

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6018

AN ORDINANCE adopting a proposed zoning regulation to become effective upon annexation of a 63-acre area in unincorporated King County located generally south of SE 51st Street, west of 150th Place SE, north of SE 58th Street, and east of 145th Place SE, and within Bellevue's Potential Annexation Area (PAA), known as Hilltop.

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 63-acre area in unincorporated King County located generally south of SE 51st St., west of 150th PI SE, north of SE 58th St., and east of 145th PI SE., and within Bellevue's PAA, known as Hilltop 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 August 1, 2011, and September 6, 2011, 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 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-2.5 for the property 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 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-2.5 for the property in unincorporated King County located generally south of SE 51st St., west of 150th PI SE, north of SE 58th St., and east of 145th PI SE. and legally described as follows:

HILLTOP ANNEXATION AREA

Commencing at the Southeast corner of the Northeast Quarter of Section 22, Township 24 North, Range 5 East, W.M., being the TRUE POINT OF BEGINNING;

Thence Westerly along the South line of said Northeast Quarter to the Southwest corner of the Southeast Quarter of said Northeast Quarter;

Thence Northerly along the West line of said Southeast Quarter of the Northeast Quarter, also being the Westerly boundary of the plat of Hilltop Community, recorded in Volume 47 of Plats, Pages 28-29, records of King County, to the Southwest corner of the plat of Belvedere, recorded in Volume 152 of Plats, Pages 40-41, records of King County;

Thence Easterly along the South line of said plat of Belvedere to the Southeasterly corner thereof;

Thence Northerly along the East boundary of said plat and the extension thereof, which becomes common with the East boundaries of Lots 1 and 2, Block 1, plat of Horizon View Addition Division A, recorded in Volume 48 of Plats, Pages 44-47, records of King County, to the Southwest corner of Lot 3 of said plat of Horizon View;

Thence Easterly along the North boundary of the plat of Hilltop Community, also being the South boundary of the plat of Horizon View Addition Division A, to the Northeasterly corner of the plat of Hilltop Community;

Thence Southerly along the East boundary of said plat of Hilltop Community to the Southeast corner thereof;

Thence Westerly along the South boundary of said plat also being the North boundary of Lots 60-70 of the plat of Forest Glen East Division 2, recorded in Volume 121 of Plats, Pages 22-25, records of King County, to the Northwest corner of said Lot 70, being a point on the East line of the Southeast Quarter of Section 22, Township 24 North, Range 5 East, W.M.;

Thence Northerly along said East line to the Southeast corner of the Northeast Quarter of said Section 22, being the TRUE POINT OF BEGINNING.

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.

ORIGINAL

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09/01/11

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 6th day of September, 2011, and signed in authentication of its passage this 6th day of September, 2011.

(SEAL)



Don Davidson, DDS
Mayor

Approved as to form:

Lori M. Riordan, City Attorney



Mary Kate Berens, Deputy City Attorney

Attest:



Myrna L. Basich, City Clerk

Published September 9, 2011

second public hearing the Council may approve, disapprove, or modify the proposed R-2.5 pre-annexation zoning.

If the Council approves the proposal, the zoning designation will take effect upon annexation of the Hilltop unincorporated area. Annexation of the area is a separate process which Council will commence later tonight under Agenda Item 11 with a motion to accept "ten-percent" Notices of Intent to annex for Hilltop and for the adjacent Horizon View community.

EFFECTIVE DATE

If adopted by Council, this Ordinance becomes effective on September 14, 2011.

OPTIONS

1. Accept testimony from the second public hearing tonight and adopt Ordinance No. 6018 establishing R-2.5 pre-annexation zoning for the Hilltop unincorporated area.
2. Accept testimony from the second public hearing and do not adopt Ordinance No. 6018.
3. Accept testimony from the second public hearing, do not adopt Ordinance No. 6018, and provide alternative direction to staff.

RECOMMENDATION

Staff recommends Option #1.

MOTION

I move that the City Council adopt Ordinance No. 6018 establishing R-2.5 pre-annexation zoning for the Hilltop unincorporated area.

ATTACHMENTS

1. Proposed pre-annexation zoning map
2. Comprehensive Plan map
3. Second pre-annexation zoning public hearing notice
4. Ordinance No. 6018

Minutes of August 1, 2011, Council discussion are provided under the Minutes tab within this packet.

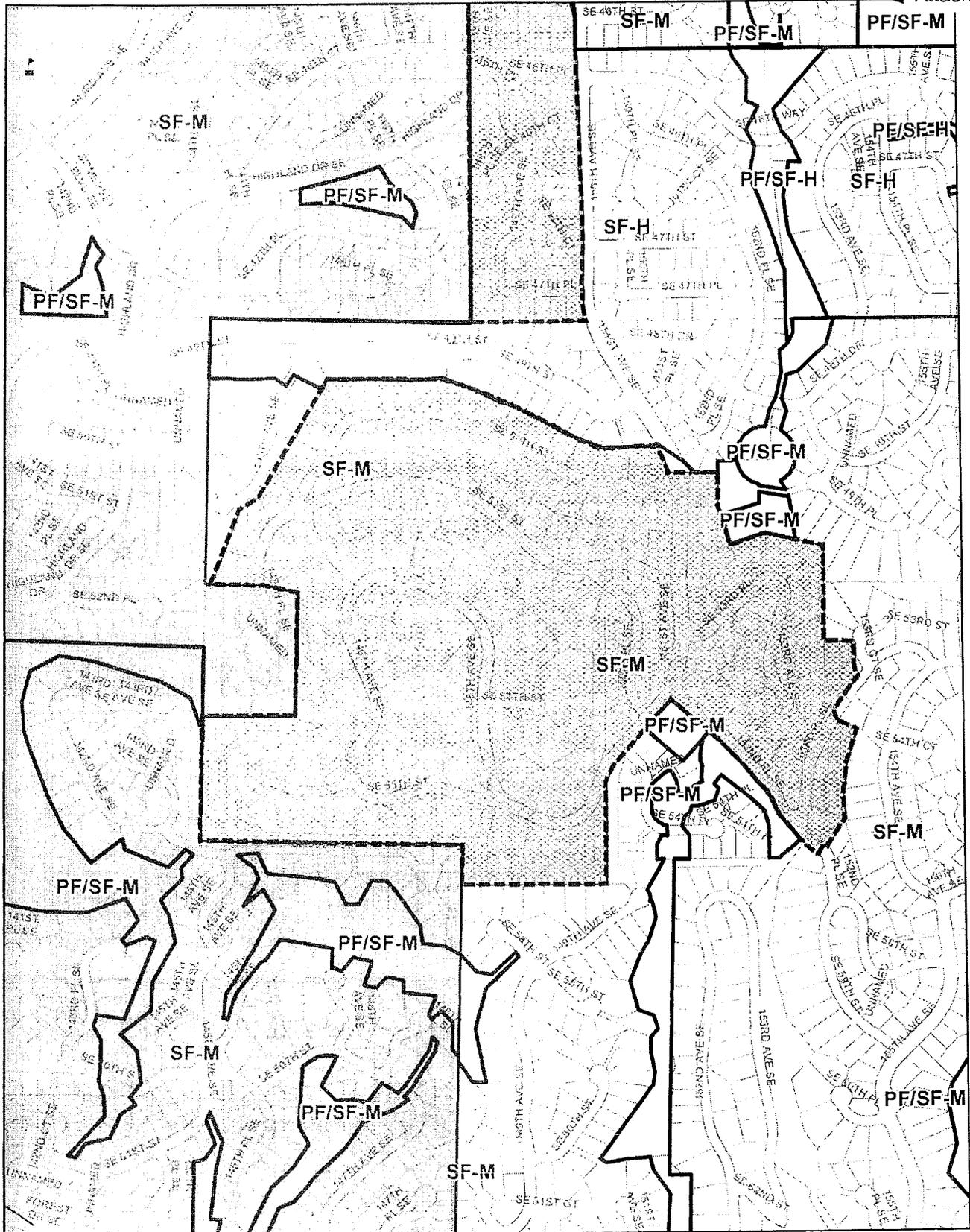


FIGURE S-NC.2
Newcastle Subarea Comprehensive Plan: Hilltop



- SF Single Family
- MF Multi Family
- L Low Density
- M Medium Density
- H High Density
- UR Urban Residential

- PO Professional Office
- O Office
- OLB Office, Limited Business
- OLB-OS Office, Open Space
- NB Neighborhood Business
- CB Community Business

- GC General Commercial
- LI Light Industrial
- PF Public Facility
- P Park

- Fire Stations
- Public Schools
- Lakes

Bellevue City Limits (6/2008)



CITY OF BELLEVUE
BELLEVUE CITY COUNCIL
PUBLIC HEARING NOTICE

Rules of Procedure are available at the City Clerk's Office

The Bellevue City Council will hold a public hearing during its Regular Meeting on **Tuesday, September 6, 2011, at 8:00 p.m.** in the City Council Chambers in Bellevue City Hall, 450 110th Ave NE, Bellevue, regarding:

Hilltop PAA Pre-Annexation Zoning

Application to establish R-2.5 pre-annexation zoning for property known as the Hilltop Potential Annexation Area located in the Newcastle Subarea.

File Number: 11-110362-AA

Location: generally in an area south of SE 51st St., west of 150th Pl SE, north of SE 58th St., and east of 145th Pl SE.

Neighborhood: Eastgate/Cougar Mountain

Applicant: City of Bellevue Planning and Community Development

Approvals required: This is the second of two public hearings required by chapter 35A.14.340 RCW.

SEPA: Determination of Non-Significance (DNS) issued on July 14, 2011.

Any person may participate in the public hearing by submitting written comments to the Director of PCD prior to the public hearing, or by submitting written comments or making oral comments to the City Council at the hearing. All written comments received by the Director will be transmitted to the City Council no later than the date of the public hearing.

Planner: Nicholas Matz AICP (425) 452-5371

Applicant Contact: Nicholas Matz AICP (425) 452-5371

Planner email: nmatz@bellevuewa.gov

The City Council may approve or disapprove an ordinance adopting R-2.5 pre-annexation zoning for the Hilltop PAA.

Written comments may be addressed to the City Council in care of Michelle Murphy, Deputy City Clerk, P.O. Box 90012, Bellevue, WA 98009.

Posting/Publication Date: August 22, 2011