



CITY OF BLACK DIAMOND
PLANNING COMMISSION
September 8, 2015 MEETING AGENDAS
25510 Lawson Street, Black Diamond, Washington

SPECIAL MEETING 6:30 PM – 7:00 PM

- 1) CALL TO ORDER, ROLL CALL
- 2) WORKSHOP: MPD PROPERTIES REZONE
- 3) ADJOURN

REGULAR MEETING 7:00 PM

- 1) APPROVAL OF MINUTES: June 9 & August 11, 2015
- 2) PUBLIC COMMENTS: Individuals wishing to address the Planning Commission regarding any item not on this meeting's agenda may do so at this time.
- 3) PUBLIC HEARINGS
 - a. MPD Properties Rezone
- 4) NEW BUSINESS
None
- 5) UNFINISHED BUSINESS
None
 - a. MPD moratorium extension and rezone schedule
- 6) DIRECTOR'S REPORT
- 7) PUBLIC COMMENTS: Individuals wishing to address the Planning Commission regarding any item not on this meeting's agenda may do so at this time.
- 8) ADJOURN



CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
June 9, 2015, 7:00 PM

CALL TO ORDER

Chair Pam McCain opened the meeting at 7:00 pm.

ROLL CALL

Present: Commissioners Roth, McCain (Chair), Pepper, Senecal, Kuzaro, Davis and Weber (Co-Chair)
Absent: N/A
Staff: Andrew Williamson, MDRT Director

APPROVAL OF MINUTES

None

PUBLIC COMMENTS

None

PUBLIC HEARINGS

None

NEW BUSINESS

Mr. Williamson passed out the Memorandum document for the Comprehensive Plan Update. As of this date the introduction is done but the rest is not complete. Asking for additional time to get Comp Plan done, June 30th is the deadline to be completed. The City received an \$18K grant from the Department of Commerce for this. Since it is not complete, there are some grants the City won't be eligible for such as transportation grants. However our current grants are not affected by this. The City has been working with Puget Sound Regional Council (PSRC) as the first numbers they gave did not include the master plan development. Finally received data today and now the consultants can move forward on what needs to be done to get the ball rolling. The city is on a very condensed budget for the plan and some negotiations have been made with PSRC to cut costs. The new Comp Plan must have the approval of PSRC, which in the past was not needed. Then the plan must have the approval of Commerce. Major renewals are 4-6 years, subject to updating every year.

Commissioner questioned what the update is on the 5th Ave N. project. The project was sold to "Shake & Bake" who is doing infrastructures. Currently they are putting in storm retention ponds which are massive projects. Sandstone which is in the ground at that location is very dense and causing delays. Currently 1 house resides at that location and 9 more have been approved. If public has complaints regarding the project they need to be directed to the City.

UNFINISHED BUSINESS

None

DEPARTMENT REPORT

Busy! Lot of Speculations & possibilities for potential permits

PUBLIC COMMENTS

None

ADJOURN

A Motion was made by Commissioner and seconded by Commissioner to adjourn. This issue was voted on by the Commission and Passed 7-0. The meeting adjourned at 8:12 p.m.

Minutes Respectively Prepared By: Meri Jane Bohn, Deputy City Clerk

ATTEST:

Pam McCain, Chairperson

Planning Commission Secretary



**CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
August 11, 2015, 7:00 PM**

CALL TO ORDER

Co-Chair Brian Weber opened the meeting at 7:00 pm.

ROLL CALL

Present: Commissioners Pepper, Senecal, Kuzaro, Davis and Weber (Co-Chair)
Absent: Commissioners Roth & McCain (Chair)
Staff: Barb Kincaid, Community Development Director & Andrew Williamson, MDRT Director

APPROVAL OF MINUTES

A MOTION WAS MADE BY COMMISSIONER SENECA TO AMEND THE APRIL 7, 2015 MINUTES AND SECONDED BY COMMISSIONER DAVIS ACCEPTING THE MINUTES AS AMENDED. PAGES 2 & 3 SHOULD STATE A 5000FT OVERVIEW, NOT A 5000ft PAGE REVIEW.

A MOTION WAS MADE BY COMMISSIONER DAVIS TO DEFER THE JUNE 9, 2015 PLANNING COMMISSION MEETING MINUTES AND SECONDED BY ANOTHER COMMISSIONER UNTIL THE NEXT MEETING DATE.

PUBLIC COMMENTS

None

PUBLIC HEARINGS

None

NEW BUSINESS

None

UNFINISHED BUSINESS

Item A. – Comp Plan Update

Community Development Director-Barbara Kincaid stated the grant status of the Comp Plan from the Dept. of Commerce had originally granted City of Black Diamond \$18,000. However the City did not complete it in time and the grant is closed out, so the city is not able to bill & receive \$9,000 of that grant. We did not have to pay anything back, but we did not receive the full grant amount. Since we did not meet the adoption update deadline set by Commerce, the City of Black Diamond is in non-compliance status with the Growth Management Act. The biggest problem of being out of compliance with the Growth Management Act is funding eligibility. Just

to clarify, this does not mean we are ineligible for all grant funds. But we do lose priority funding status.

Barbara said the consultant has delivered draft Chapters for Introduction, Population, Employment & Natural Environment and staff is currently reviewing these and sending comments back to the consulting agency that we are working with. She expects the rest of the draft plan chapters to be delivered by the end of this month. For the Planning Commission we are looking at having work for you to do on this Comp Plan update starting in November, December, January & probably February. That's a tentative schedule so that the Planning Commissioners can anticipate when to start seeing things because it's a lot of reading to go thru. We want to do more public input as well. To date there has only been 1 public open house back in April 2014. Included in your packets are comments from the open house. It gives you what the 35 people who attended had to say about the future of Black Diamond. It shows what they think the vision and Comp Plan ought to be addressing or retaining. It is just for your information.

Part of this schedule is figuring out when and where it would be appropriate to go back out in the public and get more input. We will be going to "Labor Days" to set up a booth to see if we can capture more folks to take a look at the goals and give us some valuable comments to bring back to Planning Commission as you are considering the draft plan chapters.

As an FYI, staff will be presenting a Resolution to Council to demonstrate the City is making a good faith effort in getting the Comprehensive Plan update completed. This is a progress report and it signals the City is serious about complying with the Growth Management Act.

Commissioner Senecal asked if this is going to affect the grant money we received to do the summer project for the bridge & extending the sidewalks (Roberts Drive project). Andy Williamson-MDRT Director answered that we have the grants for that project which have been approved and will not be subject to the Comp Plan being in non-compliance. It will probably be next summer when this project will take place.

Barbara also stated it has no effect on already received grants or anything that we have been awarded. It's anything we want to apply for in the future that we would possibly not be considered for, but it doesn't always go that way. It depends on what the grant is or how competitive it is. We would lose points in the grant scoring.

Commissioner Pepper asked since we are such a small city and we do not have our Comp Plan finished, would we qualify for some kind of an extension because of being so small? Barbara said they asked the representative from the Dept. of Commerce for an extension, they do not grant extensions.

Commissioner wanted to know if the comments that were provided just from the open house or was the online public survey included as well. Barbara stated she is going to go back and check up on that and get back to the Planning Commission.

Commissioner stated they worked on the Public Participation Handbook and asked that a quick link be added to the City's main website page so it is easier to find for the public. It is currently on the Planning Commission/Community Development page, but not easy to navigate to it. Barbara said that is a great suggestion and will make sure to get that link out there. We do need to make sure it is broadly disseminated the state law says.

Commissioner asked if city staff sees any concern with the timeline we have for the public participation as far as the public hearings. Are we going to have adequate time for public comment? He said he knows we are on a rush timeline, but doesn't want to see the public, Council or Planning Commission get squeezed out for the review time. Barbara stated we need to build into the timeline the opportunity for public input and open house. Also need to allow enough time for the notice before holding the hearing. We are trying to get a schedule built which will include all of that.

Item B. – MPD moratorium extension and rezone schedule

Barbara stated that August 20, 2015 Council will be extending the moratorium for the 3rd time on the parcels that have already been under moratorium. They were designated part of the MPD, but realized that they are not covered under the developer agreement. It was a necessity to put a moratorium on the properties. Planning Commission follow up will be bringing the ordinance rezone hopefully on the Sept 8th meeting, maybe a workshop would be good and then making recommendation in October. We are on a tight time line as the law does not allow us to keep extending moratorium. Please entertain setting a public hearing for the rezone for these parcels on Sept 8th.

There were questions about how much time would be needed for the workshop. Barbara stated probably 20-30 minutes, it is fairly straight forward.

Barbara asked for a workshop/hearing to be set at this time for the MPD rezone at the September 8th meeting. She also asked the Planning Commission to set a workshop/hearing on the concurrency ordinance. There were questions about how much time would be needed to hold the concurrency workshop. Barbara stated that this topic would probably need more time. It was determined that an hour workshop would be needed prior to opening a public hearing. The Commissioners talked about how difficult it would be do fit in both workshops and hearings on the same day. Therefore, it was decided to schedule a special meeting the following Tuesday, September 15th to work on the concurrency ordinance.

A MOTION WAS MADE BY COMMISSIONER DAVIS TO HOLD A WORKSHOP ON MPD REZONE SEPTEMBER 8TH AT 6:30 – 7:00PM AND SECONDED BY COMMISSIONER SENEAL. ISSUE PASSED 5-0.

A MOTION WAS MADE BY COMMISSIONER DAVIS FOR PUBLIC HEARING ON MPD MORATORIUM REZONE SEPTEMBER 8TH AT 7:00PM AND SECONDED BY COMMISSIONER SENEAL. ISSUE PASSED 5-0.

A MOTION WAS MADE BY COMMISSIONER SENEAL FOR SPECIAL MEETING/WORKSHOP SEPTEMBER 15TH AT 6:00-7:00pm ON CONCURRENCY ORDINANCE AND SECONDED BY COMMISSIONER KUZARO. ISSUE PASSED 5-0.

A MOTION WAS MADE BY COMMISSIONER SENEAL FOR SPECIAL MEETING/PUBLIC HEARING ON SEPTEMBER 15TH AT 7:00PM ON CONCURRENCY ORDINANCE AND SECONDED BY COMMISSIONER PEPPER. ISSUE PASSED 5-0.

DEPARTMENT REPORT

Barbara said the Public Participation Pamphlet has not been completed. She read the notes from Aaron Nix (former Director) who was originally going to take a look at it. Commissioners state Aaron Nix was going to make some revisions to the Pamphlet, but was never completed before he left city. Changes were made but Commissioners never received the final from him. Barbara stated she will make the revisions and get it sent out.

The law states the city must have a Concurrency Ordinance for transportation. Seth from Public Works is working on this and Barbara would like the Planning Commission to schedule a workshop and hearing tonight to keep this item moving forward.

Barbara updated the Planning Commission that the vesting ordinance they worked on has since been adopted as Ordinance 15-1053. She also provided a briefing on the ongoing code development regulations. Although these are done independent of the Comp Plan update, it is necessary for regulations to be consistent. The existing code needs some housekeeping as well which she will try and bring thru different pieces of that. The public participation code has already been done which is the first step. We already did vesting as well. Probably permit processing will be next on the list.

Barbara emailed the planning commission quarterly newsletter which Commissioner Pepper wanted a copy so if you would be interested in receiving it, please let her know and she will add you.

In the 3 weeks Barb has been here, department is really busy non-stop. Calls, walk-ins, permit activity is just busy, lots of code enforcement calls. Starting budget sessions, Revenue forecast has already been met. So it truly is a busy office and the crew does a terrific job.

Commissioner asked how does the Code revisions get decided to be put thru Planning Commission versus when some don't.

Barbara said anything with zoning & land use revisions come thru Planning Commission, anything other than that does not.

Commissioner asked in their packet they received a map, and said the maps on the website are not up to date and when will they be updated?

Barb said the website is updated with the most current one. The map provided for the meeting is the future land use map. It is part of the comp plan when it is done. They can potentially change but not necessarily. On the city website is the official zoning map.

PUBLIC COMMENTS

Craig Goodwin-29044 222nd PI SE One of the early issues, there is confusion from council for concurrency. We need clarification and resolution for the transportation as this isn't land use per say. I am not arguing one way or another, but just clarification. I am not trying to raise any issue.

Brian Derdowski-1420 NW Gilman Blvd Issaquah let the Planning Commission know that having a workshop before a hearing is a great idea. It makes the public think that the Commission and elected officials have not yet made their decision or already have their minds made up on the issues at hand. The quality of the public hearing will be better if there is public involved. They will feel better about it and get better input with better deliberations. So he thinks the Planning Commission should reconsider their scheduling for a workshop on one evening and their hearing

on another day. To be able to go home and think about the topic, having some separation in the two meetings, it may serve your purposes better.

Brian also said they respect our moratorium and rezone. He thinks if you adopt the moratorium rezoning prior to completing the Comp Plan there may be a disconnect, concern or a tangible issue. One option is that your moratorium zoning could be a potential zone. Then next year after the Comp Plan is approved you can go back in and revisit that zoning that you placed on those parcels. Therefore the zoning is then formed by your Comp Plan update which is the way it should be, and then take action. To meet your deadline put a zone down that is reasonable and then let that Comp Plan play out so you can consider it. After all those parcels are large and significant I don't know how you can consider the zoning outside the Comp plan update. Put a potential zone or threshold where you have met the legal tests to give them the legal zone requirements to make the deadline. Allow a couple months and then the Comp Plan update will be done and then fairly consider or decide what needs to be done.

Commissioner Davis said there was an event up in the hills above Botts Drive by the old water tank that was not adequately explained to the city. The problem was that at times there was so much traffic with large transporters taking cars up in the hills and buses. It ended up being Toyota Company had hired a company to set up demonstrations for their new Toyota Tacoma Truck. They were doing their off-road demonstrations up there. They had to build an infrastructure which had to stable the soils to get the vehicles up there. But the main thing is if he hadn't had a talk with the guy who was running it, they wouldn't know what was going on. People had a hard time being able to get out of the road because of the amount of traffic. It is going to be over on the 15th of August. If this is going to impact city streets for the access to get up there, we need to be informed properly about this. It is King County property, but if this impacts the city traffic to get up there and is extensive, it needs to be properly noted. It needs to go thru the city to do this so it can be more proactive.

Commissioner asked if there is any type of protocol between the city & county when there is such a major event going on. Especially when it impacts the city's traffic?

Andy Williamson stated generally when agencies permit an event going thru city roads, there would be an outreach. I am not sure how the county division permitted this event. We are trying to work thru some issues so this doesn't happen again.

Commissioner Davis asked about the access to the water tank. Heard there were some people up there trying to locate underground phone cables. What they were doing, he doesn't really know.

Andy Williamson stated the city has an easement, but it is owned by Yarrow Bay. We don't own the road, but we have access to it.

ADJOURN

A Motion was made by Commissioner and seconded by Commissioner to adjourn. This issue was voted on by the Commission and Passed 5-0. The meeting adjourned at 8:21 p.m.

Minutes Respectively Prepared By: Meri Jane Bohn, Deputy City Clerk

ATTEST:

Brian Webber, Co- Chairperson

Planning Commission Secretary

**Staff Report
Zoning Map Amendment
Area-wide Rezone**

I. APPLICATION INFORMATION

Applicant:

City of Black Diamond

Owner:

Palmer Coking Coal Co. LLP
31407 Highway 169
P.O. Box 10
Black Diamond, WA 98010

Project Name:

MPD Rezone

Project Description:

The proposal is for a Zoning map amendment that would take approximately 160 acres (shown on the attached map) out of the Master Planned Development (MPD) zoning designation and replace it with new zoning designations consistent with the City's Low Density Residential (LDR) Comprehensive Plan land use designation. The proposed new zoning designations and legal site descriptions are shown as Exhibits "A" & "B" of the draft rezone Ordinance attached to this report. Staff has worked closely with the property owners in evaluating these proposed zoning district changes and the changes are reflective of this work with the property owner.

Parcel Numbers:

2221069054, 2221069008, 2221069055, 2221069007, 02221069056, 2221069009, 2221069057 and 2221069010

Current Zoning:

Master Planned Development (MPD)

Comprehensive Plan:

Low Density Residential (LDR)

II. FINDINGS

1. The city is proposing to rezone eight parcels, totaling approximately 160 acres, from MPD to R4 and R6.
2. The eight parcels are not part of the Villages MPD Development Agreement.
3. The property owner is in agreement with the proposed rezone.
4. A development moratorium on the subject parcels was imposed by Black Diamond Ordinance 14-1025 on March 20, 2014.
5. The development moratorium has been extended three times and is due to sunset on November 18, 2015.
6. The property owner has provided the city with suggested boundaries for the proposed rezone that the city is in agreement with.
7. The property owner has provided legal descriptions for the proposed rezone.
8. A SEPA determination of non-significance (DNS) was issued by the city on May 13, 2015.
9. The proposed rezone was submitted to the Washington State Department of Commerce for an expedited 60 day review process on April 20, 2015.
10. A zoning map amendment is a Type 5 legislative decision per Black Diamond Municipal Code (BDMC) 18.08.030; these decisions are recommended by the planning commission and made by the city council.

III. APPLICABLE PLANS, CODES AND STANDARDS

1. BDMC Title 18 Zoning

IV. ANALYSIS

This section of the report analyzes the proposal in light of the various standards contained in adopted plans, codes and regulations.

(Staff comments shown in italics)

18.12.020 Zoning reclassification (rezone) and zoning text amendments.

- B. Criteria—Map Amendments. The city will consider the following criteria in reviewing applications for zoning reclassifications, and may only approve an application if the applicant demonstrates that all of the criteria are met:
 1. The proposal is consistent with the goals and policies of the comprehensive plan, and with the future land use map;

The map amendment would change the properties from MPD to R4 and R6 which is consistent with the Comprehensive Plan Future Land Use Map that designates the area Low Density Residential.

2. The subject property is suitable for development in conformance with the standards applicable to the requested zoning designation;

The proposed rezone covers areas that are bound on three sides by the future site of the Villages Master Planner Development (MPD) which will be dominated by residential development.

3. The proposal will not be materially detrimental to properties in the immediate vicinity or the community based on the range of uses allowed in the proposed zoning classification;

Rezoning the subject properties to low density residential (R4 and R6) is compatible with the Villages MPD on three sides and possible future residential to the west, outside of the city boundary.

4. Adequate services and facilities, including transportation facilities, will be available to serve the range of uses permitted in the proposed zoning classification;

Services and facilities will be available in the future for low density zoning with development of the Villages MPD .

5. The proposed reclassification is warranted because of a change in circumstances, or because of a demonstrated need for additional land within the proposed zoning classification;

Since the subject properties were not part of the Villages MPD development agreement, the MPD zoning designation is inconsistent with the Comprehensive Plan Future Land Use map. Changing the zoning district to R4/R6 allows the properties to be developed consistent with the comprehensive plan.

6. The reclassification does not reflect special treatment of the subject property; and

This downzone was initiated by the city with agreement by the property owner. The low density zoning designation is compatible with the neighboring MPD zoning.

7. The reclassification will promote the general health, safety and welfare of the community.

Public health, safety and general welfare will be promoted by insuring that future development complies with residential zoning regulations and storm drainage, water and sewer availability and appropriate setbacks are implemented.

V. CONCLUSION

1. The proposed rezone conforms to Title 18 (Zoning) of the Black Diamond Municipal Code (BDMC).
2. The proposed rezone satisfies the criteria of BDMC 18.12.020(B).

VI. RECOMMENDATION

This rezone is recommended for approval by staff.

ORDINANCE NO. 15-____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, RELATING TO LAND USE AND ZONING, REZONING 26.26 ACRES FROM MASTER PLANNED DEVELOPMENT (MPD) TO RESIDENTIAL 4 (R-4) ZONING DISTRICT, LOCATED WITHIN THE NW ¼ SECTION 22, TOWNSHIP 21, RANGE 6, KING COUNTY PARCEL NUMBER 2221069054 (PARTIAL) AND 2221069056 (PARTIAL), 2221069008 (PARTIAL), 2221069009; AND REZONING 156.91 ACRES FROM MASTER PLANNED DEVELOPMENT (MPD) TO RESIDENTIAL 6 (R-6) ZONING DISTRICT, LOCATED WITHIN THE NW ¼ SECTION 22, TOWNSHIP 21, RANGE 6; KING COUNTY PARCEL NUMBERS 221069054 (PARTIAL) AND 221069056 (PARTIAL), 2221069008 (PARTIAL), 2221069009 (PARTIAL) AND 2221069055, 2221069057, 2221069007, 2221069010; AND AMENDING THE OFFICIAL ZONING MAP TO BE CONSISTENT THEREWITH.

WHEREAS, the City imposed a moratorium on the submission of applications for development in the Master Planned Development District (other than the properties that were included in two Development Agreements); and

WHEREAS, the purpose of the moratorium was to consider whether a new zoning classification was appropriate for the property; and

WHEREAS, the property has a land use designation of in the City's Comprehensive Plan, which allows for zoning classifications of Residential 4 dwelling units per acre (R-4) and Residential 6 dwelling units per acre (R-6); and

WHEREAS, the owner of the property currently zoned MPD is Palmer Coking Coal; and

WHEREAS, Palmer Coking Coal and City staff discussed the most appropriate zoning classification for the property, and all agreed that the property should be rezoned to R-4 and R-6; and

WHEREAS, a SEPA threshold determination of Non-significance (DNS) was issued for this Ordinance on May 13, 2015; and

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WHEREAS, a public hearing was held on this Ordinance on September 8, 2015 before the Planning Commission, which issued a recommendation of _____ to the City Council; and

WHEREAS, the City Council considered this Ordinance during a regular City Council meeting on _____, together with the Planning Commission's recommendation;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, ORDAINS AS FOLLOWS:

Section 1. The real property located within the NW ¼ SECTION 22, TOWNSHIP 21, RANGE 6, which is King County Parcel Numbers 221069054 (partial), 2221069056 (partial), 2221069008 (partial), 2221069009 (partial); which are legally described in Exhibit A, and shown on the map labeled Exhibit B, both of which are attached hereto and incorporated herein by this reference, are hereby rezoned from Master Planned Development (MPD) to Residential 4 (R-4).

Section 2. The real property located within the NW ¼ SECTION 22, TOWNSHIP 21, RANGE 6, which is King County Parcel Numbers 2221069008 (partial), 2221069009 (partial), 2221069055, 2221069057, 2221069007, 2221069010, which are legally described in Exhibit A, and are shown on the map labeled Exhibit B, both of which are attached hereto and incorporated herein by this reference, are hereby rezoned from Master Planned Development (MPD) to Residential 6 (R-6).

Section 3. The Community Development Director is hereby instructed to effectuate the necessary changes to the Official Zoning Map of the City in accordance with Sections 1 and 2 of this Ordinance.

Section 4. Severability. If any section, sentence, clause or phrase of this Ordinance

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should be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Section 5. Publication and Effective Date. This Ordinance shall be published by an approved summary consisting of the title. This ordinance shall be effective five days after publication, as provided by law.

PASSED by the Council and approved by the Mayor of the City of Black Diamond, this ____ day of _____, 2015.

CITY OF BLACK DIAMOND

Mayor Carol Benson

ATTEST/AUTHENTICATED:

Brenda L. Martinez, City Clerk

APPROVED AS TO FORM:
Office of the City Attorney

Carol A. Morris, City Attorney

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO:

LEGAL DESCRIPTIONS

R-4 ZONING

That portion of the Northwest quarter of Section 22, Township 21 North, Range 06 East, Willamette Meridian, King County, Washington, more particularly described as follows;

BEGINNING at the Northwest corner of said Northwest quarter;
THENCE South 84°32'13" East, 136.46 feet along the North line of said Northwest quarter;
THENCE South 24°17'57" East, 191.60 feet;
THENCE South 27°19'58" East, 565.98 feet;
THENCE South 33°31'50" East, 669.49 feet to a point of tangency;
THENCE Southerly along the arc of a curve to the right, having a radius of 255.00 feet, through a central angle of 82°40'55", and an arc length of 367.98 feet;
THENCE South 49°09'05" West, 157.81 feet;
THENCE South 52°26'54" West, 292.38 feet;
THENCE South 47°44'13" West, 355.65 feet;
THENCE South 55°29'33" West, 243.73 feet to the West line of said Northwest quarter;
THENCE North 00°25'30" East, 2,240.98 feet along said West line to the POINT OF BEGINNING;

Containing Approximately 26.26 Acres.

R6 Zoning

That portion of the Northwest quarter of Section 22, Township 21 North, Range 06 East, Willamette Meridian, King County, Washington, lying Northeasterly, Easterly and Southeasterly of the following described line;

COMMENCING at the Northwest corner of said Northwest quarter;
THENCE South 84°32'13" East, 136.46 feet along the North line of said Northwest quarter to the TRUE POINT OF BEGINNING;
THENCE South 24°17'57" East, 191.60 feet;
THENCE South 27°19'58" East, 565.98 feet;
THENCE South 33°31'50" East, 669.49 feet to a point of tangency;
THENCE Southerly along the arc of a curve to the right, having a radius of 255.00 feet, through a central angle of 82°40'55", and an arc length of 367.98 feet;
THENCE South 49°09'05" West, 157.81 feet;
THENCE South 52°26'54" West, 292.38 feet;
THENCE South 47°44'13" West, 355.65 feet;
THENCE South 55°29'33" West, 243.73 feet to the West line of said Northwest quarter and the terminus;

Containing Approximately 130.65 Acres

