

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4425

AN ORDINANCE annexing to the City of Bellevue an approximately 89 acre parcel of property located in the Newcastle Subarea, south of S.E. Cougar Mountain Way and east of Lakemont Boulevard S.E., commonly referred to as the Cougar Ridge Annexation.

WHEREAS, petitioners, the owners of property constituting not less than 10% percent in assessed 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 proceeding 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 60 percent of assessed valuation for general taxation of the property for which annexation is petitioned, seeking annexation to the City of Bellevue of contiguous property located in the Newcastle Subarea, south of S.E. Cougar Mountain Way and east of Lakemont Boulevard S.E.; 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. 4424 adopted October 5, 1992, the City Council adopted a proposed zoning regulation for the area to be annexed, zoning the area to be annexed R-1, R-7.5/C, and R-10/C; and

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

WHEREAS, the City Council fixed October 5, 1992, 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 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

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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 35A.14 RCW inclusive and chapter 36.93 RCW inclusive; 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 Northwest quarter of Section 25 and the Northeast quarter of Section 26, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Southeast corner of the Northwest quarter of the Northwest quarter of said Section 25; thence Northerly along the East line thereof to the North line of the South 39.00 feet of said subdivision; thence Westerly 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 to a point which bears North and 80.00 feet from the South line of the North half of the North half of the Southwest quarter of the Northwest quarter of said Section 25; 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 Westerly along said South line to the Westerly margin of 166th Way S.E. (Nels Berglund Road); thence Northerly along said Westerly margin to the Southerly most corner of that certain tract deeded to King County under Recording No. 7510030501; thence Northerly along the Easterly line of said tract and the Northerly extension thereof to the Northerly margin of S.E. Cougar Mountain Way (Nels Berglund Road No. 2, Survey No. 2383) opposite Survey No. 2383 Centerline Station 33+74.92; thence Southwesterly and Westerly along said Northerly margin to the East line of the Northeast quarter of said Section 26; thence continuing Westerly and Northwesterly along said Northerly margin to the South line of the North 332.50 feet of the Northeast quarter of said Section 26; thence Westerly along said South line to the Easterly margin of Lakemont Boulevard S.E. (Edward Leifholm County Road No. 73); thence Southerly along said Easterly margin to the North line of the South half of the Northwest quarter of the Northeast quarter of said Section 26; thence Westerly along

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said North line to the Westerly margin of said Lakemont Boulevard S.E.; thence Southerly along said Westerly margin to the intersection of a line which bears North 71°16'00" West from a point on the East line of the Southwest quarter of the Northeast quarter of said Section 26 lying Southerly 295.00 feet from the Northeast corner thereof; thence South 71°16'00" East to said point; thence continuing South 71°16'00" East 1635.00 feet; thence South 68°45'31" East 1141.59 feet to a point on the East line of the Southwest quarter of the Northwest quarter of said Section 25 lying Southerly 1110.95 feet from the Northeast corner thereof, thence Northerly along said East line 1110.95 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 property described in Section 1 of this ordinance shall become part of the City of Bellevue on the effective date of this ordinance.

Section 4. The City Manager or his designee is authorized and directed to execute and record an agreement with the owner of the property annexed pursuant to this ordinance ("Owner") for the purpose of providing notice to future purchasers of certain property in unincorporated King County also owned by Owner and located south of and adjacent to the annexation area, that the City currently does not intend to extend sewer or water service to such adjacent property.

Section 5. The property described in Section 1 of this ordinance is classified City of Bellevue R-1, R-7.5/C, and R-10/C pursuant to the proposed zoning regulation adopted by the City Council pursuant to Ordinance No. 4424 on October 5, 1992.

Section 6. 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 7. A certified copy of this ordinance shall be filed with the King County Council of King County, Washington, in which county said property is located.

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Section 8. This ordinance shall take effect and be in force five days after its passage and legal publication.

PASSED by the City Council this 5<sup>th</sup> day of October, 1992, and signed in authentication of its passage this 5<sup>th</sup> day of October, 1992.

(SEAL)

Margot Blacker  
~~Gary Bozeman, Mayor~~ Margot Blacker  
Deputy Mayor

Approved as to form:

Richard L. Andrews, City Attorney

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

Attest:

Myrna L. Basich  
Myrna L. Basich, City Clerk

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