

NON-CODE

**CITY OF REDMOND
ORDINANCE NO. 2890**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ANNEXING 54 ACRES OF UNINCORPORATED KING COUNTY GENERALLY BOUNDED ON THE WEST BY 132ND AVENUE NE AND ON THE NORTH, EAST AND SOUTH BY THE CITY LIMITS OF REDMOND, AND LOCATED BETWEEN NE 100TH STREET AND NE 108TH STREET, AND REQUIRING THE PROPERTY TO BE ASSESSED AND TAXED AT THE SAME RATE AND ON THE SAME BASIS AS OTHER PROPERTY WITHIN THE CITY, FILE NO. L2017-00486

WHEREAS, the portion of unincorporated King County that is generally bounded on the west by 132nd Avenue NE and on the north, east and south by the City limits of Redmond, and is also located between NE 100th Street and NE 108th Street, is one of Redmond's Potential Annexation Areas as identified by King County Countywide Planning Policies; and

WHEREAS, the portion of unincorporated King County described above lies within the Redmond's Willows/Rose Hill Neighborhood as identified in Redmond's Comprehensive Plan; and

WHEREAS, on November 9, 2015, the City of Redmond received a complete Notice of Intent requesting annexation of the portion of unincorporated land described above; and

WHEREAS, the Notice of Intent was signed by owners of property representing 50.5 percent in taxable assessed valuation for the area to be annexed; and

WHEREAS, on January 5, 2016, the Redmond City Council approved a motion to accept the Notice of Intent to Annex and authorized the circulation of a direct petition to annex the area hereafter referred to as the NE Rose Hill Annexation; and

WHEREAS, the King County Assessor's Office certified the sufficiency of the direct petition on March 7, 2017; and

WHEREAS, effective March 27, 2017, Redmond staff provided Notice of Intention to annex the area legally described on the petition, the NE Rose Hill Annexation, to the Washington State Boundary Review Board (BRB) for King County; and

WHEREAS, on May 11, 2017, the BRB deemed the action approved (BRB File No. 2380); and

WHEREAS, it is the long-standing policy of the City of Redmond to support the annexation of land in its Potential Annexation Areas; and

WHEREAS, annexing the property of the NE Rose Hill Annexation advances City policy and responds to property owner requests; and

WHEREAS, Redmond City Council adopted the Willows/Rose Hill Neighborhood Plan and the zoning of the land therein in 2002 after significant property owner and resident participation in the development of the Plan and zoning; and

WHEREAS, the City Council held a public hearing on the proposed annexation on June 20, 2017, and at the conclusion of

said hearing, determined that the property should be annexed, subject to defined conditions.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Annexation. That certain 54 acres of unincorporated King County that is generally bounded on the west by 132nd Avenue NE and on the north, east and south by the city limits of Redmond, and is also located between NE 100th Street and NE 108th Street, and depicted on the map attached hereto as Exhibit 2 and legally described on the attached Exhibit 1, both of which exhibits are incorporated herein by this reference as if set forth in full, is hereby annexed to and made a part of the City of Redmond.

Section 2. Zoning. Zoning for the NE Rose Hill Annexation shall be in conformance with the Comprehensive Plan and adopted pre-annexation zoning, which is RIN (Residential Innovative, four to five dwellings per gross acre) and R-1 (Single Family Constrained, one dwelling per gross acre, depending on location).

Section 3. Indebtedness. Pursuant to the terms of the annexation petition, all property within the territory annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City, including assessments

for taxes and payment of any bonds issued or debts contracted prior to or existing as of the date of annexation.

Section 4. Waiver of Vested Development Rights.

Pursuant to the terms of the annexation petition, the property owner waives any and all vested development rights under King County regulations and the property proposed for annexation shall be subject to the Redmond Zoning Code and the subsequent proceeding pursuant thereto.

Section 5. Duties of Planning Staff.

Planning staff are hereby directed to file a certified copy of this ordinance, together with the attached Exhibits 1 and 2, with the King County Council. In addition, the Planning staff are directed to file the annexation certificate provided for in RCW 35A.14.700 with the Office of Financial Management within thirty (30) days of the effective date of the annexation.

Section 6. Effective Date.

This ordinance shall take effect and be in full force five days after passage and publication of an approved summary thereof consisting of the title, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 20th day of June,
2017.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

ATTEST:



MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:



JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK: June 6, 2017
PASSED BY THE CITY COUNCIL: June 20, 2017
SIGNED BY THE MAYOR: June 23, 2017
PUBLISHED: June 26, 2017
EFFECTIVE DATE: July 1, 2017
ORDINANCE NO. 2890

YES: BIRNEY, CARSON, MARGESON, MYERS, PAHDYE, SHUTZ, STILIN

**LEGAL DESCRIPTION
CITY OF REDMOND ANNEXATION AREA**

ALL OF THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON, LYING NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF N.E. 104TH STREET (FORMERLY HELENA AVENUE), AND LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF 132ND AVENUE N.E. (FORMERLY MOORE STREET); AND ALL OF BLOCK 158, BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 31, RECORDED IN VOLUME 25 OF PLATS, PAGE 26, RECORDS OF KING COUNTY, WASHINGTON, LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON.

EXCEPTING THEREFROM:

LOTS 3 THROUGH 5, INCLUSIVE, BLOCK 157, BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 31, RECORDED IN VOLUME 25 OF PLATS, PAGE 26, RECORDS OF KING COUNTY, WASHINGTON;

ALSO EXCEPTING THEREFROM:

THAT PORTION OF THE 134TH AVENUE N.E. RIGHT OF WAY (FORMERLY VINE STREET), LYING SOUTHERLY OF THE WESTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF SAID LOT 3, BLOCK 157, AND LYING NORTHERLY OF THE WESTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF SAID LOT 5, BLOCK 157.

ALSO EXCEPTING THEREFROM:

THAT PORTION OF THE 136TH AVENUE N.E. RIGHT OF WAY (FORMERLY SPRUCE STREET), LYING SOUTHERLY OF THE EASTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF SAID LOT 3, BLOCK 157, AND LYING NORTHERLY OF THE EASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF SAID LOT 5, BLOCK 157.

ALSO EXCEPTING THEREFROM:

PARCEL C OF THE ST. GEORGE COPTIC ORTHODOX CHURCH BOUNDARY LINE ADJUSTMENT, CITY OF REDMOND FILE NO. L110282, RECORDED UNDER KING COUNTY RECORDING NUMBER 20111027900001, RECORDS OF KING COUNTY, WASHINGTON;

ALSO EXCEPTING THEREFROM:

THAT PORTION OF SAID BLOCK 158, BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 31, CONVEYED TO THE CITY OF KIRKLAND, WASHINGTON, BY STATUTORY WARRANTY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 20120831002139.

TOGETHER WITH:

THE WEST ONE-HALF OF THE SOUTH 10 ACRES OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON.

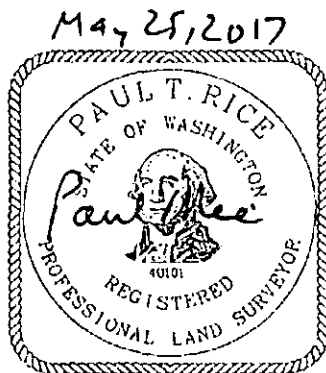
TOGETHER WITH:

THAT PORTION OF THE N.E. 104TH STREET (FORMERLY VILLARD AVENUE) RIGHT OF WAY, WITHIN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON, SAID PORTION LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF 132ND AVENUE N.E. (FORMERLY MOORE STREET), AND WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF 134TH AVENUE N.E. RIGHT OF WAY (FORMERLY VINE STREET).

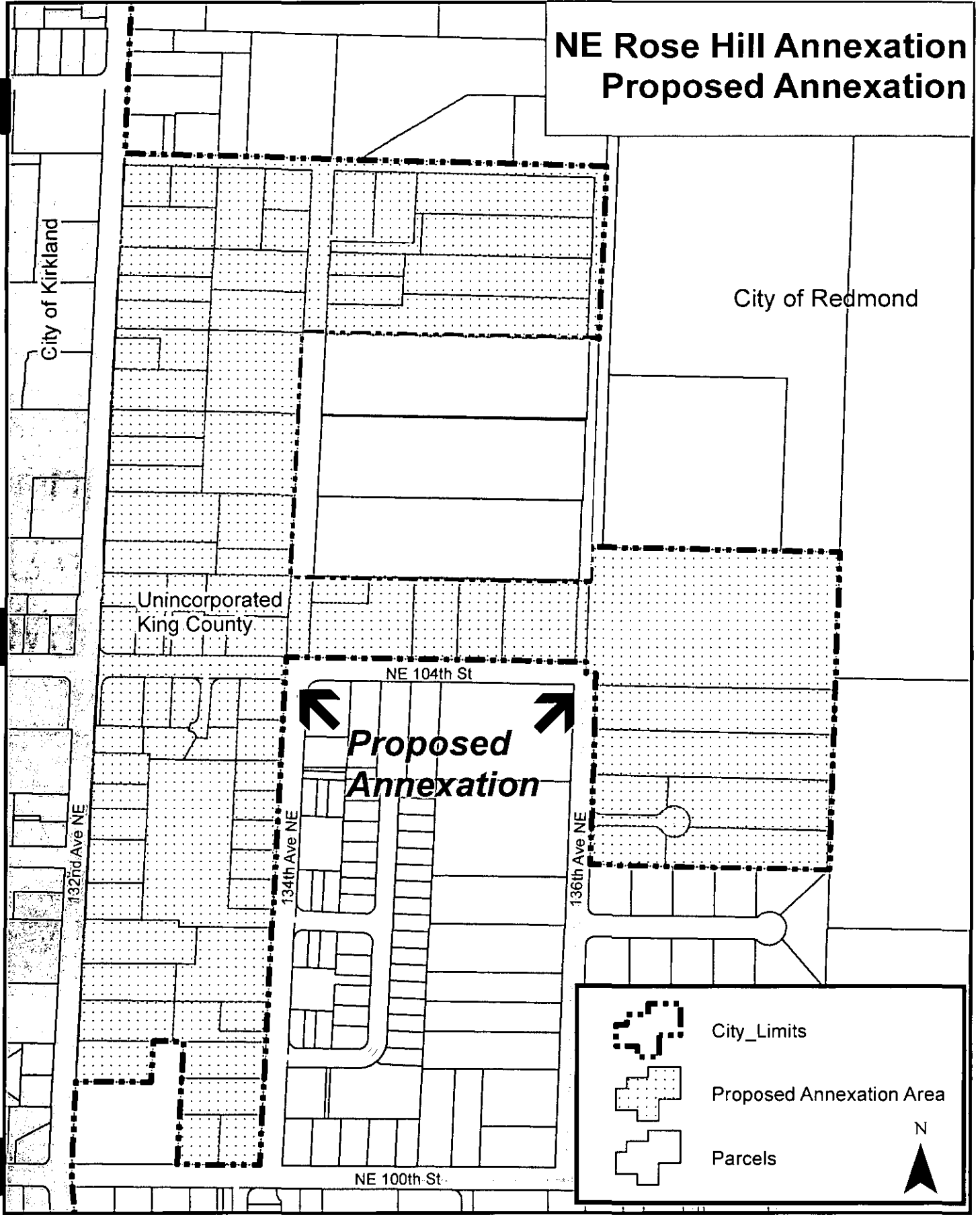
TOGETHER WITH:

ALL OF THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON, LYING NORTHERLY OF THE SOUTHERLY BOUNDARY OF THE PLAT OF LANGLEY RANCH, RECORDED IN VOLUME 170 OF PLATS, PAGES 60 THROUGH 62, RECORDS OF KING COUNTY, WASHINGTON, AND EASTERLY OF THE 136TH AVENUE N.E. (FORMERLY SPRUCE STREET) RIGHT OF WAY;

THE PERIMETER OF THE ABOVE DESCRIBED AREA MEASURES 12,297.72+- FEET. THE PERIMETER OF THE ABOVE DESCRIBED AREA WHICH IS CONTIGUOUS WITH THE CORPORATE LIMITS OF THE CITY OF KIRKLAND MEASURES 2,450.18 +- FEET.



NE Rose Hill Annexation Proposed Annexation



0 200 400 600 800 Feet