1279-ORD
05/21/12

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6059

AN ORDINANCE annexing to the City of Bellevue 786 acres known as the South Bellevue – Eastgate and Tamara Hills Annexation, located south of I-90 in the Newcastle Subarea PAA by Direct Petition under RCW 35A.14.120-.150 and establishing an effective date.

WHEREAS, petitioners, the owners of property constituting not less than 10 percent in area, prior to initiation of their petition, notified the City Council of their intention to commence annexation proceedings for the area described below, and the City Council met with said initiating owners and determined that the City would accept the proposed annexation provided that existing City indebtedness shall be assumed by the area to be annexed; and

WHEREAS, thereafter sufficient petitions for annexation were filed with the City Council pursuant to RCW 35A.14.120, signed by the owners of not less than 50 percent of the area of the property for which annexation is petitioned, seeking annexation to the City of Bellevue of contiguous property known as the South Bellevue – Eastgate and Tamara Hills Annexation located south of I-90 in the Newcastle Subarea PAA; and

WHEREAS, a proposed zoning regulation was established for the area to be annexed pursuant to Ordinance No. 3840 adopted on October 26, 1987, classifying the area to be annexed R-3.5, R-5, R-10 and PO; and

WHEREAS the projected cost to provide municipal services to the annexation area exceeds the projected general revenue that the city would otherwise receive from the annexation area on an annual basis; and

WHEREAS, by Ordinance No. 6045 the City of Bellevue has imposed the sales tax authorized by RCW 82.14.415, effective July 1, 2012; and

WHEREAS, the City Council fixed March 5, 2012, at the hour of 8:00 p.m. as the date and time for a public hearing on said proposed annexation and caused notice of such hearing to be published and posted in accordance with the law, and the hearing having been held on that date and all interested parties appearing at said hearing and desiring to be heard in regard to the proposed annexation having been heard by the Council; and

WHEREAS, the City of Bellevue submitted the annexation to the King County Boundary Review Board as per RCW 36.93.100 and after required review and a 45-day waiting period the annexation was deemed approved by the Board; and

WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Procedures Code;

WHEREAS, all statutory requirements have been complied with, including those set forth in RCW Chapter 35A.14 inclusive and chapter 36.93 inclusive; now, therefore,

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

Section 1. The following described property located south of I-90 in the Newcastle Subarea PAA is hereby annexed to the City of Bellevue, Washington:

EASTGATE ANNEXATION AREA

Beginning at a point on the North line of the Southwest Quarter of the Southwest Quarter of Section 10, Township 24 North, Range 5 East, W.M. being 332.94 feet West of the Northeast corner of said Southwest Quarter and also being the Northwest corner of the plat of Eastgate Addition Division "P", recorded in Volume 59 of Plats, Page 99, records of King County, said point being the TRUE POINT OF BEGINNING;

Thence Easterly along said North line to the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 10;

Thence Easterly along the North line of the South Half of the Southeast Quarter of said Section 10, also being the North line of Eastgate Addition Division "H" and Eastgate Addition Division "G", recorded in Volume 54 of Plats, Pages 18-19, records of King County, to the Northwest corner of Lot 5, Block 9, of said Division "G" plat;

Thence Southerly along the West line of said Lot 5 to the North margin of S.E. 37th Street;

Thence Easterly along said North margin to the East line of Lot 8 in said Block 9;

Thence Northerly along said East line to the point where said line intersects the South margin of S.E. 36th Street also being the Southwest margin of the FR6 line as shown on SR90 MP7.71 to MP 11.73, Richards Road to Lake Sammamish Right of Way and Limited Access Plans, sheet 5 of 25, dated June 12, 1969;

Thence Westerly along said South margin to the North line of the South Half of the Southeast Quarter of said Section 10;

Thence Easterly along said North line to the intersection with the Northerly margin of the FR6 line as shown on the SR90 plans;

Thence Southeasterly along said FR6 line to the East line of said Section 10, also being the East line of Block 9 of said Division "G" plat;

Thence Southerly along the East line of said Section 10 to the centerline of vacated S.E. 37th Street;

Thence Easterly along said centerline to the Northerly extension of the East line of Block 1 of said Division "G" plat;

Thence Southerly along said East line to the Northwest corner of Lot 1, Block 1 of the plat of Eastgate Addition Division "A", recorded in Volume 51 of Plats, Pages 84-85, records of King County;

Thence Southeasterly along the Northeasterly line of said Lot 1 and the extension thereof to the centerline of S.E. Allen Road (148th Ave. S.E.);

Thence Northeasterly along the centerline of S.E. Allen Road to the centerline of S.E. 38th Street;

Thence Easterly and Northeasterly along the centerline of S.E. 38th Street to intersection with the centerline 154th Avenue S.E.;

Thence Northerly along said centerline to the Westerly extension of the North line of Lot 1, Block 7, of the plat of Eastgate Addition Division "B", recorded in Volume 52 of Plats, Pages 13-18, records of King County;

Thence Easterly along the North line of said Block 7 to the Northwest corner of Tract B of said plat;

Thence continuing Easterly and Southerly along the Northerly line of said Tract B to the North-South centerline of Section 11, Township 24 North, Range 5 East, W.M., also being the East line of Block 8 of said Eastgate Addition Division "B";

Thence Southerly along said North-South centerline to the South Quarter Corner of said Section 11;

Thence Easterly along the South line of said Section 11 to the Northwest corner of Lot 7 of the plat of Martindale Addition No. 2, recorded in Volume 45 of Plats, Page 43, records of King County;

Thence Southerly along the West line of said Lot 7 to a point on the South line of the North 260 feet of said Lot 7;

Thence Easterly parallel with the North line of said plat to the East line of Lot 1 of said plat;

Thence Northerly along the East line of said Lot 1 to its Northeast corner, also being the East 1/16 corner on the South line of said Section 11;

Thence Northerly along the West line of the Southeast Quarter of the Southeast Quarter of said Section 11 to the intersection with the Southerly Right of Way of Primary State Highway No. 2 (I-90), being the Northwest corner of Lot 3, Block 4, of the plat of Leawood Addition, recorded in Volume 62 of Plats, Page 90, records of King County;

Thence Southeasterly along the Southerly Right of Way of Primary State Highway No. 2 (I-90), also being the original Northerly boundary of the plat of Leawood Addition, to the intersection with the South line of said Section 11;

Thence Easterly along said Section line to the Southeast corner of said Section 11, also being the Northwest corner of Section 13, Township 24 North, Range 5 East, W.M.;

Thence Southerly along the East line of said Section 13 to the Southerly prohibited access of SR90, as shown on SR90 MP7.71 to MP 11.73, Richards Road to Lake Sammamish Right of Way and Limited Access Plans, sheets 9, 10 and 11 of 25, dated June 12, 1969, also being the Northeast corner of Lot 13, Block 5, of the plat of Leawood Addition;

Thence Southeasterly along said Southerly prohibited access line of SR90 to a point at LL-Line Station 595+50, as shown on said sheet 9 of 25;

Thence Southerly to a point 295.16 feet opposite said LL-Line Station 595+50, as shown on said sheet 9 of 25;

Thence Westerly along the old Existing Right of Way as shown on said sheet 9 of 25 to the East line of Lot 26 of the plat of St. Francis Wood, recorded in Volume 86 of Plats, Pages 17-18, records of King County;

Thence Southerly along the East line of said plat to the Southeast corner thereof, being a point on the South line of the Northeast Quarter of Section 13, Township 24 North, Range 5 East, W.M.;

Thence Westerly along said South line of said Northeast Quarter and continuing Westerly along the South line of the Northwest Quarter to the West 1/16 corner on said line, also being the Northwest corner of the plat of Vuemont Vista Division No. 1, recorded in Volume 121 of Plats, Pages 52-55, records of King County;

Thence Southerly along the West line of said plat to the Southwest corner of Lot 1 thereof, also being a point on the East line of Lot 5, Block 1 of the plat of Eastmont Home Tracts, recorded in Volume 57 of Plats, Pages 90-91, records of King County;

Thence continuing Southerly along the East line of said Lot 5 to the Southeast Corner thereof;

Thence Westerly along the South line of said plat to the Northwest corner of the South Half of the Northeast Quarter of the Southwest Quarter of the Southwest Quarter of said Section 13;

Thence Southerly along the West line of said South Half to the Southwest corner of the Northeast Quarter of the Southwest Quarter of the Southwest Quarter of said Section 13;

Thence Westerly along the North line of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of said Section 13 to the East line of the West 30 feet of said Section 13;

Thence Northerly along said East line to a point on the North line of the Northwest Quarter of the Southwest Quarter of said Section 13;

Thence Westerly to the South 1/16 corner on the East line of said Section 13;

Thence Westerly along the North line of the South Half of the Southeast Quarter of Section 14, Township 24 North, Range 5 East, W.M., to a point on the East line of the West 2 acres of the South Half of the South Half of the South Half of the Northeast Quarter of the Southeast Quarter of said Section 14, also being the East line of the plat of Whispering Crest, recorded in Volume 186 of Plats, Pages 28-30, records of King County;

Thence Northerly along the East line of said plat of Whispering Crest to the Northeast corner thereof;

Thence Westerly along the North line of said plat of Whispering Crest to the Northwest corner thereof;

Thence Southerly along the West line of said plat of Whispering Crest to the Southwest corner thereof being the Southwest corner of the Northeast Quarter of the Southeast Quarter of said Section 14;

Thence Westerly along the South line of the East Half of the East Half of the Northwest Quarter of the Southeast Quarter of said Section 14, also being the South line of the plat of Crossview, recorded in Volume 185 of Plats, Pages 93-95, records of King County, to the Southwest corner of said plat;

Thence Northerly along the West boundary of said plat to the Northwest corner thereof, being on the North line of the South Half of the Northwest Quarter of the Southeast Quarter of said Section 14;

Thence Westerly along said North line to the West line of the East Half of the North Half of the Northwest Quarter of the Southeast Quarter of said Section 14;

Thence Northerly along said West line to the North line of the Southeast Quarter of said Section 14;

Thence Easterly along said North line to the Westerly margin of 164th Way S.E. (Edward Leifhelm Road No. 1223);

Thence Northeasterly along the Northwesterly margin of 164th Way S.E. to the intersection with the Westerly margin of 163rd Avenue S.E.;

Thence Northerly along said Westerly margin to the intersection with the South line of the North Half of the Northeast Quarter of said Section 14;

Thence Westerly along said South line to the Southeasterly margin of S.E. Newport Way (Newport-Issaquah Road No. 941);

Thence Westerly along said Southeasterly margin to the West line of the East one-third of the Southeast Quarter of the Northwest Quarter of said Section 14;

Thence Southerly along said West line to the intersection with the Westerly line of Tract A, plat of Horizon Rim, recorded in Volume 142 of Plats, Pages 79-81, records of King County;

Thence Southerly along said Westerly line to the intersection with the Northeast corner of the plat of Horizon Heights No. 4, recorded in Volume 110 of Plats, Pages 24-25, records of King County;

Thence Westerly along the Northerly boundary of said plat to the Northwest corner of Lot 14;

Thence Southerly along the Westerly boundary of said Lot 14 to the South line of the Northwest Quarter of said Section 14;

Thence Westerly along said South line to the Easterly most corner of a parcel of land conveyed by deed to King County, as recorded under Recording No. 7710190653;

Thence Northwesterly along the Northeast line of said parcel to the Easterly margin of 152nd Ave S.E. (George S. Farmer Road);

Thence Northerly along said Easterly margin to the cusp of a 50.00 foot radius curve connecting Easterly to the Southerly margin of S.E. Newport Way (Newport-Issaquah Road No. 941);

Thence Westerly along said margin to the intersection with the North line of the South Half of the Northwest Quarter of said Section 14;

Thence Westerly along said North line to the Northwest corner of Tract A of the plat of Eastgate Addition Division "D", recorded in Volume 53 of Plats, Pages 34-35, records of King County;

Thence Southerly along the West boundary of said Tract A to the Southwest corner thereof, being a point on the South line of the Northwest Quarter of said Section 14;

Thence Westerly along said South line to the West Quarter Corner of said Section 14;

Thence Northerly along the West line of said Section 14, also being the Easterly boundary of King County's Eastgate Park, to the South boundary of the plat of Eastgate Addition Division "F", recorded in Volume 58 of Plats, Page 83, records of King County;

Thence Westerly and Northwesterly along said Eastgate Park boundary to the intersection with the South margin of S.E. Newport Way (Newport-Issaquah Road No. 941);

Thence Westerly along said South margin to the Northwest corner of said Eastgate Park;

Thence continuing Westerly and Northwesterly along said South margin of S.E. Newport Way to the Northwest corner of the plat of Somerset North Slope, recorded in Volume 104 of Plats, Pages 77-79, records of King County, said point also being on the centerline of the Puget Sound Power and Light Co., Beverly-Renton transmission line easement;

Thence Northerly along the centerline of said transmission line easement to the North margin of S.E. Allen Road (County Road No. 754);

Thence Easterly along said North margin to the West margin of 138th Avenue S.E.;

Thence Northerly along said West margin to the South margin of S.E. 40th Street;

Thence Westerly along said South margin to a point on the West line of the Northeast Quarter of the Northwest Quarter of Section 15, Township 24 North, Range 5 East, W.M.;

Thence Northerly along said West line to the Northwest Corner of said Northeast Quarter;

Thence continuing Northerly along the West line of the Southeast Quarter of the Southwest Quarter of Section 10, Township 24 North, Range 5 East, W.M. to the Southeast Corner of the East Half of the Northeast Quarter of the Southwest Quarter of the Southwest Quarter of said Section 10, also being the Southeast corner of the

plat of Eastgate Addition Division "P", recorded in Volume 59 of Plats, Page 99, records of King County;

Thence Westerly along the South boundary of said plat to the Southwest corner thereof;

Thence Northerly along the West boundary of said plat to the Northwest corner thereof being the TRUE POINT OF BEGINNING.

TAMARA HILLS ANNEXATION AREA

Commencing at the Southwest corner of Section 14, Township 24 North, Range 5 East, W.M., being the TRUE POINT OF BEGINNING;

Thence Easterly along the South line of said Section 14, also being the South boundary of the plat of Tamara Hills, recorded in Volume 90 of Plats, Pages 58-59, records of King County, to the West margin of 150th Avenue S.E. (George Farmer Road);

Thence Northerly along said West margin, also being the East boundary of said plat, to the Northeast corner of said plat;

Thence continuing Northerly along said West margin of 150th Avenue S.E., also being the East line of Lots 5 and 6, Block 6, of the plat of Eastgate Addition Division "L", recorded in Volume 55 of Plats, Pages 47-48, records of King County;

Thence continuing Northwesterly along the Northeast line of Lot 7, Block 6 of said plat to the Easterly most corner of Lot 1, Block 6 of said plat;

Thence Southwesterly along the East line of said Lot 1 to the South line of said Lot 1;

Thence Westerly along the South line of said Lot 1 and the Westerly extension thereof to the East line of Lot 10, Block 7 of said plat;

Thence Northerly along the East line of said Lot 10 to the South line of Lot 11, Block 7 of said plat;

Thence Westerly along said South line to the Southwest corner of said Lot 11;

Thence Northerly along the West line of said Lot 11 to the South margin of S.E. 46th Street;

Thence Northwesterly on the curve of said South margin and the extension thereof to a point on the West line of Section 14;

Thence Southerly along said West line to the Southwest corner of said Section 14 being the TRUE POINT OF BEGINNING.

Section 2. The effective date of annexation is hereby established as June 1, 2012. The property described in Section 1 of this ordinance shall become part of the City of Bellevue upon the effective date of the annexation pursuant to the requirements of RCW 35A.14.150.

Section 3. The property described in Section 1 of this ordinance is classified City of Bellevue R-3.5, R-5, R-10 and PO pursuant to the proposed zoning regulation adopted by the City Council pursuant to Ordinance No. 3840.

Section 4. The Comprehensive Plan of the City of Bellevue shall be deemed to apply to the annexed property from the effective date of this ordinance.

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.

Section 6. This ordinance shall take effect and be in force five days after the date of passage and legal publication.

Passed by the City Council this 21st day of May, 2012, and signed in authentication of its passage this 21st day of May, 2012.

(SEAL)

Conrad Lee, Mayor

Approved as to form:

Lori M. Riordan, City Attorney

Mary Kate Berens, Deputy City Attorney

CERTIFICATION
The undersigned, MICHELLE MURPHY, DEPUTY CITY CLERK of the City of Bellevue, Washington, certifies that this is a true and correct copy of Ordinance 6059.
Dated this 25 day of June, 2012

Michelle Murphy
Deputy City Clerk

Attest:

Michelle Murphy for
Myrna L. Basich, City Clerk

Published 5/24/2012