

ORIGINAL

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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4476

AN ORDINANCE adopting a proposed zoning regulation to become effective upon annexation of an approximately 805 acre parcel of unincorporated property located east of I-405, west of Coal Creek Parkway, and north of S.E. 69th Street, commonly referred to as the Newport Hills annexation area.

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

WHEREAS, it is anticipated that an approximately 805 acre parcel of unincorporated property located east of I-405, west of Coal Creek Parkway, and north of S.E. 69th Street and commonly referred to as the Newport Hills Annexation 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 December 7, 1992 and on January 19, 1993, at the hour of 8:00 p.m. pursuant to notice of said hearings published in a newspaper of general circulation in the City and in the area to be annexed and all interested parties appearing at said hearings and desiring to be heard in regard to the proposed zoning regulation having been heard by the City Council; and

WHEREAS, R-1, R-2.5, R-3.5, R-5, R-30, PO and NB zoning for the Newport Hills annexation area is deemed necessary by the Council to be in the best interest of the health, safety, and general welfare of the City and is consistent with the City's Comprehensive Plan; 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 Code; 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 certain property located east of I-405, west of Coal Creek Parkway, and north of S.E. 69th Street, more specifically described as:

That portion of Sections 16, 21 and 28, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Northeast corner of Newport Park Division 2, as recorded in Volume 95 of Plats, Page 88 and 89; thence Southeasterly along the Northeasterly line thereof and the Northeasterly line of Newport Park, as recorded in Volume 79 of Plats, Page 57 to the South line of said Section 16; thence Westerly along said South line to the Easterly line of Newport Hills 13, as recorded in Volume 73 of Plats, Pages 53 and 54; thence Southerly and Southeasterly along said Easterly line to the Northerly line of Lot 1, Newport Hills 5, as recorded in Volume 66 of Plats, Page 90; thence Easterly along said Northerly line to the Northeast corner of said Newport Hills 5; thence Southerly along the Easterly line thereof to the Northerly line of Lot 19, Block 2, Newport Hills No. 9, as recorded in Volume 69 of Plats, Page 17; thence Easterly along said Northerly line to the Northeast corner of said Newport Hills No. 9; thence Southerly along the Easterly line thereof and the Southwesterly extension of said Easterly line to the centerline of S.E. 60th Street; thence Northeasterly along said centerline to the Northerly extension of the Easterly line of Newport Hills No. 12, as recorded in Volume 74 of Plats, Pages 87 and 88; thence Southerly along said Northerly extension and Easterly line to the North line of said Section 28; thence Easterly along said North line to the Easterly margin of Coal Creek Parkway S.E.; thence Southerly along said Easterly margin to the East line of the Northeast quarter of said Section 28; thence Northerly along said East line to the Southeast corner of said Section 21; thence Northerly along the East line thereof to the Southwesterly margin of Forest Park Drive S.E.; thence Northwesterly along said Southwesterly margin and the Northwesterly extension thereof to the most Northerly corner of that certain tract deeded to King County under Recording No. 8510080906 and the Southerly extension of the Easterly margin of Coal Creek Parkway S.E.; thence Northerly along said Southerly extension and Easterly margin to the North line of the Southwest quarter of the Southeast quarter of said Section 16; thence North  $87^{\circ}36'05''$  West along said North line to a point 297.22 feet Westerly of the Northeast corner of the Southwest quarter of the Southeast quarter of said Section 16; thence South  $33^{\circ}59'32''$  West 362.03 feet; thence South  $49^{\circ}56'00''$  East 207.43 feet; thence South  $59^{\circ}46'00''$  West 323.13 feet; thence North  $44^{\circ}53'00''$  West 287.02 feet; thence North  $0^{\circ}06'57''$  East 115.00 feet; thence South  $34^{\circ}30'00''$  West 82.57 feet; thence North  $64^{\circ}17'21''$  West to the East line of the West 75.00 feet of the Southeast quarter of said Section 16; thence Northerly along said East line to the North line of the South half of the South half of said Section 16; thence Westerly along said North line to the Point of Beginning.

Section 2. A proposed zoning regulation is hereby adopted establishing use classification R-2.5 for certain property located east of I-405, west of Coal Creek Parkway, and north of S.E. 69th Street, more specifically described as:

That portion of Sections 20 and 21 Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Northwest corner of the Northwest quarter of said Section 21; thence Southeasterly along the centerline of 116th Avenue S.E. to the centerlines of S.E. 49th Street and 116th Place S.E.; thence Southwesterly, Southerly and Southeasterly along the centerline of 116th Place S.E. to the East line of said Section 20; thence Southerly along said East line to the Easterly extension of the Southerly margin of S.E. 60th Street; thence Westerly along said Easterly extension and Southerly margin to the West line of the East half of the East half of the Southeast quarter of said Section 20; thence Northerly along said West line to the South line of the Northeast quarter of said Section 20; thence North 89°35'11" West along said South line to a point 521.70 feet Westerly of the Southeast corner of the Northeast quarter of said Section 20; thence North 17°55'11" West 848.88 feet; thence North 89°35'11" West to the Southeasterly margin of S.R. 405, as shown on the S.R. 405, Kennydale North, sheet 4A of 4, dated July 17, 1951; thence Southwesterly along said Southeasterly margin to an angle point 325.00 feet Southeasterly and opposite Centerline of Right of Way P.T. Station 88+00.00; thence Northwesterly to said Centerline of Right of Way P.T. Station 88+00.00; thence Northeasterly along said Centerline of Right of Way to the North line the Northeast quarter of said Section 20; thence Easterly along said North line to the Point of Beginning.

AND

That portion of the Southwest quarter of the Southeast quarter of Section 16, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Commencing at the Northeast corner of said subdivision; thence North 87°36'05" West along the North line thereof 297.22 feet to the True Point of Beginning; thence South 33°59'32" West 362.03 feet; thence South 49°56'00" East 207.43 feet; thence South 59°46'00" West 323.13 feet; thence North 44°53'00" West 287.02 feet; thence North 0°06'57" East 115.00 feet; thence South 34°30'00" West 82.57 feet; thence North 64°17'21" West to the East line of the West 75.00 feet of said subdivision; thence Northerly along said East line to the North line of said subdivision; thence South 87°36'05" East along said North line to the True Point of Beginning.

Section 3. A proposed zoning regulation is hereby adopted establishing use classification R-3.5 for certain property located east of I-405, west of Coal Creek Parkway, and north of S.E. 69th Street, more specifically described as:

That portion of the East half of Section 20, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the North line of the Southeast quarter of said Section 20 and the centerline of Lake Washington Boulevard; thence Southerly along said centerline to the Easterly extension of the Southerly margin of S.E. 60th Street; thence Westerly along said Easterly extension and Southerly margin to the Centerline of Right of Way, as shown on the S.R. 405, Kennydale North, sheets 3A and 4A of 4, dated July 17, 1951; thence Northeasterly along said Centerline of Right of Way to P.T. Station 88+00.00; thence Southeasterly, radially to said Centerline of Right of Way, to the centerline of Lake Washington Boulevard; thence Southerly along said centerline to the Point of Beginning.

Section 4. A proposed zoning regulation is hereby adopted establishing use classification R-5 for certain property located east of I-405, west of Coal Creek Parkway, and north of S.E. 69th Street, more specifically described as:

That portion of the Southeast quarter of the Southwest quarter of Section 21, Township 24 North, Range 5 East, W.M., in King County, Washington, lying Easterly of the Easterly margin of 120th Avenue S.E. and lying Southeasterly of the Southeasterly margin of S.E. 60th Street.

AND

That portion of the East half of Section 20, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the North line of the Southeast quarter of said Section 20 and the centerline of Lake Washington Boulevard; thence Southerly along said centerline to the Westerly extension of the Southerly margin of S.E. 60th Street; thence Easterly along said Westerly extension and Southerly margin to the West line of the East half of the East half of the East half of the Southeast quarter of said Section 20; thence Northerly along said West line to the South line of the Northeast quarter of said Section 20; thence North 89°35'11" West along said South line to a point 521.70 feet Westerly of

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the Southeast corner of the Northeast quarter of said Section 20; thence North  $17^{\circ}55'11''$  West 848.88 feet; thence North  $89^{\circ}35'11''$  West to the Southeasterly margin of S.R. 405, as shown on the S.R. 405, Kenndale North, sheet 4A of 4, dated July 17, 1951; thence Southwesterly along said Southeasterly margin to an angle point 325.00 feet Southeasterly and opposite Centerline of Right of Way P.T. Station 88+00.00; thence Northwesterly along said Southeasterly margin to the centerline of Lake Washington Boulevard; thence Southerly along said centerline to the Point of Beginning.

AND

That portion of Sections 16, 20, 21, 27 and 28, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Southwest corner of the Southwest quarter of said Section 16; thence Easterly along the South line thereof to the Southeast corner of Lake Heights No. 2, as recorded in Volume 49 of Plats, Page 91; thence Northerly along the Easterly line thereof to the West line of the Southeast quarter of the Southwest quarter of said Section 16; thence Northerly along said West line to the Northwest corner of said subdivision; thence Easterly along the North line thereof to the Northeast corner of Newport Park Division 2, as recorded in Volume 95 of Plats, Page 88 and 89; thence Southeasterly along the Northeasterly line thereof and the Northeasterly line of Newport Park, as recorded in Volume 79 of Plats, Page 57 to the South line of said Section 16; thence Westerly along said South line to the Easterly line of Newport Hills No. 13, as recorded in Volume 73 of Plats, Pages 53 and 54; thence Southerly and Southeasterly along said Easterly line to the Northerly line of Lot 1, Newport Hills No. 5, as recorded in Volume 66 of Plats, Page 90; thence Easterly along said Northerly line to the Northeast corner of said Newport Hills No. 5; thence Southerly along the Easterly line thereof to the Northerly line of Lot 19, Block 2, Newport Hills No. 9, as recorded in Volume 69 of Plats, Page 17; thence Easterly along said Northerly line to the Northeast corner of said Newport Hills No. 9; thence Southerly along the Easterly line thereof and the Southwesterly extension of said Easterly line to the centerline of S.E. 60th Street; thence Northeasterly along said centerline to the Northerly extension of the Easterly line of Newport Hills No. 12, as recorded in Volume 74 of Plats, Pages 87 and 88; thence Southerly along said Northerly extension and Easterly line to the North line of said Section 28; thence Easterly along said North line to the Easterly margin of Coal Creek Parkway S.E.; thence Southerly along said Easterly margin to the South line of

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the North half of the Southeast quarter of the Northeast quarter of said Section 28; thence Westerly along said South line to the Northeasterly margin of S.E. 69th Street; thence Northwesterly along said Northeasterly margin to the Easterly margin of the City of Seattle Mercer Island Pipe Line Right of Way (Ordinance 84393 and S.C. 486190); thence Northerly along said Easterly margin to the Southerly margin of S.E. 60th Street; thence Westerly along said Southerly margin to the West line of the Southeast quarter of said Section 21; thence Northerly along said West line to the Southeast corner of the Northwest quarter of said Section 21; thence Westerly along the South line thereof to the Southerly extension of the Westerly line of Lot 4, Block 1, Newport Hills No. 3, as recorded in Volume 63 of Plats, Page 7; thence Northerly along said Southerly extension and the Westerly line of said Block 1 to an angle point in Lot 12 of said Block 1; thence Northwesterly along the Southwesterly line of said Block 1 to an angle point in Lot 14 of said Block 1; thence Westerly along the Southwesterly line of said Block 1 and the Westerly extension thereof to the Easterly line of Newport Hills No. 2, as recorded in Volume 60 of Plats, Page 88-90; thence Southerly along said Easterly line to the Northeast corner of Lot 3, Block 12 of said Newport Hills No. 2; thence Westerly along the North line thereof and the Westerly extension of said North line to the centerline of 119th Avenue S.E.; thence Southerly along said centerline to the centerline of S.E. 56th Street; thence Westerly along the centerline of S.E. 56th Street to the East line of the West half of the West half of said Section 21; thence Southerly along said East line to the Easterly extension of the Southerly margin of S.E. 60th Street; thence Westerly along said Easterly extension and Southerly margin to the West line of said Section 21; thence Northerly along said West line to the centerline of 116th Place S.E.; thence Northwesterly, Northerly and Northeasterly along said centerline to the centerlines of S.E. 49th Street and 116th Avenue S.E.; thence Northwesterly along the centerline of 116th Avenue S.E. to the Point of Beginning.

Section 5. A proposed zoning regulation is hereby adopted establishing use classification R-30 for certain property located east of I-405, west of Coal Creek Parkway, and north of S.E. 69th Street, more specifically described as:

That portion of the Southwest quarter of Section 21, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Northeast corner of said subdivision; thence Southerly along the East line thereof to the Southeast corner of the Northeast quarter of the Southwest quarter of said Section

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21; thence Westerly along the South line thereof to the Southeasterly margin of S.E. 60th Street; thence Southwesterly along said Southeasterly margin and the Southwesterly extension thereof to the West line of the East half of the Southwest quarter of said Section 21; thence Northerly along said West line to the centerline of S.E. 60th Street; thence Northeasterly along said centerline to the Southerly extension of the Westerly line of Newport Hills, as amended and recorded in Volume 34 of Condominiums, Pages 1-9; thence Northerly along said Southerly extension and Westerly line to the Southwest corner of Newport Hills, as amended and recorded in Volume 33 of Condominiums, Pages 94-100; thence Northerly along the Westerly line thereof and the Northerly extension of said Newport Hills to the North line of the Southwest quarter of said Section 21; thence Easterly along said North line to the Point of Beginning.

Section 6. A proposed zoning regulation is hereby adopted establishing use classification PO for certain property located east of I-405, west of Coal Creek Parkway, and north of S.E. 69th Street, more specifically described as:

That portion of the Southeast quarter of the Northwest quarter of Section 21, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the centerlines of 119th Avenue S.E. and S.E. 56th Street; thence Easterly along the centerline of S.E. 56th Street to the Southerly extension of the Westerly line of Lot 4, Block 1, Newport Hills No. 3, as recorded in Volume 63 of Plats, Page 7; thence Northerly along said Southerly extension and the Westerly line of said Block 1 to an angle point in Lot 12 of said Block 1; thence Northwesterly along the Southwesterly line of said Block 1 to an angle point in Lot 14 of said Block 1; thence Westerly along the Southwesterly line of said Block 1 and the Westerly extension thereof to the Easterly line of Newport Hills No. 2, as recorded in Volume 60 of Plats, Page 88-90; thence Southerly along said Easterly line to the Northeast corner of Lot 3, Block 12 of said Newport Hills No. 2; thence Westerly along the North line thereof and the Westerly extension of said North line to the centerline of 119th Avenue S.E.; thence Southerly along said centerline to the Point of Beginning.

AND

That portion of the Northeast quarter of the Southwest quarter of Section 21, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

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Commencing at the intersection of the Southerly margin of S.E. 56th Street and the Easterly of 119th Avenue S.E.; thence Southerly along said Easterly margin 628.71 feet to the True Point of Beginning; thence South  $83^{\circ}36'19''$  East 125.00 feet; thence South  $88^{\circ}06'37''$  East to the Westerly line of Newport Hills, as amended and recorded in Volume 33 of Condominiums, Pages 94-100 and Volume 34 of Condominiums, Pages 1-9; thence Southerly along said Westerly line and the Southerly extension thereof to the centerline of S.E. 60th Street; thence Westerly along said centerline to the centerline of 119th Avenue S.E.; thence Northerly along the centerline of 119th Avenue S.E. to the Easterly extension of the Southerly line of Lot 1 of King County Short Plat No. 776059, as filed under Recording No. 7612080561; thence Westerly along said Easterly extension and the Southerly line thereof to the West line of said subdivision; thence Northerly along said West line to the centerline of S.E. 58th Street; thence Easterly along said centerline to the centerline of 119th Avenue S.E.; thence Southerly along the centerline of 119th Avenue S.E. to a line which bears North  $83^{\circ}36'19''$  West from the True Point of Beginning; thence South  $83^{\circ}36'19''$  East along said line to the True Point of Beginning.

AND

That portion of the West half of Section 21, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the centerlines of S.E. 56th Street and 119th Avenue S.E.; thence Southerly along the centerline of 119th Avenue S.E. to a line which bears South  $83^{\circ}36'19''$  East from a point on the Westerly margin of 119th Avenue S.E., 147.50 feet Southerly of the intersection of said Westerly margin and the Southerly margin of S.E. 56th Street; thence North  $83^{\circ}36'19''$  West to the West line of said subdivision; thence Northerly along said West line to the centerline of S.E. 56th Street; thence Easterly along said centerline to the True Point of Beginning.

Section 7. A proposed zoning regulation is hereby adopted establishing use classification NB for certain property located east of I-405, west of Coal Creek Parkway, and north of S.E. 69th Street, more specifically described as:

That portion of the Northeast quarter of the Southwest quarter of Section 21, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Section 9. 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 8. The proposed zoning regulations set forth in Sections 1 through 7 of this ordinance shall become effective upon annexation to the City of Bellevue of the property described in Sections 1 through 7 respectively of this ordinance.

Beginning at the intersection of the centerlines of S.E. 60th Street and 119th Avenue S.E.; thence Northerly along the centerline of 119th Avenue S.E. to the Easterly extension of the Southerly line of Lot 1 of King County Short Plat 776059, as filed under Recording No. 7612080561; thence Westerly along said Easterly extension and Southerly line to the West line of said subdivision; thence Southerly along said West line to the centerline of S.E. 60th Street; thence Northeasterly along said centerline to the Point of Beginning.

That portion of the Northeast quarter of the Southwest quarter of Section 21, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

AND

Commencing at the intersection of the Southerly margin of S.E. 56th Street and the Easterly margin of 119th Avenue S.E.; thence Southerly along said Easterly margin 628.71 feet to the True Point of Beginning; thence South 83°36'19" East 125.00 feet; thence South 88°06'37" East to the Westerly line of Newport Hills, as amended and recorded in Volume 33 of Condominiums, Pages 94-100; thence Northerly along said Westerly line to the Northwest corner thereof; thence continuing Northerly along the Northerly extension of said Westerly line to the centerline of S.E. 56th Street; thence Westerly along said centerline to the centerline of 119th Avenue S.E.; thence Southerly along the centerline of 119th Avenue S.E. to a line which bears South 83°36'19" East from a point on the Westerly margin of 119th Avenue S.E., 147.50 feet Southerly of the intersection of said Westerly margin and the Southerly margin of S.E. 56th Street; thence North 83°36'19" West to the West line of said subdivision; thence Southerly along said West line to the centerline of S.E. 58th Street; thence Easterly along said centerline to the centerline of 119th Avenue S.E.; thence Southerly along the centerline of 119th Avenue S.E. to a line which bears South 83°36'19" East from a point on the Westerly margin of 119th Avenue S.E., 147.50 feet Southerly of the intersection of said Westerly margin and the Southerly margin of S.E. 56th Street; thence South 83°36'19" East along said line to the True Point of Beginning.

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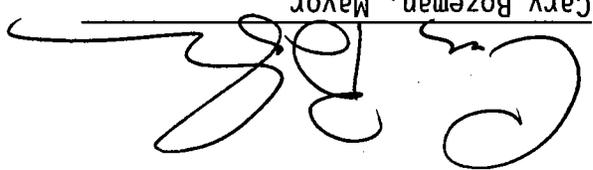
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Section 10. This ordinance shall take effect and be in force five days after its passage and legal publication.

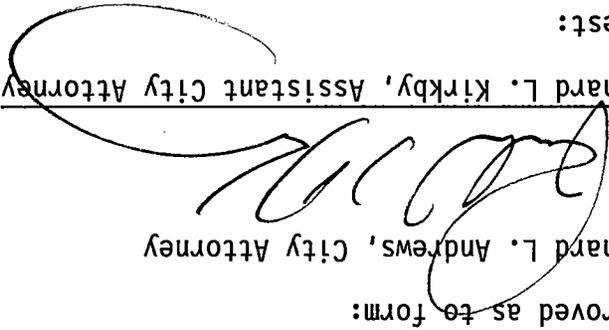
PASSED by the City Council this 14th day of January, 1993, and signed in authentication of its passage this 14th day of January, 1993.

(SEAL)

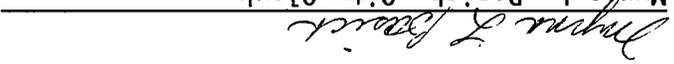
  
Cary Bozeman, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

  
Richard L. Andrews, Assistant City Attorney

Attest:

  
Myrha L. Basich, City Clerk

Published January 22, 1993