

**ORIGINAL**

WP0314C-ORD  
04/28/94

**CITY OF BELLEVUE, WASHINGTON**

**ORDINANCE NO. 4651**

**AN ORDINANCE reclassifying approximately 1.82 acres of property located at 1640 - 148th Avenue S.E. on application of Mercer International, Inc.**

**WHEREAS, Mercer International, Inc, applied to the City to rezone approximately 1.82 acres of property located at 1640 - 148th Avenue S.E. from PO (Professional Office) to R-20; and**

**WHEREAS, on March 24, 1994 a public hearing was held on the reclassification application before the Hearing Examiner for the City of Bellevue pursuant to notice as required by law; and**

**WHEREAS, on April 11, 1994 the Hearing Examiner recommended approval of the rezone application and made and entered findings of fact and conclusions based thereon in support of her recommendation; 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 the reclassification of the hereinafter described property located at 1640 - 148th Avenue S.E.; 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 her recommendation to the City Council approving the reclassification request with regard to the hereinafter described property located at 1640 - 148th Avenue S.E, as set forth in "Findings, Conclusions and Recommendation of the Hearing Examiner for the City of Bellevue in the Matter of the Application of Mercer International, Inc. For a Reclassification. File No. REZ 93-9961".**

**Section 2. The following described property is reclassified from PO (Professional Office) to R-20:**

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The East 264 feet of the West 294 feet of the South 300 Feet of the North 660 feet of the Northwest quarter of the Southwest quarter of Section 2, Township 24 North, Range 5 East W.M., King County, Washington.

This reclassification is subject to the following condition:

Prior to issuance of any building permit, the applicant shall comply with Land Use Code Section 20.20.128.B.3 for the provision of affordable housing and shall sign any necessary agreements with the City to implement these requirements. For purposes of calculating the required number of affordable units, the maximum allowable density under the original (PO) zoning is 10 units per acre. The City may agree, at its sole discretion, to subordinate any affordable housing regulatory agreement for the purposes of allowing the owner to obtain financing for development of the property, consistent with any applicable provisions of the Land Use Code in effect at the time of issuance of the development permit(s).

This classification is further conditioned on full compliance by the owner of said property and its heirs, assigns, grantees or successors in interest, with the terms and conditions of that certain Concomitant Agreement executed by the owner of said property, which has been given Clerk's Receiving No. 20437, and which has been adopted by reference into this ordinance as if it were fully set forth herein.

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

PASSED by the City Council this 16th day of May, 1994,  
and signed in authentication of its passage this 16th day of  
May, 1994.

(SEAL)

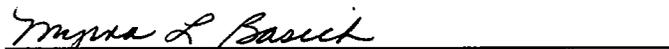
  
Donald S. Davidson, DDS, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

  
Richard L. Andrews, City Attorney

Attest:

  
Myrna L. Basich, City Clerk

Published May 20, 1994