1086-ORD
05/28/09

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5880

AN ORDINANCE annexing to the City of Bellevue a 146-acre site, owned by the City, and contiguous to the City Boundary located in the Newcastle Subarea generally west of Lakemont Boulevard to the Newcastle city limits, and north of Newcastle-Coal Creek Road to the Bellevue city limits, and within Bellevue's Potential Annexation Area (PAA), commonly referred to as the Coal Creek Natural Area Annexation, by the municipal purpose method of annexation.

WHEREAS, RCW 35A.14.300 authorizes legislative bodies of code cities by a majority vote to annex territory outside the limits of such city whether contiguous or noncontiguous for any municipal purpose when such territory is owned by the City; and

WHEREAS, a proposed zoning regulation was established for the area to be annexed pursuant to Ordinance No. 5879 adopted on June 1, 2009, classifying the area to be annexed R-1; and

WHEREAS, on April 11, 2005, the City Council adopted Resolution No. 7166 agreeing to the transfer of ownership of Coal Creek Natural Area from King County to the City and entering into an Interlocal Agreement (ILA); and

WHEREAS, the transfer of ownership was recorded with the County on April 14, 2005; and

WHEREAS, municipal purpose annexations are not subject to the jurisdiction of the King County Boundary Review Board; and

WHEREAS, all statutory requirements have been complied with, including those set forth in RCW 35A.14.300; and

WHEREAS, annexation actions are exempt from the State Environmental Policy Act and the provisions of the City's Environmental Procedures Code; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The following described property located in the Newcastle Subarea generally west of Lakemont Boulevard to the Newcastle city limits, and north of Newcastle-Coal Creek Road to the Bellevue city limits and commonly

referred to as the Coal Creek Natural Area is hereby annexed to the City of Bellevue, Washington:

That portion of Sections 26 and 27, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Northwest corner of the Northeast quarter of said Section 27; thence Southerly along the West line thereof to the Southwest corner of the North half of the Northeast quarter of said Section 27; thence Easterly along the South line thereof to the West line of the Northwest quarter of said Section 26; thence Southerly along said West line to the Northerly margin of Newcastle-Coal Creek Road; thence Easterly and Southeasterly along said Northerly margin to the West line of the Southeast quarter of said Section 26; thence Southerly along said West line to the Southerly margin of said Newcastle-Coal Creek Road; thence Southeasterly, Easterly and Northeasterly along said Southerly margin to the Northerly margin of County Road No. 66; thence Westerly along the Westerly extension of the Northerly margin of said County Road No. 66 to the Westerly margin of said Newcastle-Coal Creek Road; thence Northerly along said Westerly margin to the South line of the North 680.00 feet of the Southeast quarter of said Section 26; thence Westerly along said South line 400.43 feet; thence North 32°02'50" West 425.85 feet to the South line of the North 324.00 feet of said Southeast quarter; thence Westerly along said South line to a point 134.09 feet East of the West line of said Southeast quarter; thence North 16°27'31" West 445.05 feet to the West line of the Northeast quarter of said Section 26, said point being on the North line of the South 100 feet of said Northeast quarter; thence Easterly along said North line 736.09 feet to the Westerly margin of Lakemont Boulevard S.E. (Newcastle-Coal Creek Road on the King County Engineers' plans of survey 27-24-5-5); thence Northwesterly along said Westerly margin 938.12 feet to the Southeast corner of Tract C, Forest Ridge Estates Division II, as recorded in Volume 151 of Plats, Pages 63-67 and the Bellevue City Limits, as established by City of Bellevue Ordinance No. 3493; thence Westerly along the following 35 courses of said city limits:

South 72°07'17" West 658.48 feet;
thence South 12°59'41" West 266.83 feet;
thence North 74°53'26" West 517.90 feet;
thence North 51°37'57" West 153.05 feet;
thence North 26°33'54" West 268.33 feet;
thence North 61°11'21" West 114.13 feet;
thence South 71°33'54" West 94.87 feet;
thence North 40°21'52" West 131.24 feet;
thence North 20°33'22" West 42.72 feet;
thence North 70°54'23" West 137.57 feet;
thence North 53°31'51" West 143.00 feet;
thence North 65°51'16" West 317.81 feet;

thence South 53°58'21" West 136.02 feet;
thence South 68°57'45" West 139.28 feet;
thence North 74°44'42" West 114.02 feet;
thence North 56°18'36" West 108.17 feet;
thence North 23°11'55" West 76.16 feet;
thence North 55°37'11" West 115.11 feet;
thence North 63°26'06" West 178.89 feet;
thence North 55°13'20" West 219.15 feet;
thence North 29°14'56" West 143.26 feet;
thence North 90°00'00" West 50.00 feet;
thence North 56°18'36" West 126.19 feet;
thence North 84°17'22" West 100.50 feet;
thence North 56°18'36" West 144.22 feet;
thence South 59°02'10" West 116.62 feet;
thence North 72°21'00" West 115.43 feet;
thence North 45°00'00" West 197.99 feet;
thence North 72°43'07" West 235.64 feet;
thence South 87°16'25" West 105.12 feet;
thence South 70°01'01" West 58.52 feet;
thence North 90°00'00" West 60.00 feet;
thence North 68°11'55" West 64.62 feet;
thence North 87°02'05" West 54.47 feet to the West line of the Northeast quarter of the Northeast quarter of said Section 27;
thence North 1°13'52" East along said West line 500.00 feet to the North line of the Northeast quarter of said Section 27;

thence Westerly leaving the city limits, as established by said City of Bellevue Ordinance No. 3493 along the North line of the Northeast quarter of said Section 27 to the Point of Beginning.

Section 2. The property described in Section 1 of this ordinance is classified City of Bellevue R-1 pursuant to the proposed zoning regulation adopted by the City Council pursuant to Ordinance No. 5879.

Section 3. The Comprehensive Plan of the City of Bellevue shall be deemed to apply to the property described in Section 1 of this ordinance from the effective date.

Section 4. This ordinance shall take effect and the property described in Section 1 of this ordinance shall become part of the City of Bellevue five days from the date of adoption and legal publication.

Section 5. 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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Passed by the City Council this 1st day of June, 2009 and signed in authentication of its passage this 1st day of June, 2009.

(SEAL)

Grant S. Degginger, Mayor

Approved as to form:

Lori M. Riordan, City Attorney

Mary Kate Berens, Deputy City Attorney

Attest:

Myrna L. Basich, City Clerk

Published June 4, 2009