

# ORIGINAL

## CITY OF BELLEVUE, WASHINGTON

### ORDINANCE NO. 4702

AN ORDINANCE annexing to the City of Bellevue an approximately 64 acre parcel of unincorporated property located generally west of 164th Avenue S.E., north of approximately S.E. 44th St., east of a ravine at approximately 154th Avenue S.E., and south of the rear lot lines of properties along S.E. 42nd Place, commonly referred to as the Cougar Hills 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 proceedings for the unincorporated 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

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 generally west of 164th Avenue S.E., north of approximately S.E. 44th St., east of a ravine at approximately 154th Avenue S.E., and south of the rear lot lines of properties along S.E. 42nd Place, commonly referred to as the Cougar Hills annexation area; and

WHEREAS, the jurisdiction of the Boundary Review Board for King County was not invoked for the annexation, and the annexation is therefore deemed approved by the Boundary Review Board on September 12, 1994; and

WHEREAS, by Ordinance No. 3840 adopted on October 26, 1987, the City Council adopted a proposed zoning regulation for the area to be annexed, zoning the area to be annexed R-5; 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 17, 1994, 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

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appearing at said hearing and desiring to be heard in regard to the proposed annexation having been heard by the Council; and

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 chapter 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 property located generally west of 164th Avenue S.E., north of approximately S.E. 44th St., east of a ravine at approximately 154th Avenue S.E., and south of the rear lot lines of properties along S.E. 42nd Place, and more specifically described as follows, is hereby annexed to the City of Bellevue, Washington:

That portion of Section 14, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follow:

Beginning at the Southeast corner of the Northwest quarter of said Section 14; thence Westerly along the South line thereof to the Southwest corner of Tract A, Horizon Rim, as recorded in Volume 142 of Plats, Pages 79-81; thence Northerly along the Westerly line thereof to the West line of the East one-third of the Southeast quarter of the Northwest quarter of said Section 14; thence Northerly along said West line to the Southeasterly margin of S.E. Newport Way (Newport-Issaquah Road No. 941); thence Northeasterly along said Southeasterly margin and the Northeasterly extension thereof to the North line of the South half of the Northeast quarter of said Section 14; thence Easterly along said North line to the Westerly margin of 163rd Avenue S.E.; thence Southerly along said Westerly margin to the Northwesterly margin of 164th Way S.E. (Edward Leifhelm Road No. 1223); thence Southwesterly along said Northwesterly margin to the South line of the Northeast quarter of said Section 14; thence Westerly along said South line to the Southwest corner of the East

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half of the Southwest quarter of the Northeast quarter of said Section 14; thence Northerly along said West line to the South line of the North half of the Southwest quarter of the Southwest quarter of the Northeast quarter of said Section 14; thence Westerly along said South line to East line of the Northwest quarter of said Section 14; thence Southerly along said East line to the Point of Beginning.

Section 2. Upon annexation, the property described in Section 1 of this ordinance 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 property described in Section 1 of this ordinance is classified City of Bellevue R-5 pursuant to the proposed zoning regulation adopted by the City Council pursuant to Ordinance No. 3840 on October 26, 1994.

Section 5. 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 6. 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 7. This ordinance shall take effect and be in force five (5) days after its passage and legal publication.

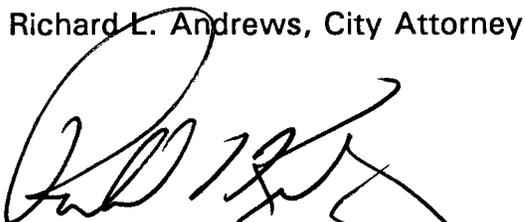
PASSED by the City Council this 17th day of October, 1994, and signed in authentication of its passage this 17th day of October, 1994.

(SEAL)

  
Donald S. Davidson, DDS, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

  
Richard L. Kirkby, Assistant City Attorney

Attest:

  
Myrna L. Basich, City Clerk

Published October 21, 1994