

0020.010.044  
JEH/crd  
01/30/91

Willows Crest A-89-4  
Preannexation Zoning

ORDINANCE NO. 1607 91/02/14 #0432 B  
REC FEE 2.00  
WASHINGTON, S.00

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ESTABLISHING PROPOSED ZONING REGULATIONS AND A PROPOSED ZONING CLASSIFICATION OF R-5 FOR THE REAL PROPERTY COMMONLY KNOWN AS THE WILLOWS CREST ANNEXATION, CITY FILE NO. A-89-4, AUTHORIZING EXECUTION OF A CONCOMITANT ZONING AGREEMENT AND ESTABLISHING AN EFFECTIVE DATE. \*\*\*10.00

WHEREAS, a Notice of Intent to Annex, signed by the owners of not less than 10% in value, according to assessed valuation for general taxation, of the property commonly known as the Willows Crest Annexation and more particularly described on Exhibit A attached hereto and incorporated herein by this reference as if set forth in full, was received by the City of Redmond, and

WHEREAS, the City Council met with the initiators within the time period prescribed by RCW 35A.14.120 and determined that the City would entertain an annexation petition, require the simultaneous adoption of proposed zoning regulations for the property, require assumption of a proportionate share of the City's existing indebtedness, and authorize the initiators to circulate the petition required by the said statute, and

WHEREAS, the City Council held two public hearings, not less than thirty (30) days apart, to consider proposed zoning regulations for the property, and after due consideration thereof, adopted appropriate findings and conclusions and determined to establish a proposed zoning classification of R-5, subject to the execution of a Concomitant Agreement binding the property to certain development conditions, now, therefore,

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THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON,  
HEREBY ORDAINS AS FOLLOWS:

Section 1. Preannexation Zoning. Pursuant to RCW 35A.14.330 and .340, a proposed zoning regulation and classification of R-5 is hereby established for the property legally described on Exhibit A attached hereto and incorporated herein by this reference as if set forth in full. The proposed zoning regulation and classification shall become effective upon annexation of the property legally described on Exhibit A to the City.

Section 2. Duties of Planning Director. The Planning Director is hereby instructed to make any necessary amendments to the official zoning map of the City to reflect the proposed zoning regulations adopted above.

Section 3. Duties of City Clerk. Pursuant to RCW 35A.14.340, the City Clerk is hereby directed to file a certified copy of this ordinance, together with all exhibits thereto, with the King County Recorder and to have said copy recorded.

Section 4. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of the ordinance or a summary thereof consisting of the title.

APPROVED:

  
MAYOR, DOREEN MARCHIONE

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ATTEST/AUTHENTICATED:

Doris A. Schaible  
CITY CLERK, DORIS SCHAIBLE

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

BY [Signature]

FILED WITH THE CITY CLERK: 1-31-91  
PASSED BY THE CITY COUNCIL: 2-05-91  
PUBLISHED: 2-10-91  
EFFECTIVE DATE: 2-15-91  
ORDINANCE NO. 1607

I, Sandra L. Marion, Deputy City Clerk of the City of Redmond, Washington, do hereby certify that this copy of Ordinance No. 1607, is a true and correct copy of the original ordinance passed on the 5th day of February, 1991 as said ordinance appears in the records of the City of Redmond.

Dated this 11th day of February, 1991.

Sandra L. Marion  
SANDRA L. MARION  
DEPUTY CITY CLERK

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EXHIBIT A

That portion of the northwest quarter of Section 3, Township 25 North, Range 5 East, W.M., in King County, Washington lying easterly and northerly of the city limits of the City of Redmond as established by City of Redmond Ordinance Number 880 and southerly and easterly of the following described line:

Beginning at the southeast corner of said subdivision; thence North  $01^{\circ}19'15''$  West along the east line of said subdivision, a distance of 1021.71 feet to the north line of a strip of land 30.00 feet in width as described in an instrument recorded under Recording Number 8905220944 records of King County, Washington also shown as a line 30.00 feet north of the centerline of the Kirkland-Redmond Road as shown on a record of survey filed by Mead Gilman and Associates in Book 26 of Surveys at page 236, records of said County and the TRUE POINT OF BEGINNING of this line; thence along said north line the following courses and distances; thence North  $79^{\circ}11'47''$  West a distance of 293.49 feet; thence South  $88^{\circ}38'13''$  West a distance of 183.20 feet to a point of curve; thence northwesterly on a curve to the right having a radius of 256.48 feet a central angle of  $48^{\circ}30'00''$  and an arc length of 217.11 feet to a point of reverse curve the radius point which bears South  $47^{\circ}08'13''$  West a distance of 316.48 feet; thence westerly on a curve to the left having a central angle of  $55^{\circ}06'00''$  and an arc length of 304.35 feet to a point of reverse curve the radius point of which bears North  $07^{\circ}57'47''$  West a distance of 328.10 feet; thence westerly on a curve to the right having a central angle of  $23^{\circ}36'00''$  and an arc length of 135.14 feet; thence North  $74^{\circ}21'47''$  West a distance of 491.88 feet to a point of curve; thence northwesterly on a curve to the right having a radius of 328.10 feet, a central angle of  $45^{\circ}18'00''$  and an arc length of 259.41 feet; thence North  $29^{\circ}03'47''$  West a distance of 180.00 feet; thence leaving said north line South  $60^{\circ}56'13''$  West a distance of 60.00 feet; thence South  $29^{\circ}03'47''$  East a distance of 180.00 feet to a point of curve; thence southerly on a curve to the left having a radius of 388.10 feet, a central angle of  $14^{\circ}27'44''$  and an arc length of 97.96 feet to easterly extension of the north line of a tract of land described in an instrument recorded under Recording Number 8905050809, records of King County, Washington; thence South  $85^{\circ}00'39''$  West along said line, a distance of 6.06 feet to the northeast corner of said tract; thence South  $25^{\circ}06'47''$  East along the east line of said tract, a distance of 201.49 feet to the southeast corner of said tract; thence South  $63^{\circ}53'13''$  West, along the south line of said tract a distance of 343.54 feet to the city limits of the City of Redmond as established by City of Redmond Ordinance Number 880 and the terminus of this line.

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