

07-24-89  
4426c

## CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4045

AN ORDINANCE annexing to the City of Bellevue an approximately 67-acre parcel of unincorporated property located in the Newcastle Subarea, south of S.E. 60th Street and east of Cougar Mountain Way, commonly referred to as the Mortensen Annexation.

WHEREAS, petitioners, the owners of property constituting not less than 10% in value, according to the assessed valuation for general taxation of the property for which annexation is petitioned, prior to initiation of their petition, notified the City Council of their intention to commence annexation proceedings for the area described below, and the City Council met with said initiating owners and determined that the City would accept the proposed annexation provided that existing City indebtedness shall be assumed by the area to be annexed and providing that adoption of a proposed zoning regulation shall be required; and

WHEREAS, thereafter a sufficient petition for annexation was filed with the City Council pursuant to RCW 35A.14.120, signed by the owners of not less than 75% of assessed valuation for general taxation of the property for which annexation is petitioned, seeking annexation to the City of Bellevue of contiguous unincorporated property located in the Newcastle Subarea, south of S.E. 60th Street and east of Cougar Mountain Way; and

WHEREAS, the King County Boundary Review Board has chosen not to invoke its jurisdiction over the proposed annexation and the proposed annexation is thereby deemed approved; and

WHEREAS, by Ordinance No. 3840 adopted on October 26, 1987, the City Council adopted a proposed zoning regulation for the Central Newcastle area which includes the area to be annexed, designating the area to be annexed R-1; and

WHEREAS, by Ordinance No. 4044 adopted on August 7, 1989, the City Council amended the previously established pre-annexation designation for the property to redesignate the eastern 50 acres of the annexation area R-3.5/C; and

WHEREAS, said proposed zoning regulations shall take effect upon the annexation of the parcel proposed to be annexed; and

WHEREAS, the City Council fixed August 7, 1989, at the hour of 8:00 p.m., as the date and time for a public hearing on said proposed annexation and caused notice of such hearing to be published and posted in accordance with the law, and the hearing having been held on that

07-24-89  
4426c

date and all interested parties appearing at said hearing and desiring to be heard in regard to the proposed annexation having been heard by the Council; and

WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Code; and

WHEREAS, all statutory requirements have been complied with, including those set forth in chapter 35A.14 RCW, inclusive and chapter 36.93 RCW, including; now, therefore

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

Section 1. The following described property is hereby annexed to the City of Bellevue, Washington:

That portion of the West half of the Northwest quarter of Section 25, Township 24 North, Range 5 East, W.M., King County, Washington, described as follows:

Beginning at the Northeast corner of said subdivision; thence south along the East line thereof to the North line of the South 39.00 feet of the Northwest quarter of the Northwest quarter of said Section 25; thence West along said North line 120.00 feet; thence south  $27^{\circ}52'50''$  West 244.15 feet; thence South  $42^{\circ}14'30''$  West 55.99 feet; thence South 20.00 feet; thence North  $81^{\circ}28'10''$  West 72.14 feet; thence North  $64^{\circ}18'00''$  West 319.81 feet; thence North  $41^{\circ}48'00''$  West to the South line of the Northwest quarter of the Northwest quarter of said Section 25; thence West along said South line to the West margin of 166th Way S.E. (Nels Berglund Road); thence Northerly along said West margin and the Northerly extension of said West margin to the Northwest margin of S.E. Cougar Mountain Way S.E.; thence Northeasterly quarter of said Section 25; thence East along said North line to the True Point of Beginning;

TOGETHER with the Northeast quarter of the Northwest quarter of said Section 25;

TOGETHER with the East half of the Northeast quarter of the Southeast quarter of the Northwest quarter of said Section 25;

AND TOGETHER with the Northwest quarter of the Southwest quarter of the Northeast quarter of said Section 25.

EXCEPT that portion of the Northeast quarter of the Northwest quarter of said Section 25, described as follows: Beginning

07-24-89  
4426c

at the Northeast corner of said subdivision; thence North 83°23'56" West along the North line thereof 312.62 feet; thence South 15°50'00" East 103.18 feet; thence South 32°40'00" East 45.57 feet; thence South 1°53'38" West 470.61 feet; thence South 88°22'09" East 257.62 feet to the East line of said subdivision; thence North 1°53'38" East along said East line 580.74 feet to the Point of Beginning.

Section 2. Upon annexation said property shall be assessed and taxed at the same rate and on the same basis as other property within the City is assessed and taxed to pay for any outstanding indebtedness of the City which indebtedness has been approved by the voters, was contracted for or incurred prior to or was existing at, the date of annexation.

Section 3. The above-described property shall become a part of the City of Bellevue on the effective date of this ordinance.

Section 4. The above-described property is classified City of Bellevue R-1 and R-3.5/C pursuant to the pre-annexation zoning regulations adopted by the City Council pursuant to Ordinance Nos. 3840 and 4044, respectively.

Section 5. The Comprehensive Plan of the City of Bellevue shall be deemed to apply to the annexed property from the effective date of this ordinance.

Section 6. A certified copy of this ordinance shall be filed with the County Council of King County, Washington, in which county said property is located.

07-24-89  
4426c

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 7<sup>th</sup> day of August, 1989, and signed in authentication of its passage this 7<sup>th</sup> day of August, 1989.

(SEAL)

Nan Campbell  
Nan Campbell, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Richard L. Kirkby  
Richard L. Kirkby, Assistant City Attorney

Attest:

Marie K. O'Connell  
Marie K. O'Connell, City Clerk

Published August 11, 1989