

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5671

AN ORDINANCE amending an existing zoning ordinance to remove a condition restricting density to one unit per acre on property located at 16523 Cougar Mountain Way in the Newcastle Subarea.

WHEREAS, the City of Bellevue received a rezone application to amend Ordinances 3840 and 4044 to remove a condition restricting density to one unit per acre to allow approval of a four lot short plat at 16523 Cougar Mountain Way in the Newcastle Subarea, known as the Murphey rezone; and

WHEREAS, on January 9, 2006 a public hearing was held before the Hearing Examiner for the City of Bellevue pursuant to notice required by law: and

WHEREAS, on April 17, 2006 the Hearing Examiner recommended approval of the rezone application amending Ordinances 3840 and 4044, and made and entered findings of fact and conclusions based thereon in support of that recommendation, and no timely appeal thereof has been filed; 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 amending an existing zone ordinance of said property to remove a condition restricting density to one unit per acre; 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:

Section 1. The City Council adopts the Findings of Fact and Conclusions based thereon, made and entered by the Hearing Examiner in support of the recommendation to the City Council with regard to the hereinafter described property located at 16523 Cougar Mountain Way as set forth in "Findings of Fact, Conclusions of Law and Recommendation In the Matter of the Application of John Murphey to Amend an Existing Zone Ordinance Removing a Condition Restricting Density to One Unit Per Acre to Allow Approval of a Four Lot Short Plat At 16523 Cougar Mountain Way in The Newcastle Subarea," File No. 05-127874-LQ.

Section 2. The following described real property is hereby reclassified by amendment of Condition 1 in Section 2 Ordinance 4044 and in Section 2a of Ordinance 3840:

ORIGINAL

Lot 1, King County Short Plat Number 879009, as filed under Recording No. 8109100499, in King County, Washington.

Section 3. As applicable to the real property described in Section 2 above only, Condition 1 in Section 2 of Ordinance 4044 and in Section 2a of Ordinance 3840 is hereby amended as follows:

1. Development shall follow the dimensional standards of the R-3.5 zone. However, the overall density of development shall not exceed one unit per acre, except that development of the Murphey rezone property shall be limited to four lots and to an average minimum lot size of 20,000 square feet.

Section 4. This ordinance shall take effect and be in force five (5) days after passage and legal publication.

Passed by the City Council this 15<sup>th</sup> day of May, 2006  
and signed in authentication of its passage this 15<sup>th</sup> day of May, 2006.

(SEAL)

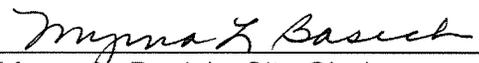
  
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Grant Degginger, Mayor

Approved as to form:

Lori M. Jordan, City Attorney

  
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Mary Kate Berens, Deputy City Attorney

Attest:

  
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Myrna L. Basich, City Clerk

Published May 19, 2006