

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5207

AN ORDINANCE adopting a proposed zoning regulation to become effective upon annexation of a 7.19 acre area in unincorporated King County located at 6031 and 6205 - 168<sup>th</sup> Place S.E. (Martin/Paschal 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 a 7.19 acre area within unincorporated King County located at 6031 and 6205 - 168<sup>th</sup> Place S.E., and commonly referred to as the Martin/Paschal annexation area, may be annexed by the City of Bellevue in the near future; and

WHEREAS, pursuant to RCW 35A.14.340, public hearings were held by the City Council on February 7, 2000 and on March 20, 2000, 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 zoning for the area to be annexed 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-3.5 for the following described areas within unincorporated King County located at 6031 and 6205 - 168<sup>th</sup> Place S.E. and commonly referred to as the Martin/Paschal annexation area:

That portion of the south half of the south half of the southwest quarter of section twenty-four (24), township twenty-four (24) north, range five (5) east, W.M., described as follows:

Beginning at a point on the section line between sections twenty-four (24) and twenty-five (25) of said township and range, 800 feet east of the southwest corner of said section 24; thence north parallel with the east line of said section 495 feet to the true point of beginning, thence east 660 feet parallel with the south boundary line of said section; thence north 165 feet; thence west 660 feet; thence south 165 feet to the true point of beginning; EXCEPT county road;

and

Beginning at a point 800 feet east of the southwest corner of the northwest quarter of the southwest quarter of section 24, township 24 north, range 5 east, W.M., in King County, Washington, and running thence south 385 feet to the true point of beginning; thence continuing south 275 feet; thence east 660 feet; thence north 275 feet; thence west 660 feet to the true point of beginning; EXCEPT that portion thereof conveyed to King County, Washington for road by deed recorded under auditor's file No. 1617973 and EXCEPT that portion of the east 30 feet thereof conveyed to King County, Washington for Cougar Mountain Road by deed recorded under auditor's file No. 4678886.

That portion of the south half of the southwest quarter of section 24, township 24 north, range 5 east, W.M., in King County, Washington, described as follows:

Beginning at the northwest corner of said subdivision; thence east 1460 feet; thence south 660 feet to the true point of beginning; thence west 660 feet, more or less, to a point 800 feet east of the west line of said subdivision, as measured parallel with the south line of said subdivision; thence southerly parallel with said west line of subdivision 33 feet, more or less, to a point 660 feet north of the south line of said subdivision; as measured parallel with said west line of subdivision; thence easterly parallel with said south line of subdivision 660 feet; thence northerly 55 feet, more or less, to the true point of beginning; EXCEPT that portion thereof conveyed to King County, Washington for road by deed recorded under auditor's file No. 1617973 and EXCEPT that portion of the east 30 feet thereof conveyed to King County, Washington for Cougar Mountain Road by deed recorded under auditor's file No. 4678886.

SUBJECT TO: Right to make all necessary slopes for cuts and fills, as granted by deed recorded under auditor's file No. 4678886.

Section 2. The proposed zoning regulation set forth in Section 1 of this ordinance shall become effective upon annexation to the City of Bellevue of the property described in Section 1 of this ordinance.

Section 3. 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 4. This ordinance shall take effect and be in force five days after its passage and legal publication.

Passed by the City Council this 20th day of March, 2000, and signed in authentication of its passage this 20th day of March, 2000.

(SEAL)

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Chuck Mosher, Mayor

Approved as to form:  
Richard L. Andrews, City Attorney

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Richard L. Kirkby, Assistant City Attorney  
Attest:

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Myrna L. Basich, City Clerk  
Published March 24, 2000