

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4492

AN ORDINANCE adopting a proposed zoning regulation to become effective upon annexation of an approximately 108 acre parcel of unincorporated property located east of I-405 and south of S.E. 60th Street, commonly referred to as the Garden of Eden 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 108 acre parcel of unincorporated property located east of I-405 and south of S.E. 60th Street and commonly referred to as the Garden of Eden 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 February 16, 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-3.5 and R-5 zoning for the Garden of Eden annexation area is deemed necessary by the Council to be in the interest of the health, safety, and general welfare of the City and is consistent with the 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-3.5 for certain property located east of I-405 and south of S.E. 60th Street in the Garden of Eden annexation area, more specifically described as:

That portion of Sections 20 and 29, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Southeast corner of Tract 198, C.D. Hillman's Lake Washington Garden of Eden Addition Division No. 3, as recorded in Volume 11 of Plats, Page 81; thence Northerly along the Easterly line thereof and the Easterly line of Tract 197 of said plat to the Southerly margin of S.E. 60th Street; thence Westerly along said Southerly margin to the Centerline of Right of Way, as shown on the S.R. 405, Kenndale North, sheet 3A of 4, dated July 17, 1951; thence Southerly along said Centerline of Right of Way to the South line of the North 30.00 feet of the Northeast quarter of said Section 29; thence Easterly along said South line to the Southerly extension of the Easterly line of said Tract 198; thence Northerly along said Southerly extension to the Point of Beginning.

Section 2. A proposed zoning regulation is hereby adopted establishing use classification R-5 for certain property located east of I-405 and south of S.E. 60th Street in the Garden of Eden annexation area, more specifically described as:

That portion of Sections 20, 21, 28 and 29, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Commencing at the Northeast corner of the Northeast quarter of said Section 29; thence Southerly along the East line thereof to the South line of the North 30.00 feet of said subdivision and the True Point of Beginning; thence Westerly along said South line to the Southerly extension of the Westerly line of Tracts 195 and 196, C.D. Hillman's Lake Washington Garden of Eden Addition Division No. 3, as recorded in Volume 11 of Plats, Page 81; thence Northerly along said Southerly extension and Westerly line to the Southerly margin of S.E. 60th Street; thence Easterly along said Southerly margin to the Easterly margin of 120th Avenue S.E.; thence Southerly along said Easterly margin and the Southerly extension thereof to an angle point on the Northerly line of Tract 254, Newport Glen Division No. 2, as recorded in Volume 104 of Plats, pages 33-35; said angle point being on the South line of the North 30.00 feet of the Northwest quarter of said Section 28; thence Westerly along said South line to the True Point of Beginning.

Section 3. The proposed zoning regulations set forth in Sections 1 and 2 of this ordinance shall become effective upon annexation to the City of Bellevue of the properties described in Sections 1 and 2 of this ordinance, respectively.

Section 4. A copy of this ordinance, duly certified as a true copy by the Clerk of the City, shall be filed with the County Auditor.

WP0132C-ORD  
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Section 5. This ordinance shall take effect and be in force five days after its passage and legal publication.

PASSED by the City Council this 16th day of February, 1993,  
and signed in authentication of its passage this 16th day of  
February, 1993.

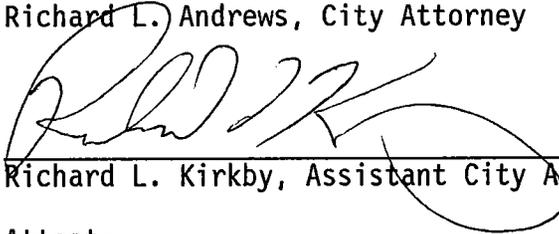
(SEAL)



Cary Bozeman, Mayor

Approved as to form:

Richard L. Andrews, City Attorney



Richard L. Kirkby, Assistant City Attorney

Attest:

  
Myrna L. Basich, City Clerk

Published February 19, 1993