

(GRAVEL PIT)
AREA

AMENDED BY
ORD #810

ORDINANCE NO. 803

AN ORDINANCE OF THE CITY OF KIRKLAND, WASHINGTON ANNEXING CERTAIN TERRITORY ADJACENT TO THE CITY OF KIRKLAND, LYING NORTHERLY THEREOF, AND ZONING SAID PROPERTY ACCORDING TO ITS RESPECTIVE APPROPRIATE USES, SAID PROPERTY BEING DESCRIBED AS FOLLOWS:

Beginning at the northwest corner of tract 1 of Kirkland-Juanita Acre Tracts, as recorded in Volume 16 of Plats, page 63, records of King County, Washington; thence west 30 feet; thence north along the west margin of 108th Avenue Northeast, to the north margin of Northeast 106th Street, as produced; thence northeasterly along the northerly margin of Northeast 106th Street, and same produced, to the southwest corner of Lot 5, Block 21, Burke & Farrar's Kirkland Addition to the City of Seattle, Division No. 9, as recorded in Volume 19 of Plats, page 69, records of King County, Washington; thence north along the west line of said Lot 5, to the northwest corner thereof; thence east along the north line of said Lot 5, to the west margin of 112th Avenue Northeast; thence north along the said west margin, to the south margin of Northeast 112th Street; thence east along the said south margin, to the northeast corner of Tract 17 of said Kirkland-Juanita Acre Tracts; thence south along the east line of Tracts 17, 18, 19, 20 and 21, and same produced, of said Kirkland-Juanita Acre Tracts, to the southerly margin of the Northern Pacific Railway right of way; thence southwesterly along said southerly margin, to the south margin of Northeast 104th Street; thence west along the south margin of said Northeast 104th Street, to the point of beginning.

WHEREAS, a petition was filed with the City Council of the City of Kirkland for the annexation to the City of Kirkland of certain property hereinafter described; and

WHEREAS, the petition was presented to the City Council of Kirkland and said petition was thereafter referred to the Planning Commission of the City of Kirkland for recommendation as to zoning, and the said Kirkland Planning Commission made recommendations as to zoning; and

WHEREAS, it was found the petition contained more than 75 per cent in value according to the assessed valuation for general taxation of the property for which annexation is petitioned of signers, and contained a legal description of said property, together with a plat or map outlining the boundaries of said property; and

WHEREAS, pursuant to notice posted and published according to law, a public hearing was had on said petition at eight o'clock P.M., on Monday, February 1, 1960, in the Council Chambers, Kirkland City Hall, Kirkland, Washington, to consider said annexation and zoning, and at such hearing it appearing suitable and proper that annexation be granted and additional consideration having been given to and including the regular Council meeting on Monday, April 4, 1960, now, therefore,

THE CITY COUNCIL OF THE CITY OF KIRKLAND DO ORDAIN AS FOLLOWS:

Section 1. That that certain territory situate in King County, Washington, lying adjacent to the present boundaries of the City of Kirkland and situated northerly thereof, described as follows, to-wit:

Beginning at the northwest corner of tract 1 of Kirkland-Juanita Acre Tracts, as recorded in volume 16 of plats, page 63, records of King County, Washington; thence west 30 feet; thence north along the west margin of 108th Avenue Northeast, to the north margin of Northeast 106th Street, as produced; thence northeasterly along the northerly margin of Northeast 106th Street, and same produced, to the southwest corner of Lot 5, Block 21, Burke & Farrar's Kirkland Addition to the City of Seattle, Division No. 9, as recorded in volume 19 of plats, page 69, records of King County, Washington; thence north along the west line of said Lot 5, to the northwest corner thereof; thence east along the north line of said lot 5, to the west margin of 112th Avenue Northeast; thence north along the said west margin, to the south margin of Northeast 112th Street; thence east along the said south margin, to the northeast corner of tract 17, of said Kirkland-Juanita Acre Tracts; thence south along the east line of Tracts 17, 18, 19, 20 and 21, and same produced, of said Kirkland-Juanita Acre Tracts, to the southerly margin of the Northern Pacific Railway right of way; thence southwesterly along said southerly margin, to the south margin of Northeast 104th Street; thence west along the south margin of said Northeast 104th Street to the point of beginning;

said property being legally described according to the following tract and plat numbers:

Lots 24, 25, 26, 27, 28 and 29 and 30, Block 23, of Burke & Farrar's Kirkland Addition to the City of Seattle, Division No. 9, as recorded in Volume 19 of Plats, page 69, records of King County, Washington; and

Lot 5, Block 21 of same addition, and

Tracts 17, 18, 19, 20 and 21 of Kirkland-Juanita Acre Tracts, as recorded in Volume 16 of Plats, page 63, records of King County, Washington, together with streets adjoining thereto, and

Northern Pacific Railway right of way, from the south margin of Northeast 104th Street, to the east line of tract 21 of said Kirkland-Juanita Acre Tracts, as produced south

be and the same hereby is annexed to the City of Kirkland and made a part thereof.

Section 2. Pursuant to the petition for annexation, the described property hereby annexed to the City of Kirkland will be subject to liability for existing indebtedness to the City of Kirkland.

Section 3. The property hereby annexed shall be and hereby is zoned as follows under the ordinances of the City of Kirkland:

R-6: Tracts 24, 25 and 26, Block 23, Burke & Farrar's Kirkland Addition to the City of Seattle, Division No. 9, King County, Washington.

R-8.5: Tracts 17 and 18, Kirkland-Juanita Acre Tracts.

C-3: Tracts 19 and 20, Kirkland-Juanita Acre Tracts, and Lot 5, Block 21, Burke & Farrar's Kirkland Addition to the City of Seattle, Division No. 9, King County, Washington.

CM: Tracts 27, 28, 29 and 30, Block 23, Burke & Farrar's Kirkland Addition to the City of Seattle, Division No. 9, King County, Washington, together with portion of Northern Pacific Railway right of way adjacent to and adjoining said tracts.

CHI Tract 21, Kirkland-Juanita Acre Tracts and Northern Pacific Railway right of way adjacent to and adjoining said tract, and vacated street or right of way.

Section 4. The annexation and zonings herein made, created and established are contingent and dependent upon the following conditions and restrictions:

(1) The present gravel pit operation on the property annexed to the City of Kirkland will be discontinued entirely when 500,000 cubic yards of sand and gravel have been removed or on or

before June 1, 1965, whichever is sooner.

(2) At the time the pit operation is discontinued, the wash plant will be abandoned, dismantled and removed.

(3) When a new batch plant is established on tract 21, Kirkland-Juanita Acre Tracts, the existing concrete batch plant on property being hereby zoned C-3 will be dismantled and removed so that only one such batch plant will be in operation on the premises herein described and which will be located on tract 21, Kirkland-Juanita Acre Tracts.

(4) Any gravel pit operations will be immediately terminated on any of the property hereby annexed and zoned residential.

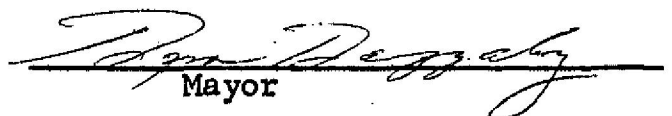
(5) Gravel pit operations will be limited to property hereby annexed and zoned C-3.

(6) Owners of property hereby annexed and zoned will conform strictly and exactly with the requirements of the City of Kirkland zoning ordinance and/or other ordinances regarding sight screening, buffer strips, landscaping and similar requirements, as well as conforming strictly to the ordinances of the City of Kirkland concerning the operations and control of objectionable features as far as sight, sound, smell and other senses that are concerned.

Section 5. This ordinance shall be in force and take effect five days from and after its passage by the Council, approval by the Mayor and posting and publication according to law.

INTRODUCED the 4th day of April, 1960.

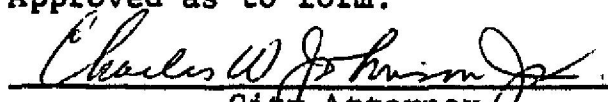
PASSED and APPROVED the 18th day of April, 1960.


Mayor

Attest:


City Clerk

Approved as to form:


City Attorney

CERTIFICATE

I, GEORGE A. COMPTON, Clerk of the City of Kirkland, Washington, do hereby certify that the foregoing ordinance is a true and correct copy of an ordinance duly and regularly passed by the Council of the City of Kirkland, Washington, on the 18th day of April, 1960, and that the same has been duly entered in the minutes of the meeting of said Council for that date.

Geo. A. Compton