

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4814

AN ORDINANCE adopting a proposed zoning regulation to become effective upon annexation of an area of unincorporated property located generally north of the centerline of I-90, south and west of Lake Sammamish, and south and east of current City limits, commonly referred to as the West Lake Sammamish potential 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 area of unincorporated property located generally north of the centerline of I-90, south and west of Lake Sammamish, and south and east of current City limits, commonly referred to as the West Lake Sammamish potential 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 October 23, 1995 and on November 27, 1995, 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 potential annexation area 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, R-5, R-10, R-20 and NB zoning for the West Lake Sammamish potential 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:

ORIGINAL

Section 1. A proposed zoning regulation is hereby adopted establishing use classification R-3.5 for the following described property located within an area generally north of the centerline of I-90, south and west of Lake Sammamish, and south and east of current City limits commonly referred to as the West Lake Sammamish potential annexation area:

That portion of Sections 1 and 12, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the East line of the West 715.00 feet of Government Lot 1 of said Section 1 and the North line of said government lot; thence Easterly along said North line to the Westerly shoreline of Lake Sammamish; thence Southerly along said Westerly shoreline to the South line of the North 1030.00 feet of Government Lot 1 of said Section 12; thence Westerly along said South line to the centerline of West Lake Sammamish Parkway S.E. (Secondary State Highway No. 2D); thence Northerly along said centerline to the centerline of S.E. 26th Street (F.W. Wood Road); thence Northwesterly along the centerline of said S.E. 26th Street to the Southerly extension of the West margin of West Lake Sammamish Parkway S.E.; thence Northerly along said Southerly extension and West margin to the South line of Government Lot 4 of said Section 1; thence Westerly along said South line to the East line of the West 715.00 feet of said Government Lot 4; thence Northerly along said East line to the North line of the South 126.00 feet of said Government Lot 4; thence Easterly along said North line to the West margin of West Lake Sammamish Parkway S.E.; thence Northerly along said West margin to the North line of the South 189.00 feet of said Government Lot 4; thence Westerly along said North line to the East line of the West 715.00 feet of said Government Lot 4; thence Northerly along said East line and the East line of the West 715.00 feet of Government Lots 1 to 3 of said Section 1 to the Point of Beginning;

TOGETHER with shorelands adjoining.

Section 2. A proposed zoning regulation is hereby adopted establishing use classification R-5 for the following described property located within an area generally north of the centerline of I-90, south and west of Lake Sammamish, and south and east of current City limits commonly referred to as the West Lake Sammamish potential annexation area:

That portion of Sections 11, 12 and 13, Township 24 North, Range 5 East, W.M. and Section 18, Township 24 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the Northwest corner of the Southwest quarter of the Northwest quarter of said Section 12; thence Easterly along the North line thereof to the Southwest corner of Government Lot 1 of said Section 12; thence Northerly along the West line thereof to the centerline of S.E. 26th Street (F.W. Wood Road); thence Southeasterly along said centerline to the centerline of West Lake Sammamish Parkway S.E. (Secondary State Highway No. 2D); thence Southerly along the centerline of West Lake Sammamish Parkway S.E. to the South line of the North 1030.00 feet of said Government Lot 1; thence Easterly along said South line to the Westerly shoreline of Lake Sammamish; thence Southerly along said Westerly shoreline to the South line of the North 180.00 feet of Government Lot 2 of said Section 12; thence Westerly along said South line to a line which bears Southerly and perpendicular to the North line of said Government Lot 2 from a point lying 135.00 feet Easterly of the intersection of the East margin of West Lake Sammamish Parkway S.E. and the North line of said Government Lot 2; thence Northerly along said perpendicular line to the North line of said Government Lot 2; thence Westerly along said North line to the centerline of West Lake Sammamish Parkway S.E.; thence Southerly along said centerline to the South line of the North 188.00 feet of said Government Lot 2; thence Easterly along said South line to the Westerly shoreline of Lake Sammamish; thence Southerly along said Westerly shoreline to the South line of the North half of the South half of said Government Lot 2; thence Westerly along said South line to the centerline of West Lake Sammamish Parkway S.E.; thence Southerly along said centerline to the North line of Government Lot 3 of said Section 12; thence Easterly along said North line to the Westerly shoreline of Lake Sammamish; thence Southerly and Easterly along said Westerly shoreline to a line which bears North from a point 1891.00 feet North and 669.00 feet East of the West quarter corner of said Section 18; thence South to said point; thence East 8.00 feet; thence South 190.00 feet; thence East 103.00 feet; thence South 261.00 feet to a point 1440.00 feet North and 780.00 feet East of the West quarter corner of said Section 18; thence Southerly to the Northeast corner of Lot 30, Timber Lake Park, as recorded in Volume 103 of Plats, Pages 16-18; thence Westerly along the North line thereof and the North line of Lots 31 to 33 of said plat to the East line of Lot 34 of said plat; thence Northerly along said East line to the Southerly most corner of Lot 51 of said plat; thence Northwesterly along the Southwest line thereof to the Easterly

most corner of Lot 50 of said plat; thence Southwesterly along the Southeast line thereof and the Southeast line of Lot 49 of said plat to the Southerly most corner of said Lot 49; thence Southerly along the East line sheet 1 of 3 of Lots 48 and 46 of said plat to the North line of Tract E of said plat; thence Westerly along said North line and the Westerly extension thereof to the SR 901 Line, as shown SR 90 MP 7.71 to MP 11.73, Richards Road to Lake Sammamish, Right of Way and Limited Access Plans, sheets 10 and 11 of 25, dated June 12, 1969; thence Southerly along said SR 901 Line to the Westerly extension of the South line of said Tract E; thence Easterly along said Westerly extension to the East margin of SR 901, as shown on said sheets 10 and 11; thence Southerly along said East margin to an angle point 90.00 feet opposite SR 901 Station 102+00; thence Southerly along a line 90.00 feet Easterly and parallel with said SR 901 Line to the South margin of SR 90, as shown on said sheet 10; thence Westerly along said South margin to the Turnback Line of SR 90, as shown on sheets 9 and 10 of said right of way and limited access plans; thence Northwesterly along said Turnback Line to the South margin of said SR 90 at an angle point 295.16 feet opposite LL-Line Station 595+50, as shown on said sheet 9; thence Northwesterly along said South margin to an angle point 223.98 feet opposite LL-Line Station 588+78.47; thence Northeasterly along a line perpendicular to said LL-Line to the LL-Line; thence Northwesterly along said LL-Line, as shown on sheets 8 and 9 of said right of way and limited access plans to the West line of the Southwest quarter of said Section 12; thence Northerly along said West line to the centerline of 164th Place S.E. (Vasa Park Road No. 111); thence Northwesterly along said centerline to the centerline of S.E. 34th Street (H.L. Phillips Road); thence Northeasterly along the centerline of said S.E. 34th Street to the West line of said Section 12; thence Northerly along said West line to the Point of Beginning;

TOGETHER with shorelands adjoining;

EXCEPT those portions of the Northeast quarter of said Section 13, described as follows:

Commencing at Northeast corner of the Southeast quarter of the Northeast quarter of said Section 13; thence Southerly along the West line thereof 45.00 feet; thence South 75°54'10" East to the Southerly extension of the West line of Sammamish Parkway Phase II, as recorded in Volume 57 of Condominiums, Pages 93-95 and the True Point of Beginning; thence Northerly along said Southerly extension and West line

to the Northwest corner of said condominium; thence Easterly along the North line thereof to the East margin of 178th Avenue S.E. (Fremont Avenue), as shown on the unrecorded plat of Strandvik; thence Northerly along said East margin and the Northerly extension thereof to the centerline of West Lake Sammamish Parkway S.E.; thence Northwesterly along said centerline to the Southerly extension of the East margin of 177th Avenue S.E. (Seattle Avenue), as shown on said unrecorded plat; thence Northerly along said Southerly extension and East margin to the Northwest corner of Lot 12, Block 2 of said unrecorded plat; thence Easterly along the North line thereof to the Southwest corner of Lot 8 of said Block 2; thence Northerly on sheet 2 of 3 along the West line thereof and the West line of Lots 6 and 7 of said Block 2 to the Northwest corner of said Lot 6; thence continuing Northerly along the Northerly extension of said West line to the North margin of S.E. 40th Place (Front Street/Road Way), as shown on said unrecorded plat; thence Easterly along said North margin to the Southwest corner of Lot 5, Block 4 of said unrecorded plat; thence Southerly along the Southerly extension of the West line thereof 20.00 feet; thence Easterly parallel with the South line of said Lot 5 to the East margin of 179th Avenue S.E. (Tacoma Avenue), as shown on said unrecorded plat; thence Southerly along said East margin and the Southerly extension thereof to the centerline of West Lake Sammamish Parkway S.E.; thence Southeasterly along said centerline to a line which bears South 75°54'10" East from the True Point of Beginning; thence North 75°54'10" West along said line to the True Point of Beginning; AND Commencing at the intersection of the West line of the Southeast quarter of the Northeast quarter of said Section 13 and the North margin of Primary State Highway No. 2; thence South 61°14'00" East along said North margin 298.52 feet to the True Point of Beginning; thence continuing South 61°14'00" East 350.00 feet; thence North 28°46'00" East 80.00 feet; thence South 61°14'00" East 285.50 feet; thence South 28°46'00" West 160.00 feet; thence South 61°14'00" East to the West margin of 180th Avenue S.E.; thence Southerly along said West margin to the North margin of SR 90, as shown on sheets 9 and 11 of said right of way and limited access plans; thence Northwesterly along said North margin to the North margin of Primary State Highway No. 2; thence South 61°14'00" East along the North margin of Primary State Highway No. 2 to the True Point of Beginning.

Section 3. A proposed zoning regulation is hereby adopted establishing use classification R-10 for the following described property located within an area generally north of the centerline of I-90, south and west of Lake

Sammamish, and south and east of current City limits commonly referred to as the West Lake Sammamish potential annexation area:

That portion of Government Lot 1, Section 18, Township 24 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the Northeast corner of Tract E, Timber Lake Lane, as recorded in Volume 103 of Plats, Pages 16-18; thence Southerly along the East line thereof to the Southeast corner of said Tract E; thence Westerly along the South line thereof and the Westerly extension of said South line to the SR 901 Line, as shown SR 90 MP 7.71 to MP 11.73, Richards Road to Lake Sammamish, Right of Way and Limited Access Plans, sheet 11 of 25, dated June 12, 1969; thence Northerly along said SR 901 Line to the Westerly extension of the North line of said Tract E; thence Easterly along said Westerly extension and North line to the Point of Beginning.

Section 4. A proposed zoning regulation is hereby adopted establishing use classification R-20 for the following described property located within an area generally north of the centerline of I-90, south and west of Lake Sammamish, and south and east of current City limits commonly referred to as the West Lake Sammamish potential annexation area:

That portion of the Northeast quarter of Section 13, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Commencing at Northeast corner of the Southeast quarter of the Northeast quarter of said Section 13; thence Southerly along the West line thereof 45.00 feet; thence South $75^{\circ}54'10''$ East to the Southerly extension of the West line of Sammamish Parkway Phase II, as recorded in Volume 57 of Condominiums, Pages 93-95 and the True Point of Beginning; thence Northerly along said Southerly extension and West line to the Northwest corner of said condominium; thence Easterly along the North line thereof to the East margin of 178th Avenue S.E. (Fremont Avenue), as shown on the unrecorded plat of Strandvik; thence Northerly along said East margin to the Southwest corner of Lot 17, Block 2 of said unrecorded plat; thence Westerly along the Westerly extension of the South line thereof to the centerline of said 178th Avenue S.E.; thence Northerly along said centerline and the Northerly extension thereof to the North margin of S.E. 40th Place (Front Street/Road Way), as shown on said unrecorded plat; thence Easterly along said North margin to the Southwest corner of Lot 5, Block 4 of said unrecorded plat; thence Southerly along the Southerly extension of the West line thereof 20.00

feet; thence Easterly parallel to the South line of said Lot 5 to the East margin of 179th Avenue S.E. (Tacoma Avenue), as shown on said unrecorded plat; thence Southerly along said East margin and the Southerly extension thereof to the centerline of West Lake Sammamish Parkway S.E. (Secondary State Highway No. 2D); thence Southeasterly along said centerline to a line which bears South 75°54'10" East from the True Point of Beginning; thence North 75°54'10" West along said line to the True Point of Beginning.

AND:

That portion of the Southeast quarter of the Northeast quarter of Section 13, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Commencing at intersection of the West line of said subdivision and the North margin of Primary State Highway No. 2; thence South 61°14'00" East along said North margin 298.52 feet to the True Point of Beginning; thence continuing South 61°14'00" East 350.00 feet; thence North 28°46'00" East 80.00 feet; thence South 61°14'00" East 285.50 feet; thence South 28°46'00" West 160.00 feet; thence South 61°14'00" East to the West margin of 180th Avenue S.E.; thence Southerly along said West margin to the North margin of SR 90, as shown SR 90 MP 7.71 to MP 11.73, Richards Road to Lake Sammamish, Right of Way and Limited Access Plans, sheets 9 and 11 of 25, dated June 12, 1969; thence Northwesterly along said North margin to the North margin of Primary State Highway No. 2; thence South 61°14'00" East along the North margin of Primary State Highway No. 2 to the True Point of Beginning.

AND:

That portion of the South half of the South half of Government Lot 2, Section 12, Township 24 North, Range 5 East, W.M., in King County, Washington, LYING East of the centerline of West Lake Sammamish Parkway S.E. (Secondary State Highway No. 2D);

TOGETHER with shorelands adjoining.

Section 5. A proposed zoning regulation is hereby adopted establishing use classification NB (Neighborhood Business) for the following described property located within an area generally north of the centerline of I-90, south

ORIGINAL

and west of Lake Sammamish, and south and east of current City limits commonly referred to as the West Lake Sammamish potential annexation area:

That portion of Government Lot 2, Section 12, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the East margin of West Lake Sammamish Parkway S.E. (Secondary State Highway No. 2D) and the North line of said government lot; thence Easterly along said North line 135.00 feet; thence Southerly along a line perpendicular to said North line to the South line of the North 180.00 feet of said government lot; thence Easterly along said South line to the Westerly shoreline of Lake Sammamish; thence Southerly along said Westerly shoreline to the South line of the North 188.00 feet of said government lot; thence Westerly along said South line to the centerline of West Lake Sammamish Parkway S.E.; thence Northerly along said centerline to the North line of said government lot; thence Easterly along said North line to the Point of Beginning;

TOGETHER with shorelands adjoining.

AND:

That portion of Government Lot 2, Section 13, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the centerline of West Lake Sammamish Parkway S.E. (Secondary State Highway No. 2D) and the Southerly extension of the East margin of 177th Avenue S.E. (Seattle Avenue), as shown on the unrecorded plat of Strandvik; thence Northerly along said Southerly extension and East margin to the Northwest corner of Lot 12, Block 2 of said unrecorded plat; thence Easterly along the North line thereof to the Southwest corner of Lot 8 of said Block 2; thence Northerly along the West line thereof and the West line of Lots 6 and 7 of said Block 2 to the Northwest corner of said Lot 6; thence continuing Northerly along the Northerly extension of said West line to the North margin of S.E. 40th Place (Front Street), as shown on said unrecorded plat; thence Easterly along said North margin to the Northerly extension of the centerline of 178th Avenue S.E. (Fremont Avenue), as shown on said unrecorded plat; thence Southerly along said Northerly extension and centerline to the Westerly extension of the South line of Lot 17 of said Block 2; thence Easterly along said Westerly extension to the East margin of 178th Avenue S.E.; thence Southerly along said East margin and the

ORIGINAL

Southerly extension thereof to the centerline of West Lake Sammamish Parkway S.E.; thence Northwesterly along said centerline to the Point of Beginning.

Section 6. The proposed zoning regulations set forth in Sections 1-5 of this ordinance shall become effective upon annexation to the City of Bellevue of the property described in those sections of this ordinance.

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

PASSED by the City Council this 11th day of December, 1995, and signed in authentication of its passage this 11th day of December, 1995.

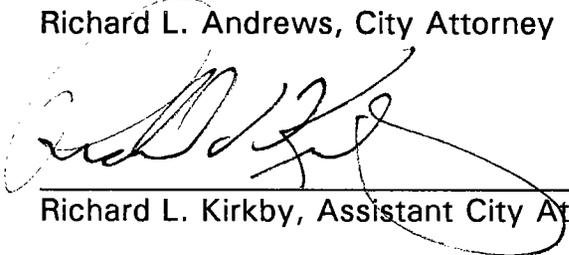
(SEAL)



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 December 15, 1995