereof, recorded in Volume 131 of Plats, pages 46 to 49, in the Records and Elections Division of King County, Washington; thence South $00^{\circ}02'08''$ West 292.36 feet along the West line of said plat to the Southwest corner of Lot 40 of said plat; thence South $88^{\circ}08'00''$ East 150.07 feet to the Northwest corner of Tract E of said Summit Division No. 1; thence South $00^{\circ}02'08''$ West 100.07 feet along the Westerly line of said plat; thence Southeasterly along said Westerly line on a curve to the left, having a radius of 121.69 feet, through a central angle of $28^{\circ}42'37''$, an arc distance of 60.98 feet to the point of a reverse curve; thence Southwesterly along said Westerly line and curve to the right, having a radius of 25.00 feet, through a central angle of $72^{\circ}27'34''$, an arc distance of 31.62 feet to the Westerly margin of 153rd Place S.E. and the point of a reverse curve; thence Southwesterly along said Westerly margin and curve to the left, having a radius of 300.00 feet, through a central angle of $9^{\circ}39'15''$, an arc distance of 50.55 feet; thence South $34^{\circ}07'50''$ West 146.16 feet along said Westerly margin; thence South $12^{\circ}07'38''$ East 6.58 feet; thence South $19^{\circ}47'43''$ East 66.05 feet to the point of a non-tangent curve whose center bears South $48^{\circ}48'59''$ East a radius distance of 170.00 feet; thence Northeasterly along said curve to the right, through a central angle of $3^{\circ}59'15''$, an arc distance of 11.83 feet; thence South $65^{\circ}13'56''$ East 86.87 feet to the Northerly most corner of Lot 48 of said Summit Division No. 1; thence South $16^{\circ}32'24''$ West 180.30 feet along the Westerly line of said plat; thence South $5^{\circ}42'07''$ West 150.00 feet along said Westerly line; thence South $1^{\circ}56'50''$ East 135.06 feet along said Westerly line; thence South $31^{\circ}41'36''$ West 163.16 feet; thence North $58^{\circ}18'24''$ West 20.00 feet to the Southerly most corner of Lot 4, Block 3 of Horizon View Addition Division C,

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according to the plat thereof recorded in Volume 56 of Plats, pages 20 and 21, in the Records and Elections Division of King County, Washington; thence South $31^{\circ}41'36''$ West 60.00 feet to the Southwesterly margin of 152nd Place; thence Northwesterly along said Southwesterly margin to the intersection of the Southeasterly margin of 151st Avenue S E (George Farmer Road); thence South $40^{\circ}52'59''$ West 462.74 feet along the Southeasterly margin of 151st Avenue S E; thence Southwesterly along said Southeasterly margin on a curve to the left having a radius of 345.00 feet, through a central angle of $122^{\circ}29'36''$, an arc distance of 135.44 feet; thence South $40^{\circ}52'59''$ East 515.42 feet along the West line of Tract C and D of Forest Glen East Division No. 2, according to the plat thereof recorded in Volume 121 of Plats, pages 22 to 25, in the Records and Elections Division of King County, Washington, to the South line of Hilltop Community, according to the plat thereof recorded in Volume 47 of Plats, pages 28 and 29, in the Records and Elections Division of King County, Washington; thence West along said South line to the West line of the Southwest quarter of said Section 23; thence North along said West line to the Southeast corner of the Northeast quarter of said Section 22; thence West along the South line thereof to the West line of the Southeast quarter of the Northeast quarter of said Section 22; thence North along said West line to the Southwest corner of Lot 2 of City of Bellevue Short Plat No. 81-44, recorded under Auditor's File No. 8202269002, in the Records and Elections Division of King County, Washington; thence East along the South line thereof to the Southeast corner of said Lot 2; thence North along the East line of said Lot 2 and Lot 1 of said City of Bellevue Short Plat 81-44 to the Northeast corner of said Lot 1; thence Westerly along the Northerly line of said Lots 1 and 2 to the Northwest corner of said Lot 2 and the Southwest corner of the Northeast quarter of the Northeast quarter of said Section 22; thence North along the West thereof to the Northwest corner of Tract A of Eagles Mere No. 1, according to the plat thereof recorded in Volume 97 of Plats, pages 1 to 3, in the Records and Elections Division of King County, Washington; thence East along the North line thereof to the Southerly most corner of Lot 30 of said plat; thence Northeasterly to the Westerly most corner of Lot 42 of said Eagles Mere No. 1; thence Southeasterly along the Southwest line of thereof to the Southerly most corner of said Lot 42 and the Southerly line of said plat; thence Easterly along said Southerly line to the Southeast corner of Lot 62 of said Eagles Mere No. 1; thence Southeasterly to the Westerly most corner of Lot 19 of Eagles Mere No. 3, according to the plat thereof recorded in Volume 96 of Plats, pages 65 and 66, in

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East Division 3, according to the plat thereof recorded in Volume 126 of Plats, pages 58 and 59, in the Records and Elections Division of King County, Washington; thence Northerly along the East line of said Tract A and the Northerly extension of said East line to the Southeast corner of Tract B of said Forest Glen East Division 3 and the Northerly margin of S.E. 63rd Street, as conveyed to King County by deed under Auditor's File No. 8304110819, in the Records and Elections Division of King County, Washington, and the point of a non-tangent curve whose center bears North $10^{\circ}27'12''$ West a radius distance of 570.00 feet; thence Northeasterly along said Northerly margin and curve to the left, through a central angle of $6^{\circ}17'38''$, an arc distance of 62.61 feet; thence North $73^{\circ}15'10''$ East 154.52 feet along said Northerly margin; thence Southeasterly along said Northerly margin on a curve to the right, having a radius of 430.00 feet, through a central angle of $52^{\circ}42'00''$, an arc distance of 395.51 feet; thence South $54^{\circ}02'50''$ East 221.04 feet along said Northerly margin; thence North $2^{\circ}34'00''$ West 426.65 feet; thence North $33^{\circ}38'00''$ West 175.00 feet; thence North $2^{\circ}24'00''$ East 236.00 feet; thence North $36^{\circ}37'00''$ West 131.27 feet; thence North $12^{\circ}46'00''$ West 269.98 feet; thence North $42^{\circ}28'00''$ East 176.00 feet; thence North $38^{\circ}34'00''$ West 216.45 feet; thence North $14^{\circ}15'00''$ West 397.93 feet; thence North $9^{\circ}36'00''$ East 171.16 feet; thence North $78^{\circ}55'00''$ East 288.98 feet; thence North $79^{\circ}06'40''$ East 56.25 feet; thence Southeasterly along a curve to the right, having a radius of 105.00 feet, through a central angle of $66^{\circ}42'20''$, an arc distance of 122.24 feet to the point of a compound curve; thence Southeasterly along said curve to the right, having a radius of 200.00 feet, through a central angle of $22^{\circ}11'22''$, an arc distance of 77.46 feet; thence North $64^{\circ}40'00''$ East 117.13 feet to the angle point in the Westerly line of Lot 57 of the Summit Division No. 1, according to the plat thereof recorded in Volume 131 of Plats, pages 46 to 49, in the Records and Elections Division of King County, Washington; thence South $73^{\circ}25'00''$ East 73.02 feet along said Westerly line; thence South $46^{\circ}30'00''$ East 52.27 feet along the Westerly line of said plat; thence South $13^{\circ}05'00''$ East 67.66 feet along said Westerly line; thence North $82^{\circ}06'00''$ East 127.00 feet to the Southeast corner of Lot 59 of said plat, thence continuing North $82^{\circ}06'00''$ East 70.00 feet to the Easterly margin of 155th Avenue S.E.; thence South $7^{\circ}54'00''$ East 10.00 feet along said Easterly margin to the Southwest corner of Lot 1 of said Summit Division No. 1; thence South $88^{\circ}45'00''$ East 108.00 feet to the Easterly line of said plat; thence North $30^{\circ}40'00''$ East 38.00 feet along said Easterly line; thence North $8^{\circ}35'00''$ West 48.00 feet along said

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the Records and Elections Division of King County, Washington; thence Southeasterly along the Southwest line thereof to the South line of said Lot 19; thence East along said South line and the South line of Lot 20 of said plat to the Southeast corner of said Lot 20, thence North along the East line thereof to the Southwest corner of Tract A of said Eagles Mere No. 3; thence East along the South line thereof and the South line of Lot 21 of said plat to the Westerly line of Tract B of said Eagles Mere No. 3; thence Northeasterly along said Westerly line to the Southeast corner of lot 25 of said plat; thence Northerly along the East line thereof to the Northeast corner thereof; thence Northeasterly to the Southeast corner of Lot 26 of said Eagles Mere No. 3 and the Easterly line of said plat, thence Northerly along said Easterly line to the North line of the Northwest quarter of said Section 23; thence East along the North line thereof to the Northwest corner of the Northeast quarter of said Section 23; thence East along the North line thereof to the TRUE POINT OF BEGINNING; AND

That portion of the Northeast quarter and the Southeast quarter of Section 26, Township 24 North, Range 5 East, W.M., King County, Washington, described as follows:

Commencing at the Southwest corner of the Northeast quarter of said Section 26 and the TRUE POINT OF BEGINNING; thence North along the West line thereof to the City of Bellevue city limits established City of Bellevue Ordinance No. 3493; thence Northeasterly along said city limits line to the West margin of Lakemont Boulevard S.E.; thence Southerly along said Westerly margin to the North line of the Southeast quarter of said Section 26; thence continuing Southerly along said Westerly margin to the South line of the North 680.00 feet of the Southeast quarter of said Section 26; thence North $88^{\circ}46'03''$ West 633.15 feet; thence North $1^{\circ}04'35''$ East 356.00 feet to the South line of the North 324.00 feet of the Southeast quarter of said Section 26; thence North $88^{\circ}46'03''$ West to the West line thereof; thence North along the said West line to the TRUE POINT OF BEGINNING; AND

That portion of Sections 12, 13 and 14, Township 24 North, Range 5 East, W.M., King County, Washington, described as follows:

Commencing at the Southeast corner of the Southeast quarter of said Section 13 and the TRUE POINT OF BEGINNING; thence North along the East line thereof to the Southwest margin of Primary State Highway No. 2 (S.R. 90, Richard's Road to Lake

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Sammamish); thence Northwesterly along said Southwest margin to the South line of the Northeast quarter of said Section 13; thence continuing Northwesterly along said Southwest margin to an angle point in said margin, 223.98 feet Southwest of Highway Station 588+78.47 L.L. of said Primary State Highway No. 2; thence Northeasterly to the center line of said Primary State Highway No. 2 at Highway Station 588+78.47 L.L.; thence Northwesterly along said center line to the East line of the Northwest quarter of said Section 13 thence continuing Northwesterly along said center line to the South line of the Southwest quarter of said Section 12; thence continuing Northwesterly along said center line to the West line of the Southwest quarter of said Section 12; thence South along the West line thereof to the Northwest corner of the Northwest quarter of said Section 13; thence South along the West line thereof to the center line of 164th Avenue S.E.; thence South along said center line to the center line of 164th Way S.E.; thence Southwesterly along said center line to the center line of S.E. 44th Way; thence East along said center line to the center line of 164th Avenue S.E.; thence South along said center line to the West line of the Southwest quarter of said Section 13; thence South along said West line to the intersection of the Westerly extension of the South line of Eastmont Home Tracts, according to the plat thereof, recorded in Volume 57 of Plats, pages 90 and 91, in the Records and Elections Division of King County, Washington; thence East along said Westerly extension and the South line of said Eastmont Home Tracts to the Southeast corner of Lot 5, Block 1 of said Eastmont Home Tracts; thence North along the East line thereof to the Southwest corner of Lot 1 of Vuemont Vista Division No. 1, according to the plat thereof recorded in Volume 121 of Plats, pages 52 to 55, in the Records and Elections Division of King County, Washington; thence East and Southeasterly along the South line of said Vuemont Vista Division No. 1 to the West line of the Southeast quarter of said Section 13; thence South along said West line to the South line of the Southeast quarter of said Section 13; thence East along the South line thereof to the TRUE POINT OF BEGINNING; AND

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

Commencing at the Southeast corner of the Southwest quarter of the Southwest quarter of said Section 23 and the TRUE POINT OF BEGINNING; thence Westerly along the South line thereof to the Southeast corner of Tract A of Forest Glen

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Easterly line; thence North 19°00'00" East 44.82 feet; thence North 45°00'00" West 90.27 feet to the Southeasterly margin of 156th Avenue S.E. and the point of a non-tangent curve whose center bears North 36°06'04" West a radius distance of 200.00 feet; thence Northeasterly along said Southeasterly margin and curve to the left, through a central angle of 13°26'56", an arc distance of 46.95 feet; thence North 40°27'00" East 248.09 feet along said Southeasterly margin; thence Northeasterly along a curve to the right, having a radius of 575.00 feet, through a central angle of 1°50'34" an arc distance of 18.49 feet to the Westerly 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 South 52°12'00" East 240.24 feet to the Southerly most corner of said Lot 1; thence South 45°37'00" West 160.00 feet; thence South 27°15'11" West 31.61 feet; thence South 10°48'00" West 567.87 feet; thence South 34°38'00" West 432.79 feet; thence South 13°10'00" West 83.00 feet; thence South 11°08'00" East 228.00 feet; thence South 17°47'00" West 160.00 feet; thence South 41°24'00" East 178.00 feet; thence South 26°12'38" East 609.10 feet to the Southerly margin of S.E. 63rd Street; thence South 45°40'32" West 252.44 feet along said Southerly margin; thence Southwesterly along said Southerly margin on a curve to the right, having a radius of 430.00 feet, through a central angle of 34°27'44" an arc distance of 258.64 feet; thence South 9°07'53" East 12.93 feet to the North line of the Northwest quarter of said Section 26; thence East along said North line to the Northwest corner of the Northeast quarter of said Section 26; thence East along the North line thereof to the West margin of Lakemont Boulevard S.E.; thence South along said West margin to the Southeast corner of Lot 1 of King County Short Plat No. 678134, recorded under Auditor's File No. 8010200784, in the Records and Elections Division of King County, Washington; thence West along the South line thereof and the South line of Lot 2 of said King County Short Plat No. 678134 to the Southwest corner thereof; thence North along the West line thereof to the TRUE POINT OF BEGINNING

Section 3. A proposed zoning regulation is hereby adopted establishing use classification of R-5 for the following described property:

That portion of Sections 10, 11, 13, 14, 15, 22, 23 and 24, Township 24 North, Range 5 East, W.M., King County, Washington, described as follows:

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Commencing at the Southeast corner of the Southeast quarter of said Section 11 and the TRUE POINT OF BEGINNING; thence West along the South line thereof to the Northerly line of Leawood Addition, according to the plat thereof recorded in Volume 62 of Plats, page 90, in the Records and Elections Division of King County, Washington; thence Northwesterly along said Northerly line to the East line of the Southwest quarter of the Southeast quarter of said Section 11; thence South along said East line to the Northeast corner of the Northwest quarter of the Northeast of said Section 14, said point being the Northeast corner of Lot 1 of Martindale Addition No. 2, according to the plat thereof recorded in Volume 45 of Plats, page 43, in the Records and Elections Division of King County, Washington; thence South along the East line of said Lot 1 to the South line of the North 260.00 feet of said Lot 1 and Lots 2 through 7 of said Martindale Addition No. 2; thence West along said South line to West line of said Lot 7; thence North along said West line to the South line of the Southeast quarter of the said Section 11; thence West along said South line to the Southeast corner of the Southwest quarter of said Section 11; thence North along the East line thereof to the Northeast corner of Tract B of Eastgate Division B, according to the plat thereof recorded in Volume 52 of Plats, pages 13 to 18, in the Records and Elections Division of King County, Washington; thence North 88°38'15" West 398.75 feet along the North line thereof; thence North 1°25'14" East 105.77 feet; thence North 88°38'15" West 599.26 feet along the North line of Block 7 of said Eastgate Division B and the Westerly extension of said North line to the center line of 154th Avenue S.E.; thence South along said center line to the center line of S.E. 38th Street; thence Westerly and Southwesterly along said center line to the center line of 148th Avenue S.E.; thence Southwesterly along said center line to the intersection of the Southeasterly extension of the Northeast line of Lot 1, Block 1 of Eastgate Addition Division A, according to the plat thereof recorded in Volume 51 of Plats, pages 84 and 85, in the Records and Elections Division of King County, Washington; thence Northwesterly along said Southeasterly extension and the Northeast line of said Lot 1 to the Northerly most corner of said Lot 1 and the East line of Block 1 of Eastgate Addition Division G, according to the plat thereof recorded in Volume 54 of Plats, pages 18 and 19, in the Records and Elections Division of King County, Washington; thence North along said East line and the Northerly extension of said East line to the center line of S.E. 37th Street; thence West along said center line to East line of the Southeast quarter of said Section 10; thence

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North along said East line to the center line of S.E. 36th Street (FR 6 line of S.R. 90, Richards Road to Lake Sammamish Right-of-Way Plans); thence Northwesterly along said center line to the North line of the South half of the Southeast quarter of said Section 10; thence West along said North line to the Northeast corner of the South half of the Southwest quarter of said Section 10; thence West along said North line to the Northwest corner of Eastgate Addition Division P, according to the plat thereof recorded in Volume 59 of Plats, page 79 in the Records and Elections Division of King County, Washington; thence South along the West thereof to the Southwest corner thereof; thence East along the South line of said Eastgate Addition Division P to the West line of the East half of the Southwest quarter of said Section 10; thence South along said West line to the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 15; thence South along the West line thereof to the South margin of S.E. 40th Street; thence East along said South margin to the West margin of 138th Avenue S.E.; thence Southerly along said West margin to the North margin of S.E. Allen Road (J.G. Allen Road, County Road No. 754); thence Southwesterly along said Northerly margin to the center line of a 100.00 foot wide Puget Sound Power and Light Company Transmission Line Easement; thence South along said center line to the center line of said S.E. Allen Road; thence Northeasterly and Easterly along said center line to the intersection of the Northerly extension of the East line of Lot 1 of Gardenbrook Division 1, according to the plat thereof recorded in Volume 82 of Plats, page 14, in the Records and Elections Division of King County, Washington; thence South along said Northerly extension and the East line of said Lot 1 and the East line of Lot 24 of the Correction Plat of Gardenbrook Division 2, according to the plat thereof recorded in Volume 92 of Plats, pages 45 and 46, in the Records and Elections Division of King County, Washington, to the Southeast corner thereof; thence continuing Southerly along the Southerly extension of the East line of said Lot 24 to the Southerly margin of S.E. Newport Way (Newport-Issaquah Road No. 941); thence Southeasterly along said Southerly margin to the West line of the Southeast quarter of the Northeast quarter of said Section 15; thence South along said West line to the South line of the Northeast quarter of said Section 15; thence East along said South line to the Southwest corner of the Northwest quarter of said Section 14; thence East along the South line of the Northwest quarter of said Section 14 to a point 1,083.14 feet Westerly of the Southeast corner of the Northwest quarter of said Section 14; said point also being on the West line of Lot 14 of Horizon

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Heights No. 4, according to the plat thereof recorded in Volume 110 of Plats, pages 24 and 25, in the Records and Elections Division of King County, Washington; thence Northerly 87.88 feet along said West line to the North line of said Horizon Heights No. 4; thence Northeasterly 539.29 feet along said North line; thence Easterly 251.33 feet along said North line to the East line of said Horizon Heights No. 4; thence Southerly 254.00 feet along said East line to the South line of the Northwest quarter of said Section 14, thence East along said South line to the Southwest corner of the Northeast quarter of said Section 14; said point also being the Southwest corner of Horizon Vista, according to the plat thereof recorded in Volume 96 of Plats, page 21, in the Records and Elections Division of King County, Washington; thence North 328.44 feet along the West line thereof to the North line of said Horizon Vista; thence East 654.09 feet along said North line to the East line thereof; thence South 327.53 feet along said East line to the Southeast corner of said Horizon Vista; said point also being the Northeast corner of the Northwest quarter of the Northwest quarter of the Southeast quarter of said Section 14; thence South along the East line thereof to the South line of the North 352.00 feet of the Northwest quarter of the Northwest quarter of the Southeast quarter of said Section 14; thence West along said South line to the East line of Horizon Heights No. 2, according to the plat thereof, recorded in Volume 95 of Plats, pages 35 and 36, in the Records and Elections Division of King County, Washington; thence South along said East line to the Northwest corner of Whispering View, according to the plat thereof recorded in Volume 126 of Plats, pages 23 and 24, in the Records and Elections Division of King County, Washington; said point also being on the North line of the South half of the Northwest quarter of the Southeast quarter of said Section 14; thence East along said North line to the West line of the East half of the Southeast quarter of the Northwest quarter of the Southeast quarter of said Section 14; thence South along said West line to the South line of the Northwest quarter of the Southeast quarter of said Section 14; thence West along said South line to the Southeast corner of the North half of the Southwest quarter of said Section 14; thence West along the South line thereof to the Southeast corner of Lot 5, Block 6 of Eastgate Addition Division L, according to the plat thereof recorded in Volume 55 of Plats, page 47, in the Records and Elections Division of King County, Washington; thence North 157.76 feet along the East line of Lot 5 and Lot 6, Block 6 of said Eastgate Addition Division L to the Southeast corner of Lot 7, Block 6 of said Eastgate Addition Division L; thence

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Northwesterly 167.17 feet along the Northeast line of said Lot 7 to the Easterly most corner of Lot 1, Block 6 of said Eastgate Addition Division L; thence Southwesterly 67.50 feet along the East line of said Lot 1 to the South line of said Lot 1; thence Westerly 110.00 feet to the Southwest corner of said Lot 1; thence continuing Westerly along the Westerly extension of the South line of said Lot 1 to the East line of Lot 10, Block 7 of said Eastgate Addition Division L, thence North along the East line of said Lot 10 to the South line of Lot 11, Block 7 of said Eastgate Addition Division L; thence West 110.00 feet along said South line to the West line of said Lot 11; thence North 153.05 feet along said West line to the South margin of S.E. 46th Street; thence continuing Northerly along the North extension of said West line to the center line of S.E. 46th Street; thence Northwesterly along said center line and the Northwesterly extension of said center line on curve to the right, having a radius of 700.00 feet to the West line of the Southwest quarter of said Section 14; thence South along said West line to the Northeast corner of the Northeast quarter of said Section 22; thence West along the North line thereof to the West line of the Northeast quarter of the Northeast quarter of said Section 22; thence South along said West line to the Northwest corner of Tract A of Eagles Mere No. 1, according to the plat thereof recorded in Volume 97 of Plats, pages 1 to 3, in the Records and Elections Division of King County, Washington; thence Easterly along the North line thereof to the Easterly most corner of said Tract A; thence Northeasterly to the Westerly most corner of Lot 42 of said Eagles Mere No. 1; thence Southeasterly along the Southwest line of said Lot 42 to the Southerly most corner thereof and the Southerly line of said plat of Eagles Mere No. 1; thence Easterly along said Southerly line to the Southeast corner of Lot 62 of said Eagles Mere No. 1; thence Southeasterly to the Westerly most corner of Lot 19 of Eagles Mere No. 3, according to the plat thereof recorded in Volume 98 of Plats, pages 65 and 66, in the Records and Elections Division of King County, Washington; thence Southeasterly along the Southwesterly line of said Lot 19 to the South line thereof; thence East along said South line to the Southwest corner of Lot 20 of said Eagles Mere No. 3; thence East along the South line thereof to the Southeast corner of said Lot 20; thence North along the East line thereof to the Southwest corner of Tract A of said Eagles Mere No. 3; thence East along the South line thereof and the South line of Lot 21 of said Eagles Mere No. 3 to the Westerly line of Tract B of said Eagles Mere No. 3; thence Northeasterly along said Westerly line to the Southeast corner of Lot 25 of said Eagles Mere

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No. 3; thence North along the East line thereof to the Northeast corner of said Lot 25; thence Northeast to the Southeast corner of Lot 26 of said Eagles Mere No. 3 and the Easterly line of said Eagles Mere No. 3; thence Northerly along said Easterly line to South line of the Southwest quarter of said Section 14; thence East along the South line thereof to the Southwest corner of the Southeast quarter of said Section 14; thence East along the South line thereof to the Northwest corner of the Northwest quarter of said Section 24 and the center line of 164th Avenue S.E.; thence South along the West line of the Northwest quarter of said Section 24 to the South line of the North half of the North half of the Northwest quarter of the Northwest quarter of said Section 24; thence East along said South line to the East line of the Northwest quarter of the Northwest quarter of said Section 24; thence North along said East line to the Southeast corner of the Southwest quarter of the Southwest quarter of said Section 13; thence North along the East line thereof to the South line of Eastmont Home Tracts, according to the plat thereof, recorded in Volume 57 of Plats, pages 90 and 91, in the Records and Elections Division of King County, Washington; thence West along said South line and the Westerly extension of said South line to the center line of 164th Avenue S.E.; thence Northerly along said center line to the center line of S.E. 44th Way; thence West along said center line to the center line of 164th Way S.E.; thence Northeasterly along said center line to the center line of 164th Avenue S.E. and the East line of the Northeast quarter of said Section 14; thence North along said East line to the TRUE POINT OF BEGINNING.

EXCEPT that portion of Eastgate Addition Division A, according to the plat thereof recorded in Volume 51 of Plats, pages 84 and 85, in the Records and Elections Division of King County, Washington, described as follows:

Commencing at the intersection of the center lines of 150th Avenue S.E. and S.E. 38th Street (S.E. 37th Street, plat), said point being the TRUE POINT OF BEGINNING; thence Westerly and Southwesterly along the center line of S.E. 38th Street to the center line of 148th Avenue S.E.; thence Southwesterly along said center line to the center line of S.E. 39th Street (S.E. 38th Street, plat); thence Southeasterly along said center line 156.22 feet; thence Northeasterly to the Southerly most corner of Lot 6, Block 2 of said Eastgate Addition Division A; thence Northeasterly along the South line thereof to the Southeast corner of said Lot 6; thence continuing Northeasterly along the Northeasterly extension of

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said South line to the center line of 150th Avenue S E.;
thence North along said center line to the TRUE POINT OF
BEGINNING.

Section 4. A proposed zoning regulation is hereby adopted
establishing use classification of R-10 for the following described
property:

That portion of the North half of Section 15, Township 24
North, Range 5 East, W.M., King County, Washington, described
as follows:

Commencing at the Northeast corner of Lot 1 of Gardenbrook
Division 1, according to the plat thereof recorded in Volume
82 of Plats, page 14, in the Records and Elections Division
of King County, Washington, and the TRUE POINT OF BEGINNING;
thence South along the East line of said Lot 1 and the East
line of Lot 24 of Correction Plat of Gardenbrook Division 2,
according to thereof recorded in Volume 92 of Plats, pages 45
and 46, in the Records and Elections Division of King County,
Washington, to the Southeast corner thereof; thence
continuing South along the Southerly extension of the East
line of said Lot 24 to the Southerly margin of S.E. Newport
Way (Newport-Issaquah Road No. 941); thence Westerly along
said Southerly margin to the center line of a 100.00 foot
wide Puget Sound Power and Light Company Transmission Line
Easement; thence Northerly along said center line to the
center line of S.E. Allen Road (J.G. Allen Road, County Road
No. 754); thence Northeasterly and Easterly along said center
line to the intersection of the Northerly extension of the
East line of said Lot 1 of Gardenbrook Division 1; thence
Southerly along said Northerly extension to the Northeast
corner of said Lot 1 and the TRUE POINT OF BEGINNING.

Section 5. A proposed zoning regulation is hereby adopted
establishing use classification of R-20 for the following described
property:

That portion of the Southeast quarter of the Northeast
quarter of Section 13, Township 24 North, Range 5 East, W.M.,
King County, Washington, lying Southwesterly of the Southwest
margin of Primary State Highway No. 2 (S.R. 90, Richard's
Road to Lake Sammamish).

TOGETHER WITH the Northeast quarter of the Southeast quarter
of said Section 13, lying Southwesterly of the Southwest
margin of Primary State Highway No. 2 (S.R. 90, Richard's
Road to Lake Sammamish) and lying Easterly and Northeasterly

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of Tract A of Vuemont Vista Division No. 3, according to the plat thereof recorded in Volume 125 of Plats, pages 1 and 2, in the Records and Elections Division of King County, Washington.

Section 6. A proposed zoning regulation is hereby adopted establishing use classification of PO for the following described property:

That portion of Eastgate Addition Division A, according to the plat thereof recorded in Volume 51 of Plats, pages 84 and 85 in the Records and Elections Division of King County, Washington, described as follows:

Commencing at the intersection of the center lines of 150th Avenue S.E. and S.E. 38th Street (S.E. 37th Street, plat), said point being the TRUE POINT OF BEGINNING; thence Westerly and Southwesterly along the center line of S.E. 38th Street to the center line of 148th Avenue S.E.; thence Southwesterly along said center line to the center line of S.E. 39th Street (S.E. 38th Street, plat); thence Southeasterly along said center line 156.22 feet; thence Northeasterly to the Southerly most corner of Lot 6, Block 2 of said Eastgate Addition Division A; thence Northeasterly along the South line thereof to the Southeast corner of said Lot 6; thence continuing Northeasterly along the Northeasterly extension of said South line to the center line of 150th Avenue S.E.; thence North along said center line to the TRUE POINT OF BEGINNING.

Section 7. This proposed zoning regulation shall become effective for each respective property described within Sections 1, 2, 3, 4, 5 and 6 above upon annexation of each such respective property.

Section 8. A copy of this ordinance, duly certified as a true copy by the Clerk of the City, shall be filed with the King County Auditor.

Section 9. This ordinance shall take effect and be in force five days after its passage and legal publication.

PASSED by the City Council this 26th day of October, 1987, and signed in authentication of its passage this 26th day

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of October, 1987.

(SEAL)



Cary E. Bozeman, Mayor

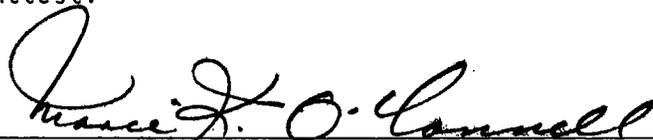
Approved as to form:

Richard L. Andrews, City Attorney



Richard L. Kirkby, Assistant City Attorney

Attest:



Marie K. O'Connell, City Clerk

Published October 30, 1987