

WP0364C-ORD  
08/18/94

# ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4694

AN ORDINANCE reclassifying seven (7) parcels totaling 209.30 acres located within the area south of NE 8th Street and north of the Lake Hills Connector, east of 130th Avenue NE and west of 136th Avenue NE (Kelsey Creek Park and the Glendale Country Club) from OU to R-1 on application of the City of Bellevue, and known as Kelsey/Richards Creek KRC 1-B Rezone Project.

WHEREAS, the City of Bellevue filed an application to reclassify seven (7) parcels totaling 209.30 acres located within the area south of NE 8th Street and north of the Lake Hills Connector, east of 130th Avenue NE and west of 136th Avenue NE (Kelsey Creek Park and the Glendale Country Club) from OU to R-1 on application of the City of Bellevue; and

WHEREAS, on June 23, 1994, a public hearing was held on the reclassification application before the Hearing Examiner for the City of Bellevue pursuant to notice as required by law; and

WHEREAS, on July 13, 1994, the Hearing Examiner recommended approval, with conditions, of the rezone application and made and entered findings of fact and conclusions based thereon in support of his recommendation; and

WHEREAS, the City Council concurs in the findings of fact and conclusions of the Hearing Examiner and has determined that the public use and interest will be served by approving the reclassification of said properties from OU to R-1 with a condition; and

WHEREAS, the City 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:

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Section 1. The City Council adopts the findings of fact and conclusions based thereon, made and entered by the Hearing Examiner in support of his recommendation to the City Council approving the reclassification request with regard to the hereinafter described property located within the area south of NE 8th Street and north of the Lake Hills Connector, east of 130th Avenue NE and west of 136th Avenue NE (Kelsey Creek Park and the Glendale Country Club) from OU to R-1 with a condition as set forth in "Findings, Conclusions and Recommendation of the Hearing Examiner for the City of Bellevue in the Matter of the Application of the City of Bellevue Kelsey/Richards Creek-1B Rezone Project for a Reclassification, File Nos. REZ 93-9409 through 93-9415," and "Order of Correction," dated July 14, 1994.

Section 2. The following described property is reclassified from OU to R-1:

That portion of Sections 33 and 34, Township 25 North, Range 5 East, W.M. and Section 3, 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 34; thence Easterly along the North line thereof to the West line of the East 30.00 feet of the Northwest quarter of the Northwest quarter of said Section 34; thence Southerly along said West line to the North line of the South half of the Northwest quarter of the Northwest quarter of said Section 34; thence Easterly along said North line to the East line of the West half of the Northwest quarter of said Section 34; thence Southerly along said East line to the Northeast corner of the West half of the Southwest quarter of said Section 34; thence Southerly along the East line thereof to the North line of the Northwest quarter of said Section 3; thence Easterly along said North line to the Northeast corner of the Northwest quarter of the Northwest quarter of said Section 3; thence Southerly along the East line thereof to the South line of the North 298.36 feet of the Northwest quarter of said Section 3; thence Westerly along said North line to the East line of the West 528.00 feet of the Northwest quarter of said Section 3; thence Southerly along said East line to the South line of the North 660.00 feet of the Northwest quarter of said Section 3; thence Westerly along said South line to the West line of the Northwest quarter of said Section 3; thence Northerly along said West line to the South line of the Southeast quarter of said Section 33; thence Westerly along said South line to the centerline of 130th Place SE; thence

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Northerly along said centerline to the North line of the South half of the North half of the Southeast quarter of the Southeast quarter of said Section 33; thence Easterly along said North line to the West line of the East half of the Southeast quarter of the Southeast quarter of said Section 33; thence Northerly along said West line to the Southerly margin of SE 4th Place; thence Easterly along said Southerly margin to the Southerly extension of the Easterly line of Lot 23, Block 2, Glenview No. 1, as recorded in Volume 63 of plats, Pages 3 and 4; thence Northerly along said Southerly extension and Easterly line to the South line of the Northeast quarter of the Southeast quarter of said Section 33; thence Westerly along said South line to the Southwest corner of the East half of the Northeast quarter of the Southeast quarter of said Section 33; thence Northerly along the West line thereof to the Northwest corner of said subdivision; thence Easterly along the North line thereof to the Southwest corner of the Northwest quarter of said Section 34; thence Northerly along the West line thereof to the Point of Beginning.

Section 3. This reclassification is subject to the following condition:

To implement Comprehensive Plan Policies PA-13, TR-62, and S-WI-19, as a condition of approval of future development on-site, the applicant shall grant a "non-motorized public access easement" to the City of Bellevue and construct a trail to Parks and Community Services standards. The easement shall be 10 feet wide and traverse the property north to south. The trail easement shall overlay the transmission line on site, if approved by Puget Sound Power and Light Company (or its successors).

The Examiner suggests that staff be instructed to review the land use descriptions of the Comprehensive Plan as outlined above.

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Section 4. This Ordinance shall take effect and be in force five days after its passage and legal publication.

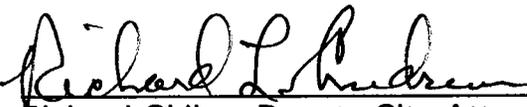
PASSED by the City Council this 19th day of September, 1994, and signed in authentication of its passage this 19th day of September, 1994.

(SEAL)

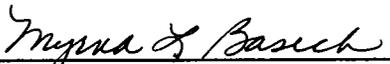
  
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Donald S. Davidson, DDS, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

  
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~~Richard Gidley, Deputy City Attorney~~

Attest:

  
\_\_\_\_\_  
Myrria L. Basich, City Clerk

Published September 23, 1994