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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4059

AN ORDINANCE amending the proposed zoning regulation previously adopted pursuant to Ordinance No. 3840 for an approximately 450-acre parcel of unincorporated property located in the Newcastle Subarea south of S.E. 46th Street and east of Lakemont Boulevard S.E., commonly referred to as the High Park Annexation; amending Section 1 of Ordinance No. 3840 as amended by Ordinance No. 4044; and adding new Sections 3a-h to Ordinance No. 3840.

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 450-acre parcel of unincorporated property located in the Newcastle Subarea, south of S.E. 46th Street and east of Lakemont Boulevard S.E., commonly referred to as the High Park annexation, may be annexed by the City in the near future; and

WHEREAS, pursuant to Ordinance No. 3840 adopted by the City Council on October 26, 1987, as amended by Ordinance No. 4044 adopted on August 7, 1989, the City Council adopted a proposed zoning regulation to become effective upon annexation of unincorporated property within the central Newcastle area, including the approximately 450-acre parcel of land commonly referred to as the High Park annexation, which ordinance established a proposed zoning classification of R-1 for the entire 450-acre parcel; and

WHEREAS, the City Council desires to amend the pre-annexation zoning classification for the 450-acre proposed High Park annexation parcel from R-1 to R-5, R-20, CB, GC, PO all with conditions as hereinafter designated; and

WHEREAS, amendment of the proposed zoning regulation for said 450-acre High Park annexation parcel is deemed 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, pursuant to RCW 35A.14.340, public hearings were held by the City Council on August 7, 1989 and October 2, 1989 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

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regard to the proposed zoning regulation amendment having been heard by the City Council; 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. Section 1 of Ordinance No. 3840 as amended by Ordinance No. 4044 is hereby further amended to read 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:

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 -

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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 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 24; 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

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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;

EXCEPT that property described as follows:

The Northwest quarter of the Southwest quarter of the Northeast quarter of Section 25, Township 24 North, Range 5 East, W.M., in King County, Washington; TOGETHER with the East half of the Northeast quarter of the Southeast quarter of the Northwest quarter of said Section 25; TOGETHER with that portion of the Northeast quarter of the Northwest quarter of said Section 25, lying Southeasterly of the Southeast margin of S.E. Cougar Mountain Way; AND TOGETHER with Lot 1 of King County Short Plat No. 879009, filed under Recording No. 8109100499, records of King County, Washington; EXCEPT THAT portion of the Northeast quarter of the Northwest quarter of said Section 25, described as follows: Beginning at the Northeast corner of said subdivision; thence North  $83^{\circ}23'56''$  West along the North line thereof 312.62 feet; thence South  $15^{\circ}50'00''$  East 103.18 feet; thence South  $32^{\circ}40'00''$  East 45.57 feet; thence South  $1^{\circ}53'38''$  West 470.61 feet; thence South  $88^{\circ}22'09''$  East 257.62 feet to the East line of said subdivision; thence North  $1^{\circ}53'38''$  East along said East line 580.74 feet to the Point of Beginning.

AND EXCEPT that property described as follows:

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

Beginning at a point which is 126.5 feet north of the southeast corner of the northeast quarter of the southeast quarter of said Section 24; thence westerly along a line hereinafter called Line A, the following courses and distances; North  $45^{\circ}49'$ , West 68.6 feet, North  $44^{\circ}04'$ , West 44.5 feet, North  $52^{\circ}37'$ , West 38.4 feet, North  $53^{\circ}49'$ , West 43 feet; North  $47^{\circ}31'$ , West 44.2 feet, North  $57^{\circ}04'$ , West 44.6 feet, North  $69^{\circ}29'$ , West 41.9 feet, North  $72^{\circ}34'$ , West 50.01 feet, North 78 24', West 60.6 feet, North 75 20', West 100.57 feet, North

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78°32', West 120.8 feet, North 73°03', West 95.7 feet, North 80°22', West 97.9 feet, North 72°03', West 96.8 feet, North 74°11', West 99.8 feet, North 75°12', West 95.5 feet, North 76°24', West 104.5 feet, North 77°56', West 104.7 feet and North 77°21', West 57.5 feet, more or less, to the west line of the northeast quarter of the southeast quarter of said Section 24 and the terminus of Line A; thence along said west line to a point 635 feet north of the southeast corner of the east half of the east half of the northwest quarter of the southeast quarter of said Section 24; thence North 77°21', West 45.5 feet; thence North 76°42', West 105.3 feet; thence North 73°05', West 94.3 feet; thence North 74°16', West 80.7 feet; thence North 56°40', West 12 feet, more or less to the west line of said east half; thence southerly along said west line to the south line of the north half of the northwest quarter of the southeast quarter of said Section 24; thence westerly along said south line to the north-south centerline of said Section 24; thence westerly along the north line of the southeast quarter of the northeast quarter of the southwest quarter of said Section 24 to the northwest corner of the said southeast quarter; thence southerly along the west line thereof to the north line of the plat of Cougar Glen, according to the plat thereof recorded in Volume 105 of Plats, Pages 78 and 79, records of said King County; thence westerly along said north line to the northwest corner of said plat; thence southerly along the westerly line of said plat to the south line of the northeast quarter of the southwest quarter of said Section 24; thence westerly along said south line to the east line of the west 1460 feet of the south half of the southwest quarter of said Section 24; thence southerly along said east line to the northwesterly margin of 168th Place S.E.; thence southwesterly along said northwesterly margin to the westerly margin of 168th Place S.E.; thence southerly along said westerly margin to the south line of the north 385 feet of the south half of the southwest quarter of said Section 24; thence westerly along said south line to the east line of the west 800 feet of the southwest quarter of the southwest quarter of said Section 24; thence northerly along said east line to the south line of the north 272.50 feet of the east 400 feet of the west 800 feet of the southwest quarter of the southwest quarter of said Section 24; thence westerly along said south line to the west line of the east 400 feet of the west 800 feet of the southwest quarter of the southwest quarter of said Section 24; thence north along said west line to the north line of the southwest quarter of the southwest quarter of said Section 24; thence westerly to the southwest corner of the northwest quarter of the southwest quarter of said Section 24; thence northerly along the west line thereof to the west quarter corner of said Section 24; thence northerly along the west line of said Section 24 to the north line of the south 624 feet of the east half of the southeast quarter of the northeast quarter of said Section 23; thence westerly along said north line to the easterly margin of

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Newcastle Road; thence northerly along said easterly 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 easterly along said north line to the east line of said Section 23; thence northerly along the west line of said Section 24 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 easterly along said north line to the east line of the northwest quarter of the northwest quarter of said Section 24; thence northerly along said east line to the south line of the north 30 feet of the northwest quarter of the northwest quarter of said Section 24; thence westerly along said south line to the east line of the west 30 feet of said Section 24; thence northerly along said easterly line to the north line of said Section 24; thence easterly along said north line to the southwest corner of the southeast quarter of the southwest quarter of said Section 13; thence north along the west line of said southeast quarter to the south line of the plat of Eastmont Home Tracts, according to the plat thereof recorded in Volume 57 of Plats, Pages 90 and 91, records of said King County; thence easterly along said south line to the southeast corner of said plat; thence northerly along the easterly line thereof to the south line of the plat of Vuemont Vista Division No. 1 according to the plat thereof recorded in Volume 121 of Plats, Pages 52 through 55, records of said King County; thence easterly along said south line to an angle point in said south line; thence southeasterly along said south line to the east line of the southeast quarter of the southwest quarter of said Section 13; thence southerly along said east line to the southeast corner of said southeast quarter; thence easterly along the north line of said Section 24, to the northeast corner of said Section 24; thence southerly along the east line of said Section 24 to the east quarter corner of said Section 24; thence continuing southerly along the easterly line of said Section 24 to the Point of Beginning. TOGETHER WITH that portion of the east 60 feet of the northeast quarter of the southeast quarter of said Section 24 lying north of the north line of the south 30 feet thereof and lying southerly of aforementioned "Line A"; TOGETHER WITH that portion of the east 60 feet of the east half of the west half of the northeast quarter of the southeast quarter of said Section 24 lying north of the north line of the south 30 feet thereof and lying southerly of aforementioned "Line A"; EXCEPT that portion thereof conveyed to King County for road by instruments recorded under Recording No's. 1617973 and 4678886.

Section 2. Ordinance No. 3840 is hereby amended by the addition of a new Section 3a. to read as follows:

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

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

Commencing at the Northeast corner of said subdivision; thence South along the East line thereof 1,155.95 feet to the True Point of Beginning; thence continuing South along said East line to the South line of the Northeast quarter of the Northeast quarter of said Section 23; thence West along said South line 499.99 feet to the Easterly margin of 164th Way S.E. (Newcastle Road); thence Northerly along said Easterly margin 176.15 feet; thence East 488.01 feet to the True Point of Beginning.

Subject to the following developmental conditions:

1. Density shall not exceed three units per acre.

Section 3. Ordinance No. 3840 is hereby amended by the addition of a new Section 3b. to read as follows:

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

That portion of the Southeast quarter of Section 13 and that portion of Section 24, all in Township 24 North, Range 5 East, W.M., King County, Washington, described as follows:

Commencing at the Southeast corner of the Northeast quarter of the Southeast quarter of said Section 24; thence North along the East line thereof 126.50 feet to the True Point of Beginning and the beginning of a line hereinafter called Line A; thence North 45o49'00" West 68.60 feet; thence North 44o04'00" West 44.50 feet; thence North 52o37'00" West 38.40 feet; thence North 53o49'00" West 43.00 feet; thence North 47o31'00" West 44.20 feet; thence North 57o04'00" West 44.60 feet; thence North 69o29'00" West 41.90 feet; thence North 72o34'00" West 50.10 feet; thence North 78o24'00" West 60.60 feet; thence North 75o20'00" West 100.57 feet; thence North 78o32'00" West 120.80 feet; thence North 73o03'00" West 95.70 feet; thence North 80o22'00" West 97.90 feet; thence North 72o03'00" West 96.80 feet; thence North 74o11'00" West 99.80 feet; thence North 75o12'00" West 95.80 feet; thence North 76o24'00" West 104.50 feet; thence North 77o58'00" West 104.70 feet; thence North 77o21'00" West 57.50 feet, more or less to the West line of the Northeast quarter of the Southeast quarter of said Section 24 and the terminus of said Line A; thence along said West line to a point 635.00 feet North of the Southeast corner of the Northwest quarter of the Southeast quarter of said Section 24; thence North

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77o21'00" West 45.50 feet; thence North 76o42'00" West 105.30 feet; thence North 73o05'00" West 94.30 feet; thence North 74o16'00" West 80.70 feet; thence North 56o40'00" West 12.00 feet, more or less to the West line of the East half of the East half of the Northwest quarter of the Southeast quarter of said Section 24; thence Southerly along said West line to the South line of the North half of the Northwest quarter of the Southeast quarter of said Section 24; thence Westerly along said South line to the Northeast corner of the Southeast quarter of the Northeast quarter of the Southwest quarter of said Section 24; thence Westerly along the North line of the said subdivision to the Northwest corner of the Southeast quarter of the Northeast quarter of the Southwest quarter of said Section 24; thence Southerly along the West line thereof to the North line of Cougar Glen, as recorded in Volume 105 of Plats, Pages 78 and 79, in King County, Washington; thence Westerly along said North line to the Northwest corner of said Cougar Glen; thence Southerly along the West line thereof to the South line of the Northeast quarter of the Southwest quarter of said Section 24; thence Westerly along said South line to the East line of the West 1460.00 feet of the South half of the Southwest quarter of said Section 24; thence Southerly along said East line to the Northwesterly margin of 168th Place S.E.; thence Southwesterly along said Northwesterly margin to the Westerly margin of 168th Place S.E.; thence Southerly along said Westerly margin to the South line of the North 385.00 feet of the South half of the Southwest quarter of said Section 24; thence Westerly along said South line to the East line of the West 800.00 feet of the Southwest quarter of the Southwest quarter of said Section 24; thence Northerly along said East line to the South line of the North 272.50 feet of the Southwest quarter of the Southwest quarter of said Section 24; thence Westerly along said South line to the East line of the West 400.00 feet of the Southwest quarter of the Southwest quarter of said Section 24; thence Northerly along said East line to the South line of the Northwest quarter of the Southwest quarter of said Section 24; thence Westerly along said South line to West line of the Southwest quarter of said Section 24; thence North 1o32'09" East along said West line 1,328.36 feet to the Southwest corner of the Northwest quarter of said Section 24; thence North 1o04'43" East along the West line thereof 468.89 feet; thence North 70o49'25" East 250.40 feet; thence North 86o55'17" East 297.96 feet; thence North 17o57'30" East 175.24 feet; thence North 54o24'28" East 130.73 feet; thence South 86o13'29" East 107.29 feet; thence South 43o38'34" East 118.05 feet; thence South 9o08'00" East 121.71 feet; thence South 83o37'41" East 355.44 feet; thence North 72o58'54" East 357.60 feet; thence North 9o51'43" West 127.36 feet; thence North 24o18'28" East

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154.22 feet; thence North 37o31'37" East 87.79 feet; thence North 28o36'19" East 123.22 feet; thence North 58o39'01" East 86.79 feet; thence North 32o39'34" West 141.38 feet to the beginning of a 430.00 foot radius curve to the left; thence Northwesterly along said curve 374.86 feet; thence North 82o36'30" West 103.12 feet to the beginning of a 565.00 foot radius curve to the left; thence Westerly along said curve 66.72 feet to the beginning of a 400.00 foot radius reverse curve to the right; thence Northwesterly along said curve 199.94 feet to the beginning of a 515.00 foot radius compound curve to the right; thence Northwesterly along said curve 126.84 feet to the South line of Vuemont Meadows, as recorded in Volume 140 of Plats, Pages 74 to 78, in King County, Washington; thence South 86o45'54" East along said South line to a point 146.76 feet from the East line of the Northwest quarter of the Northwest quarter of said Section 24 and the beginning of 623.35 foot radius non-tangent curve to the left whose center bears North 24o30'07" East; thence Southeasterly along said curve 186.15 feet; thence South 82o36'30" East 96.34 feet to the beginning of a 500.00 foot radius curve to the right; thence Southeasterly along said curve 435.89 feet; thence South 32o39'33" East 444.00 feet to the beginning of a 465.00 foot radius curve to the left; thence Southeasterly along said curve 215.29 feet; thence North 40o57'20" East 190.02 feet; thence North 72o37'42" East 108.50 feet; thence South 84o34'31" East 236.00 feet; thence North 15o41'35" East 70.50 feet; thence North 61o20'08" West 149.00 feet; thence North 88o44'16" West 165.00 feet; thence North 35o00'00" West 905.00 feet; thence North 61o46'00" East 54.50 feet; thence North 4o42'48" East 267.00 feet; thence North 20o28'42" East 289.40 feet to the Southerly margin of Lakemont Boulevard, as conveyed to King County, Washington by instrument filed under Recording No. 7110080297, in King County, Washington; thence continuing North 20o28'42" East to the LR center line of said Lakemont Boulevard; thence Southwesterly along said LR center line and the center line of said Lakemont Boulevard to the West line of the Northeast quarter of the Northwest quarter of said Section 24; thence Northerly along said West line to the Southwest corner of the Southeast quarter of the Southwest quarter of said Section 13; thence Northerly along the West line thereof to the South line of Eastmont Homes, as recorded in Volume 57 of Plats, Pages 90 and 91, in King County, Washington; thence Easterly to the Southeast corner of said Eastmont Homes; thence Northerly along the East line thereof to the South line of Vuemont Vista Division No. 1, as recorded in Volume 121 of Plats, Pages 52 to 55, in King County, Washington; thence Easterly along said South line to an angle point in said South line; thence Southeasterly along said South line to the East line of the Southwest quarter of said Section 13; thence South along said East

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line to the Northwest corner of the Northeast quarter of said Section 24; thence Easterly along the North line thereof to the Northeast corner of the Northeast quarter of said Section 24; thence Southerly along the East line thereof to the True Point of Beginning; TOGETHER WITH that portion of the East 60.00 feet of the Northeast quarter of the Southeast quarter of said Section 24 lying North of the North line of the South 30.00 feet thereof and lying Southerly of the aforementioned Line A; AND TOGETHER WITH that portion of the East 60.00 feet of the East half of the West half of the Northeast quarter of the Southeast quarter of said Section 24 lying North of the South 30.00 feet thereof and lying Southerly of the aforementioned Line A.

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

Commencing at the Southwest corner of said subdivision; thence North  $1^{\circ}04'43''$  East along the West line thereof 78.59 feet to the True Point of Beginning; thence North  $58^{\circ}49'10''$  East 59.36 feet; thence North  $24^{\circ}01'35''$  West 14.22 feet; thence North  $43^{\circ}55'54''$  East 106.21 feet; thence North  $6^{\circ}22'53''$  East 116.15 feet; thence North  $79^{\circ}09'36''$  East 45.93 feet to the South line of Vuemont Meadows, as recorded in Volume 140 of Plats, Pages 74 to 78, in King County, Washington; thence North  $86^{\circ}45'54''$  West along said South line 172.20 feet to the West line of said Section 24; thence South  $1^{\circ}04'43''$  West along said West line 254.04 feet to the True Point of Beginning.

Subject to the following developmental conditions:

1. All development shall be consistent with the conditions set forward (where applicable) in the Consolidated Report and Recommendation to King County Council as approved by the Council and the Pre-Annexation Agreement between the City of Bellevue and East/West Partners, both of which are in and filed under Clerk's Receiving Number 14619.
2. Density in the aggregate within all the area subject to this zoning classification shall not be greater than the lesser of three units per acre or 626 detached dwelling units.

Section 4. Ordinance No. 3840 is hereby amended by the addition of a new Section 3c. to read as follows:

Section 3c. A proposed zoning regulation is hereby adopted establishing use classification R-20 with conditions for the following described property:

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

Commencing at the Southwest corner of said subdivision; thence North 1004'43" East along the West line thereof 624.02 feet to the True Point of Beginning; thence South 1004'43" West said West line 155.13 feet; thence North 70049'25" East 250.40 feet; thence North 86055'17" East 297.96 feet; thence North 17057'30" East 175.24 feet; thence North 54024'28" East 130.73 feet; thence South 86013'29" East 107.29 feet; thence South 43038'34" East 118.05 feet; thence South 9008'00" East 121.71 feet; thence South 83037'41" East 355.44 feet; thence North 72058'54" East 357.60 feet; thence North 9051'43" West 127.36 feet; thence North 24018'28" East 154.22 feet; thence North 37031'37" East 87.79 feet; thence North 28036'19" East 123.22 feet; thence North 58039'01" East 86.79 feet; thence North 32039'34" West 141.38 feet to the beginning of a 430.00 foot radius curve to the left; thence Northwesterly along said curve 374.86 feet; thence North 82036'30" West 103.12 feet to the beginning of a 565.00 foot radius curve to the left; thence Westerly along said curve 66.72 feet to the beginning of a 400.00 foot radius reverse curve to the right; thence Northwesterly along said curve 199.94 feet to the beginning of a 515.00 foot radius compound curve to the right; thence Northwesterly along said curve 126.84 feet to the South line of Vuemont Meadows, as recorded in Volume 140 of Plats, Pages 74 to 78, in King County, Washington; thence North 86045'54" West along said South line 170.18 feet to the Southeasterly margin of Lakemont Boulevard, as conveyed to King County, Washington by instrument filed under Recording Nos. 5821501 and 7309270389, in King County, Washington; thence continuing North 86045'54" West 129.68 feet to the Northwesterly margin of said Lakemont Boulevard; thence continuing North 86045'54" West along said South line 487.77 feet; thence South 79009'36" West 45.93 feet; thence South 6022'53" West 116.15 feet; thence South 43055'54" West 63.11 feet; thence South 86045'54" East 356.62 feet to the Northwesterly margin of said Lakemont Boulevard; thence continuing South 86045'54" East 64.84 feet to the center line of said Lakemont Boulevard; thence South 55008'29" West along said center line 622.90 feet; thence South 34051'31" East 40.00 feet to the Southeasterly margin of said Lakemont Boulevard and the beginning of a 25.00 foot radius non-tangent curve to the right whose center bears South 34051'31" East; thence Southeasterly along said curve 39.27 feet; thence South 34051'31" East 85.00 feet to the beginning of a 242.00 foot radius curve to the right; thence Southwesterly along said curve 294.04 feet; thence South 48007'55" West 142.10 feet to the True Point of Beginning.

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

Commencing at the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 24; thence South 1o04'43" West along the West line thereof 738.09 feet; thence South 75o05'25" East 276.20 feet; thence North 79o33'25" East 278.00 feet; thence South 35o00'00" East 322.00 feet to the True Point of Beginning; thence South 35o00'00" East 583.00 feet; thence South 88o44'16" East 165.00 feet; thence South 61o20'08" East 149.00 feet; thence South 15o41'35" West 70.50 feet; thence North 84o34'31" West 236.00 feet; thence South 72o37'42" West 108 50 feet; thence South 40o57'20" West 190.02 feet to a point on a 465.00 foot radius curve to the right whose center bears North 30o48'48" East; thence Northwesterly along said curve 215.29 feet; thence North 32o39'33" West 444.00 feet to the beginning of a 500.00 foot radius curve to the left; thence Northwesterly along said curve 86.28 feet; thence North 58o18'56" East 349.60 feet to the True Point of Beginning.

Subject to the following developmental conditions:

1. All development shall be consistent with the conditions set forward (where applicable) in the Consolidated Report and Recommendation to King County Council as approved by the Council and the Pre-Annexation Agreement between the City of Bellevue and East/West Partners, both of which are in and filed under Clerk's Receiving Number 14619.
2. Density shall not exceed 18.2 dwelling units per acre.

Section 5. Ordinance No. 3840 is hereby amended by the addition of a new Section 3d. to read as follows:

Section 3d. A proposed zoning regulation is hereby adopted establishing use classification Community Business with conditions (CB/C) for the following described property:

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

Commencing at the Northwest corner of said subdivision; thence South 00o52'19" West along the West line thereof 738.09 feet to the True Point of Beginning; thence South 75o05'25" East 276.20 feet; thence North 79o33'25" East 278.00 feet; thence North 61o46'00" East 54.50 feet; thence North 4o42'48" East 267.00 feet; thence North 20o28'42" East 289.40 feet to the Southerly margin of Lakemont Boulevard,

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as conveyed to King County, Washington by instrument filed under Recording No. 7110080297, in King County, Washington; thence continuing North 20o28'42" East to the LR center line of said Lakemont Boulevard; thence Southwesterly along said LR center line and the center line of said Lakemont Boulevard to the West line of said subdivision; thence South 0o52'19" West along said West line to the True Point of Beginning.

Subject to the following developmental conditions:

1. All development shall be consistent with the conditions set forward (where applicable) in the Consolidated Report and Recommendation to King County Council as approved by the Council and the Pre-Annexation Agreement between the City of Bellevue and East/West Partners, both of which are in and filed under Clerk's Receiving Number 14619.
2. Permitted use shall be limited to the following uses: Five or more dwelling units per structure, Retirement Apartments and Senior Citizen Apartments, Apparel Fabric and Leather Goods (subordinate to Retail Uses), Furniture and Fixture (subordinate to Retail Uses), Handcrafted Products (subordinate to Retail Uses), Accessory Parking, Highway and Street Right-of-Way, Local Utility system, Recycling Centers, Hardware, General Merchandise, Food (Retail), Apparel and Accessories (Retail), Furniture and Home Furnishings (Retail), Eating and Drinking Establishments, Other Retail Trade, Garden Supplies, Pet Shop, Finance/Insurance/Real Estate Services, Personal Services, Child Care Services, Business Services, Repair Services, Professional Services (Health), Professional Services (other), Convalescent and Nursing Homes, Religious Activities, Library/Museum, Art Gallery, Public Assembly (indoors), Recreation Activities (indoors), Private Leisure and Open Space, Public/Private Park, Veterinarian Office, Auto Repair & Washing Services, Lodges, Charitable & Social Service Organizations, Special Schools, Libraries.
3. Conditional uses shall be limited to the following: Park and Ride, Utility Facilities, Regional Utility System, Gasoline Service Stations, Education, Public Assembly (outdoors), Recreation Activities (outdoors).
4. Sign standards shall follow that of the NB zone.
5. Development in this zone shall not exceed 50,000 square feet.

Section 6. Ordinance No. 3840 is hereby amended by the addition of a new Section 3e. to read as follows:

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Section 3e. A proposed zoning regulation is hereby adopted establishing use classification of Community Business with conditions (CB/C) for the following described property:

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

Commencing at the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 24; thence South 00o52'19" West along the West line thereof 738.09 feet to the True Point of Beginning; thence South 75o05'25" East 276.20 feet; thence North 79o33'25" East 278.00 feet; thence South 35o00'00" East 322.00 feet; thence South 58o18'56" West 349.60 feet to a point on a 500.00 feet radius non-tangent curve whose center bears South 47o27'11" West; thence Northwesterly along said curve 349.60 feet; thence North 82o36'30" West 96.34 feet to the beginning of a 623.34 foot radius curve to the right; thence Northwesterly along said curve 186.15 feet to the South line of Vuemont Meadows, as recorded in Volume 140 of Plats, Pages 74 to 78, in King County, Washington; thence South 86o45'54" East along said South line 146.76 feet to the East line of said Vuemont Meadows; thence North 00o52'19" East along said East line 255.28 feet to the True Point of Beginning.

Subject to the following developmental conditions:

1. All development shall be consistent with the conditions set forward (where applicable) in the Consolidated Report and Recommendation to King County Council as approved by the Council and the Pre-Annexation Agreement between the City of Bellevue and East/West Partners, both of which are in and filed under Clerk's Receiving Number 14619.
2. Permitted use shall be limited to the following uses: Five or more dwelling units per structure, Retirement Apartments and Senior Citizen Apartments, Apparel Fabric and Leather Goods (subordinate to Retail Uses), Furniture and Fixture (subordinate to Retail Uses), Handcrafted Products (subordinate to Retail Uses), Accessory Parking, Highway and Street Right-of-Way, Local Utility System, Recycling Centers, Hardware, General Merchandise, Food (Retail), Apparel and Accessories (Retail), Furniture and Home Furnishings (Retail), Eating and Drinking Establishments, Other Retail Trade, Garden Supplies, Pet Shop, Finance/Insurance/Real Estate Services, Personal Services, Child Care Services, Business Services, Repair Services, Professional Services (Health), Professional Services (other), Convalescent and Nursing Homes, Religious Activities, Library/Museum, Art Gallery, Public Assembly (indoors), Recreation Activities (indoors),

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Private Leisure and Open Space, Public/Private Park, Veterinarian Office, Auto Repair & Washing Services, Lodges, Charitable & Social Service Organizations, Special Schools, Libraries.

3. Conditional uses shall be limited to the following: Park and Ride, Utility Facilities, Regional Utility System, Gasoline Service Stations, Education, Public Assembly (outdoors), Recreation Activities (outdoors).
4. Sign standards shall follow that of the NB zone.

Section 7. Ordinance No. 3840 is hereby amended by the addition of a new Section 3f. to read as follows:

Section 3f. A proposed zoning regulation is hereby adopted establishing use classification General Commercial with conditions (GC/C) for the following described property:

That portion of the East half of the Southeast quarter of the Northeast quarter of Section 23 and that portion of the West half of the Northwest quarter of Section 24, all in Township 24 North, Range 5 East, W.M., King County, Washington, described as follows:

Beginning at the Southwest corner of the Northwest quarter of the Northwest quarter of said Section 24; thence North 104°43' East along the West line thereof 78.59 feet; thence North 58°49'10" East 59.36 feet; thence North 24°01'35" West 14.22 feet; thence North 43°55'54" East 43.09 feet; thence South 86°45'54" East 356.62 feet the Northwesterly margin of Lakemont Boulevard, as established by deed filed under Recording No. 5821501; thence continuing South 86°45'54" East 64.84 feet to the center line of said Lakemont Boulevard; thence South 55°08'29" West along said center line 704.90 feet; thence North 34°51'31" West 40.00 feet to the Northwest margin of Lakemont Boulevard; thence North 13°22'28" West 66.08 feet; thence North 21°47'21" East 57.00 feet; thence North 44°00'30" East 105.00 feet; thence North 16°29'55" West 50.47 feet to the North line of the Southeast quarter of the Northeast quarter of said Section 23; thence South 89°07'01" East along said South line 39.64 feet to the True Point of Beginning.

Subject to the following developmental conditions:

1. All development shall be consistent with the conditions set forward (where applicable) in the Consolidated Report and Recommendation to King County Council as approved by the Council and the Pre-Annexation Agreement between the City of Bellevue and East/West Partners, both of which are in and filed under Clerk's Receiving Number 14619.

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2. Permitted use shall be limited to the following uses: Gasoline Service Station, Finance/Insurance/Real Estate Services, Personal Services, Child Care, Auto Repair & Washing, Professional Services, Religious Activities, Lodges, Charitable and Social Service organizations, Highway and Street Right-of-Way, Local Utility System, Accessory Parking, Public/Private Park.
3. Conditional uses shall be limited to the following: Park and Ride, Utility Facility, Regional Utility System, Public Assembly (outdoors), Recreation Activities (outdoors).
4. Dimensional standards shall follow that of the NB zone.
5. Sign standards shall follow that of the NB zone.

Section 8. Ordinance No. 3840 is hereby amended by the addition of a new Section 3g. to read as follows:

Section 3g. A proposed zoning regulation is hereby adopted establishing use classification Professional Office with conditions (PO/C) for the following described property:

That portion of the Southeast quarter of the Northeast quarter of Section 23 and that portion of the Southwest quarter of the Northwest quarter of Section 24, all in Township 24 North, Range 5 East, W.M., King County, Washington, described as follows:

Commencing at the Southwest corner of the Northwest quarter of said Section 24; thence North 10°04'43" East along the West line thereof 624.02 feet to the True Point of Beginning; thence North 48°07'55" East 142.10 feet to the beginning of a 242.00 foot radius non-tangent curve to the left whose center bears North 55°14'27" West; thence Northerly along said curve 294.04 feet; thence North 34°51'31" West 85.00 feet to the beginning of a 25.00 foot radius curve to the left; thence Northwesterly along said curve 39.27 feet to the Southeasterly margin of Lakemont Boulevard, as conveyed to King County, Washington by instruments filed under Recording Nos. 5821501 and 7309270389, King County, Washington; thence North 34°51'31" West 40.00 feet to the center line of said Lakemont Boulevard; thence Southwesterly along said center line to the Southerly extension of the Easterly margin of 164th Way S.E. (Newcastle Road); thence Southwesterly along said Easterly extension to the North line of the South 624.00 feet of the Southeast quarter of the Northeast quarter of said Section 23; South 89°25'09" East along said North line 540.42 feet to the True Point of Beginning.

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Subject to the following developmental conditions:

1. All development shall be consistent with the conditions set forward (where applicable) in the Consolidated Report and Recommendation to King County Council as approved by the Council and the Pre-Annexation Agreement between the City of Bellevue and East/West Partners, both of which are in and filed under Clerk's Receiving Number 14619.
2. Permitted uses shall be limited to the following uses: Accessory Parking, Highway and Street Right-of-Way, Local Utility System, Child Care, Religious Activities, Private Land & Open Space, Public/Private Park, Business Services, Financial/Insurance/Real Estate Services, Professional Services (Health), Professional Services (other), Library/Museum.
3. Conditional uses shall be limited to the following: Park and Ride, Utility Facility, Regional Utility System, Education, Charitable and Social Service Organizations.

Section 9. Ordinance No. 3840 is hereby amended by the addition of a new Section 3h. to read as follows:

Section 3h. A proposed zoning regulation is hereby adopted establishing use classification Professional Office with conditions (PO/C) for the following described property:

That portion of the East half of the Southeast quarter of the Northeast quarter of Section 23, Township 24 North, Range 5 East, W.M., King County, Washington, described as follows:

Commencing at the Northeast corner of said subdivision; thence North 89°07'01" West along the North line thereof 39.64 feet to the True Point of Beginning; thence South 16°29'55" East 50.47 feet; thence South 44°00'30" West 105.00 feet; thence South 13°22'28" East 66.08 feet to the Northwesterly margin of Lakemont Boulevard, as established by deed filed under Recording No. 5821501, King County, Washington; thence South 34°51'31" East 40.00 feet to the center line of said Lakemont Boulevard; thence Southwesterly along said center line to the intersection of the Southerly extension of the Easterly margin of 164th Way S.E. (Newcastle Road); thence Northerly along said extension and the Easterly margin of said 164th Way S.E. to the North line of the Southeast quarter of the Northeast quarter of said Section 23; thence South 89°07'01" East along said North line 459.85 feet to the True Point of Beginning.

Subject to the following developmental conditions:

1. All development shall be consistent with the conditions set forward (where applicable) in the Consolidated Report

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and Recommendation to King County Council as approved by the Council and the Pre-Annexation Agreement between the City of Bellevue and East/West Partners, both of which are in and filed under Clerk's Receiving Number 14619.

2. Permitted uses shall be limited to the following uses: Accessory Parking, Highway and Street Right-of-Way, Local Utility System, Child Care, Religious Activities, Private Land and Open Space
3. Conditional uses shall be limited to the following: Park and Ride, Education (Ancillary to Religious Activities).

Section 10. The proposed zoning regulations set forth in Sections 2 through 9 of this ordinance shall become effective upon annexation of the High Park area, more specifically described as follows:

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

Beginning at a point which is 126.5 feet north of the southeast corner of the northeast quarter of the southeast quarter of said Section 24; thence westerly along a line hereinafter called Line A, the following courses and distances; North 45°49', West 68.6 feet, North 44°04', West 44.5 feet, North 52°37', West 38.4 feet, North 53°49', West 43 feet; North 47°31', West 44.2 feet, North 57°04', West 44.6 feet, North 69°29', West 41.9 feet, North 72°34', West 50.01 feet, North 78 24', West 60.6 feet, North 75 20', West 100.57 feet, North 78°32', West 120.8 feet, North 73°03', West 95.7 feet, North 80°22', West 97.9 feet, North 72°03', West 96.8 feet, North 74°11', West 99.8 feet, North 75°12', West 95.5 feet, North 76°24', West 104.5 feet, North 77°56', West 104.7 feet and North 77°21', West 57.5 feet, more or less, to the west line of the northeast quarter of the southeast quarter of said Section 24 and the terminus of Line A; thence along said west line to a point 635 feet north of the southeast corner of the east half of the east half of the northwest quarter of the southeast quarter of said Section 24; thence North 77°21', West 45.5 feet; thence North 76°42', West 105.3 feet; thence North 73°05', West 94.3 feet; thence North 74°16', West 80.7 feet; thence North 56°40', West 12 feet, more or less to the west line of said east half; thence southerly along said west line to the south line of the north half of the northwest quarter of the southeast quarter of said Section 24; thence westerly along said south line to the north-south centerline of said Section 24; thence westerly along the north line of the southeast quarter of the northeast quarter of the southwest quarter of said Section 24 to the northwest corner of the said southeast quarter; thence southerly along the west line thereof to the

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north line of the plat of Cougar Glen, according to the plat thereof recorded in Volume 105 of Plats, Pages 78 and 79, records of said King County; thence westerly along said north line to the northwest corner of said plat; thence southerly along the westerly line of said plat to the south line of the northeast quarter of the southwest quarter of said Section 24; thence westerly along said south line to the east line of the west 1460 feet of the south half of the southwest quarter of said Section 24; thence southerly along said east line to the northwesterly margin of 168th Place S.E.; thence southwesterly along said northwesterly margin to the westerly margin of 168th Place S.E.; thence southerly along said westerly margin to the south line of the north 385 feet of the south half of the southwest quarter of said Section 24; thence westerly along said south line to the east line of the west 800 feet of the southwest quarter of the southwest quarter of said Section 24; thence northerly along said east line to the south line of the north 272.50 feet of the east 400 feet of the west 800 feet of the southwest quarter of the southwest quarter of said Section 24; thence westerly along said south line to the west line of the east 400 feet of the west 800 feet of the southwest quarter of the southwest quarter of said Section 24; thence north along said west line to the north line of the southwest quarter of the southwest quarter of said Section 24; thence westerly to the southwest corner of the northwest quarter of the southwest quarter of said Section 24; thence northerly along the west line thereof to the west quarter corner of said Section 24; thence northerly along the west line of said Section 24 to the north line of the south 624 feet of the east half of the southeast quarter of the northeast quarter of said Section 23; thence westerly along said north line to the easterly margin of Newcastle Road; thence northerly along said easterly margin to the north line of the south half of the south half of the southeast quarter of the northeast quarter of said Section 23; thence easterly along said north line to the east line of said Section 23; thence northerly along the west line of said Section 24 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 easterly along said north line to the east line of the northwest quarter of the northwest quarter of said Section 24; thence northerly along said east line to the south line of the north 30 feet of the northwest quarter of the northwest quarter of said Section 24; thence westerly along said south line to the east line of the west 30 feet of said Section 24; thence northerly along said easterly line to the north line of said Section 24; thence easterly along said north line to the southwest corner of the southeast quarter of the southwest quarter of said Section 13; thence north along the west line of said southeast quarter to the south line of the plat of Eastmont Home Tracts, according to the plat thereof recorded in Volume 57 of Plats, Pages 90 and 91, records of said King County; thence easterly along said south line to the

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southeast corner of said plat; thence northerly along the easterly line thereof to the south line of the plat of Vuemont Vista Division No. 1 according to the plat thereof recorded in Volume 121 of Plats, Pages 52 through 55, records of said King County; thence easterly along said south line to an angle point in said south line; thence southeasterly along said south line to the east line of the southeast quarter of the southwest quarter of said Section 13; thence southerly along said east line to the southeast corner of said southeast quarter; thence easterly along the north line of said Section 24, to the northeast corner of said Section 24; thence southerly along the east line of said Section 24 to the east quarter corner of said Section 24; thence continuing southerly along the easterly line of said Section 24 to the Point of Beginning. TOGETHER WITH that portion of the east 60 feet of the northeast quarter of the southeast quarter of said Section 24 lying north of the north line of the south 30 feet thereof and lying southerly of aforementioned "Line A"; TOGETHER WITH that portion of the east 60 feet of the east half of the west half of the northeast quarter of the southeast quarter of said Section 24 lying north of the north line of the south 30 feet thereof and lying southerly of aforementioned "Line A"; EXCEPT that portion thereof conveyed to King County for road by instruments recorded under Recording No's. 1617973 and 4678886.

Section 11. A copy of this ordinance, duly certified as a true copy by the Clerk of the City shall be filed with the County Auditor.

Section 12. This ordinance shall take effect and be in force five days after its passage and legal publication.

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PASSED by the City Council this 2<sup>nd</sup> day of October,  
1989, and signed in authentication of its passage this 2<sup>nd</sup> day  
of October, 1989.

(SEAL)

Nan Campbell  
Nan Campbell, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

[Signature]  
Richard L. Kirkby, Assistant City Attorney

Attest:

[Signature]  
Marie K. O'Connell, City Clerk

Published October 6, 1989