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CITY OF LYNNWOOD

ORDINANCE NO. 511

AN ORDINANCE AMENDING CHAPTER 20 OF THE LYNNWOOD MUNICIPAL CODE AND THE ACCOMPANYING OFFICIAL ZONING MAP OF THE CITY OF LYNNWOOD BY CHANGING THE CLASSIFICATION OF CERTAIN PROPERTY IN THE CITY OF LYNNWOOD FROM RS-8 TO PRC.

WHEREAS, the owner of the property described in attached Exhibit A has petitioned the City Planning Commission and City Council for reclassification of said property from single-family residential district, RS-8 to planned regional shopping center district, PRC, and

WHEREAS, the Planning Commission, after public hearing on said petition, has recommended the City Council approve the reclassification of the said property from RS-8 to PRC, finding that such reclassification is necessary for the preservation and enjoyment of petitioners property rights, is not materially detrimental to the public welfare or to property of persons located in the vicinity, and setting forth its reasons and opinions for finding that said reclassification is in harmony with the purposes of Chapter 20 of the Lynnwood Municipal Code, and

WHEREAS, the owners of said property have executed a concomitant agreement in favor of the City of Lynnwood which has been filed with the City and which is by reference hereto made a part of this Ordinance, and

WHEREAS, the City Council elected to call a public hearing for the purpose of hearing the opinions of the public regarding the change in zoning classification and the terms of the concomitant agreement, and did provide proper and timely notice of said hearing, and

WHEREAS, the City Council finds that the covenants and conditions entered into by the owner of said property in said agreement offer the protection and benefit of the public generally and the public welfare in particular, and

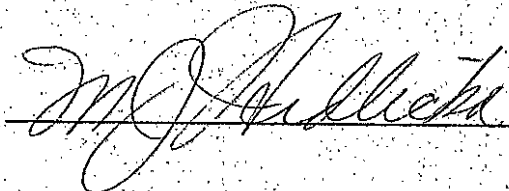
WHEREAS, the City Council concurs in the recommendation of the Planning Commission and finds that the requested reclassification of the property described in Exhibit A from single-family residential district, RS-8 to planned regional shopping center district, PRC to be within the public health, safety, and general welfare.

NOW, THEREFORE, the City Council of the City of Lynnwood do ordain as follows:

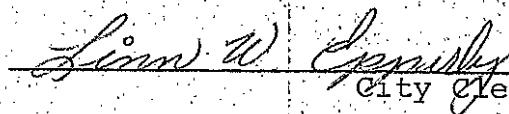
Section 1. That the Lynnwood Municipal Code, Chapter 20, and accompanying map, Map B, the official zoning map of the City of Lynnwood, are hereby amended by changing the classification of the land described in Exhibit A from RS-8 (single-family residential district) to PRC (planned regional shopping center district).

Section 2. This Ordinance shall take effect and be in force five (5) days after its passage, approval and publication.

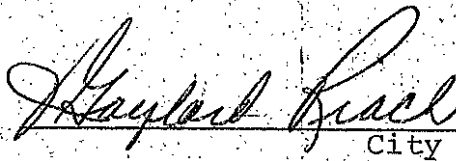
PASSED this 25<sup>th</sup> day of August, 1969, and signed in authentication of its passage this 25<sup>th</sup> day of August, 1969.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

FORM APPROVED:

  
\_\_\_\_\_  
City Attorney

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the City Clerk's Office

EXHIBIT "A" to Alderwood Mall  
Concomitant Zoning Agreement

ALDERWOOD MALL:

THAT PORTION OF THE EAST HALF OF SECTION 15 AND THE WEST HALF OF SECTION 14, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE S 1°01'20" W ALONG THE WEST LINE THEREOF A DISTANCE OF 1290.60 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1290 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE N 89°16'42" E ALONG SAID SOUTH LINE 300.14 FEET TO THE EAST LINE OF THE WEST 300 FEET OF SAID NORTHEAST QUARTER AND THE TRUE POINT OF BEGINNING; THENCE S 1°01'20" W ALONG SAID EAST LINE 1213.51 FEET TO A POINT ON A LINE WHICH IS 165 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE S 88°48'54" E ALONG SAID PARALLEL LINE 360.00 FEET; THENCE N 1°01'20" E 115.00 FEET; THENCE S 88°48'54" E 300.00 FEET; THENCE S 1°01'20" W 280.00 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 15; THENCE S 88°48'54" E ALONG SAID SOUTH LINE 245.17 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST 200 FEET OF LOT 9, BLOCK 1, ALDERWOOD MANOR, AS RECORDED IN VOLUME 9 OF PLATS, PAGE 71, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; THENCE S 1°02'11" W ALONG SAID EAST LINE 189.46 FEET TO THE NORTH LINE OF THE SOUTH 160 FEET OF SAID LOT 9; THENCE S 89°00'34" E ALONG SAID NORTH LINE 50.00 FEET TO THE EAST LINE OF THE WEST 250 FEET OF SAID LOT 9; THENCE S 1°02'11" W ALONG SAID EAST LINE AND ITS EXTENSION SOUTH 270.00 FEET TO THE SOUTH LINE OF THE NORTH 110 FEET OF LOT 8, SAID BLOCK 1; THENCE N 89°00'34" W ALONG SAID SOUTH LINE 100.00 FEET TO THE EAST LINE OF THE WEST 150.00 FEET OF SAID LOT 8; THENCE S 1°02'11" W ALONG SAID EAST LINE 200.00 FEET TO THE SOUTH LINE OF SAID LOT 8; THENCE S 89°00'34" E ALONG THE SOUTH LINE OF SAID LOT 650.13 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 1°02'11" E ALONG THE EAST LINE OF SAID LOT 310.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, SAID BLOCK 1; THENCE S 89°00'34" E ALONG THE SOUTH LINE OF SAID LOT 1 AND ITS EXTENSION EASTERLY 858.42 FEET TO THE WEST LINE OF BLOCK 3, ALDERWOOD MANOR NO. 3, AS RECORDED IN VOLUME 9 OF PLATS, PAGES 74 - 76, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; THENCE S 0°37'29" W ALONG SAID WEST LINE 315.75 FEET TO THE MOST SOUTHERLY CORNER OF SAID BLOCK 3; THENCE N 52°28'46" E ALONG THE SOUTHEASTERLY LINE THEREOF 358.31 FEET TO A POINT 20 FEET LEFT OF HIGHWAY ENGINEERS STATION A M 2+50 AS SHOWN ON WASHINGTON STATE DEPARTMENT OF HIGHWAYS RIGHT OF WAY PLAN PRIMARY STATE HIGHWAY NO. 1 (SR 5) EAST 200TH STREET TO SWAMP CREEK, ESTABLISHED BY COMMISSION RESOLUTION NO. 1081, APRIL 13, 1961; THENCE N 46°57'34" E ALONG THE RIGHT OF WAY AS SHOWN ON THE AFOREMENTIONED PLAN 382.78 FEET TO A LINE WHICH IS PARALLEL WITH AND 10 FEET WESTERLY FROM THE EAST LINE OF SAID BLOCK 3, ALDERWOOD MANOR NO. 3; THENCE N 0°00'53" E ALONG SAID PARALLEL LINE 1546.15 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE N 89°46'09" W ALONG SAID NORTH LINE AND ITS EASTERLY EXTENSION 1885.41 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE N 1°03'44" E ALONG THE EAST LINE THEREOF 60.86 FEET TO THE SOUTH LINE OF THE NORTH 1290 FEET OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE S 89°16'42" W ALONG SAID SOUTH LINE 1017.07 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 4,797,429 SQUARE FEET.

and

PROPERTY SITUATED ON 26TH AVE. W. AT APPROXIMATELY 184TH ST. S.W.,  
FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE  
NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 4 EAST,  
W.M., SNOHOMISH COUNTY, WASHINGTON, AND RUNNING THENCE S 89°46'09"  
E ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID SUBDIVISION  
578.73 FEET TO THE EAST LINE OF BLOCK 3, ALDERWOOD MANOR NO. 3,  
AS RECORDED IN VOLUME 9 OF PLATS, PAGES 74-76, RECORDS OF SAID  
COUNTY: THENCE N 0°00'35" E ALONG SAID EAST LINE 364.73 FEET TO  
THE NORTHEAST CORNER OF LOT 5, SAID BLOCK 3; THENCE N 89°59'07"  
W 571.82 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE S 1°  
06'03" W ALONG THE WEST LINE OF SAID BLOCK 3 A DISTANCE OF 362.57  
FEET TO BEGINNING.

# Affidavit of Publication

STATE OF WASHINGTON,  
County of Snohomish

ss.

I, JERRY DISTEFANO

being first duly sworn on oath depose and say: That I am the

FINANCE OFFICER

..... of the EVERETT DAILY HERALD,  
a daily newspaper printed and published in the City of Everett, County  
of Snohomish, and State of Washington; that said newspaper is a news-  
paper of general circulation in said County and State; that said news-  
paper has been approved as a legal newspaper by order of the Superior  
Court of Snohomish County, and that the notice .....

..ORDINANCE NO. 511.....

.....  
a printed copy of which is hereunto attached, was published in said  
newspaper proper and not in supplement form, in the regular and entire  
edition of said paper on the following days and times, namely:—

..AUG...28, 1969.....

.....  
and that said newspaper was regularly distributed to its subscribers  
during all of said period.

*Jerry Distefano*  
.....

Subscribed and sworn to before me this ....29th.....

day of .....AUGUST....., 19 69..

*Helen Brodnick*  
.....

Notary Public in and for the State of Washington,  
residing at Everett, Snohomish County.

CITY OF LYNNWOOD  
ORDINANCE NO. 511  
AN ORDINANCE AMENDING  
CHAPTER 20 OF THE LYNN-  
WOOD MUNICIPAL CODE AND  
THE ACCOMPANYING OFFI-  
CIAL ZONING MAP OF THE  
CITY OF LYNNWOOD BY  
CHANGING THE CLASSIFI-  
CATION OF CERTAIN PROPERTY  
IN THE CITY OF LYNNWOOD  
FROM RS-8 TO PRC.  
WHEREAS, the owner of the  
property described in attached Ex-  
hibit A has petitioned the City  
Planning Commission and City  
Council for reclassification of said  
property from single-family resi-  
dential district, RS-8 to planned  
regional shopping center district,  
PRC, and  
WHEREAS, the Planning Com-  
mission, after public hearing on  
said petition, has recommended the  
City Council approve the reclassifi-  
cation of the said property from  
RS-8 to PRC, finding that such re-  
classification is necessary for the  
preservation and enjoyment of pe-  
titioners' property rights, is not  
materially detrimental to the pub-  
lic welfare or to property of per-  
sons located in the vicinity, and  
setting forth its reasons and opin-  
ions for finding that said reclassi-  
fication is in harmony with the  
purposes of Chapter 20 of the Lynn-  
wood Municipal Code, and  
WHEREAS, the owners of said  
property have executed a concomi-  
tant agreement in favor of the  
City of Lynnwood which has been  
filed with the City and which is by  
reference hereto made a part of  
this Ordinance, and  
WHEREAS, the City Council  
elected to call a public hearing for  
the purpose of hearing the opinions  
of the public regarding the change  
in zoning classification and the  
terms of the concomitant agree-  
ment, and did provide proper and  
timely notice of said hearing, and  
WHEREAS, the City Council find  
that the covenants and conditions  
entered into by the owner of said  
property in said agreement offer  
the protection and benefit of the  
public generally and the public  
welfare in particular, and  
WHEREAS, the City Council con-  
curs in the recommendation of the  
Planning Commission and finds  
that the requested reclassification  
of the property described in Exhibit  
A from single-family residential  
district, RS-8 to planned regional  
shopping center district, PRC to  
be within the public health, safety,  
and general welfare.  
NOW, THEREFORE, the City  
Council of the City of Lynnwood do  
ordain as follows:  
Section 1. That the Lynnwood  
Municipal Code, Chapter 20,  
and accompanying map, Map  
B, the official zoning map of  
the City of Lynnwood, are here-  
by amended by changing the  
classification of the land de-  
scribed in Exhibit A from RS-8  
(single-family residential dis-  
trict) to PRC (planned region-  
al shopping center district).  
Section 2. This Ordinance shall  
take effect and be in force five  
(5) days after its passage, ap-  
proval and publication.  
PASSED this 25th day of August,  
1969, and signed in authentication  
of its passage this 25th day of  
August, 1969.  
M. J. HRDLICKA,  
Mayor.  
ATTEST:  
LINN W. EPPERLY,  
City Clerk.  
FORM APPROVED:  
J. GAYLORD RIACH,  
City Attorney.  
Published Aug. 28, 1969.

C E R T I F I C A T E

I, the undersigned, LINN W. EPPERLY, the duly appointed Clerk of the City of Lynnwood, Washington, hereby certify that the Ordinance hereto attached is a full, true and correct copy of Ordinance No. 511 of the City of Lynnwood, Washington, entitled as follows:

AN ORDINANCE AMENDING CHAPTER 20 OF THE LYNNWOOD MUNICIPAL CODE AND THE ACCOMPANYING OFFICIAL ZONING MAP OF THE CITY OF LYNNWOOD BY CHANGING THE CLASSIFICATION OF CERTAIN PROPERTY IN THE CITY OF LYNNWOOD FROM RS-8 TO PRG.

That said ordinance was passed by the Council of said City and was published and posted according to law; that said ordinance was duly published in the official newspaper of said City on August 28, 1969.

DATE: September 8, 1969

Linn W. Epperly  
Clerk of the City of Lynnwood, Washington