

ORIGINAL

0020.150.152
JEH/are
10/26/93

Redmond West
Annexation, ANN 91-002

ORDINANCE NO. 1745

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, PROVIDING FOR THE ANNEXATION OF CERTAIN REAL PROPERTY LOCATED IN THE OVERLAKE AREA AND COMMONLY KNOWN AS THE REDMOND WEST PROPERTY, PROVIDING FOR THE SIMULTANEOUS ADOPTION OF BUSINESS PARK (BP) ZONING FOR THE PROPERTY AS PROVIDED IN ORDINANCE 1743, AND ESTABLISHING A DATE UPON WHICH THE ANNEXATION SHALL BECOME EFFECTIVE.

WHEREAS, the City of Redmond received a Notice of Intent to Annex certain property commonly known as the Redmond West Annexation and more particularly described on Exhibit A attached hereto and incorporated herein by this reference as if set forth in full, in 1991, and

WHEREAS, the Notice of Intent was signed by the owners of not less than ten percent (10%) in value, according to the assessed valuation for general taxation, of the property described on Exhibit A, and

WHEREAS, the City Council met with the initiators of the annexation in 1991 and were advised that the initiators desired to pursue pre-annexation zoning of Business Park (BP) for the property prior to annexation to the City, and

WHEREAS, the initiators of the annexation subsequently filed a request for certain amendments to the Community Development Guide, and for pre-annexation zoning, and

WHEREAS, the City filed a companion Development Guide and

pre-annexation zoning request for all remaining unincorporated land south of the initiator's property and lying between Redmond and Bellevue, and

WHEREAS, the applications culminated in the adoption of Ordinance 1743 of the City of Redmond, which establishes proposed zoning regulations for the initiator's property and the property immediately south of the initiator's property, pursuant to RCW 35A.14.330 and .340, and

WHEREAS, subsequent to the adoption of the proposed zoning regulations, the City Council authorized circulation of an annexation petition for the property described on Exhibit A, subject to the requirement that the petitioners agree to assume a proportionate share of the City's indebtedness and agree to accept the simultaneous adoption of the pre-annexation zoning and proposed zoning regulations adopted by Ordinance 1743, and

WHEREAS, the City subsequently received a petition for annexation meeting these requirements, and containing the signatures of the owners of at least sixty percent (60%) in value, according to the assessed valuation for general taxation, of the property described on said Exhibit A, and determined that said petition was sufficient to meet the requirements established by the Council, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO
ORDAIN AS FOLLOWS:

Section 1. Annexation. The real property commonly known as the Redmond West annexation, and more particularly described on

Exhibit A attached hereto and incorporated herein by this reference as if set forth in full, should be and hereby is annexed to and made a part of the City of Redmond.

Section 2. Zoning. Pursuant to Ordinance 1743 of the City of Redmond, which established proposed zoning regulations for the area hereby annexed to the City, all property within the territory annexed hereby is zoned Business Park (BP), and the zoning map shall contain a notation that there are conditions attached to the property that must be satisfied when development occurs. All development on the property shall be subject to the conditions set forth on Exhibit C of Ordinance 1743 of the City. The Planning Director is hereby instructed to make any necessary changes to the official zoning map of the City in accordance with the zoning established by this section, upon the effective date of the annexation.

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

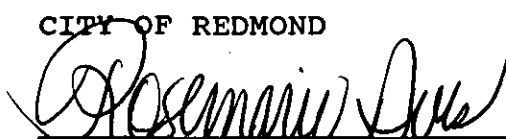
Section 4. Submission to Boundary Review Board. The Mayor is hereby authorized to submit all necessary documentation to the Washington State Boundary Review Board for King County in order to gain approval for the annexation provided for in this Ordinance.

Section 5. Duties of City Clerk. After the effective

date of the annexation, the City Clerk is hereby directed to file a certified copy of this ordinance with the King County Council, and to file a certificate of annexation with the State Office of Financial Management as directed by RCW 35A.14.700.

Section 6. Effective Date. This ordinance, being the exercise of a power specifically delegated to the legislative body of the City, is not subject to referendum, and shall take effect and be in full force five (5) days after publication of the attached summary, which is hereby approved, provided, that the annexation and zoning provided for in Sections 1 and 2 shall become effective at such time as the Boundary Review Board approves, or is deemed to have approved, annexation of the property described on Exhibit A to the City of Redmond.

CITY OF REDMOND


MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:


CITY CLERK, DORIS SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO. 1745

October 27, 1993
November 1, 1993
November 1, 1993
November 7, 1993
November 12, 1993 - subject to Section 6 conditions.

EXHIBIT A: REDMOND WEST ANNEXATION

Ordinance No. 1745

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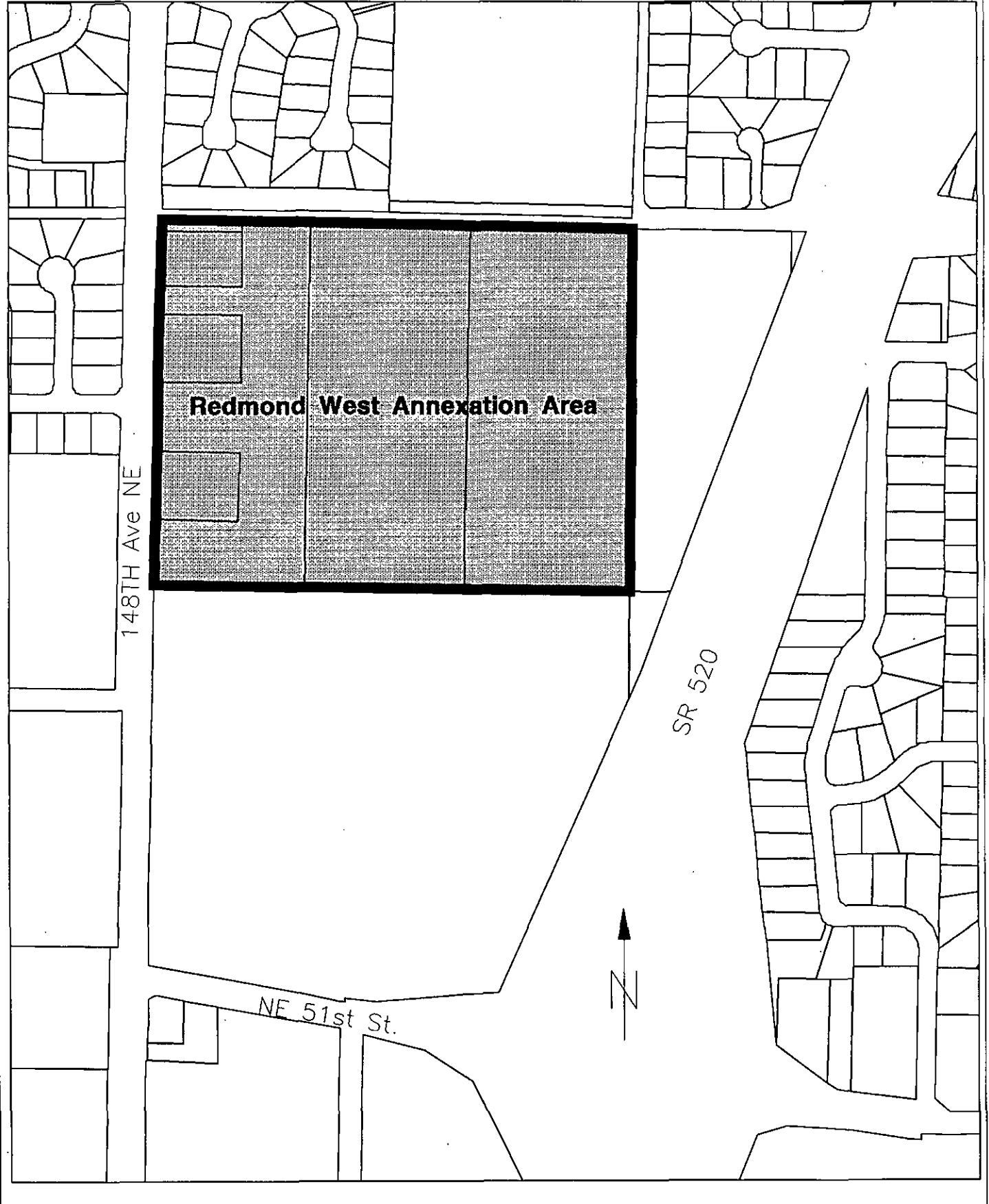


EXHIBIT A: REDMOND WEST ANNEXATION

ORDINANCE NO. 1745

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Morelli/Trammell Crow
Metes and Bounds Annexation
Legal Description

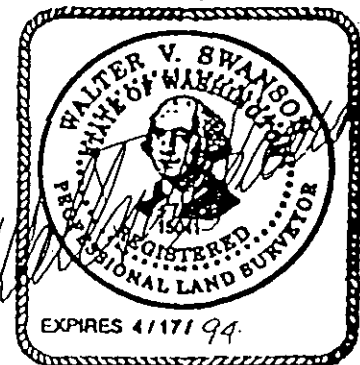
91-077-02
Sept. 20, 1993
Revised Sept. 27, 1993

That portion of Lots 1, 2 and 3, East Side Gardens, according to the plat thereof recorded in Volume 12 of Plats, Page 68, records of King County, Washington and as modified by Affidavit recorded under King County Recording No. 991453 described as follows:

Beginning at an existing concrete monument in case at the northwest corner of Section 14, Township 25 North, Range 5, East, W.M., in King County, Washington, thence $S01^{\circ}17'03''W$ along the west line of said Section 14 a distance of 1086.27 feet; thence $N89^{\circ}15'52''E$ 50.03 feet to an intersection of the east margin of 148th Ave. N.E. as condemned by the City of Redmond, under King County Superior Court Cause No. 759796, with the south line said Lot 1, said plat of East Side Gardens based on said Affidavit recorded under King County Recording No. 991453, and as shown on the Record of Survey recorded in Volume 49 of Surveys, Page 81, recorded under King County Recording No. 8604109004 and the TRUE POINT OF BEGINNING of this description: thence $N89^{\circ}15'52''E$ 1263.54 feet to the southeast corner of said Lot 3, said East Side Gardens, based on said Affidavit and shown on said Record of Survey; thence $N01^{\circ}25'31''E$ along the common lot line between said Lots 3 and 4 a distance of 1012.45 feet to southerly margin of N.E. 60th Street as conveyed to King County for road by instruments recorded under Recording Numbers 1547709, 1548097 and 1550845; thence $N88^{\circ}49'25''W$ along said southerly margin 1265.24 feet the east margin of 148th Ave. N.E. as condemned by the City of Redmond, under King County Superior Court Cause No. 759796; thence $S01^{\circ}17'03''W$ along said east margin 1054.60 feet to the TRUE POINT OF BEGINNING.

WRITTEN: WVS
CHECKED: GBO

TRIAD ASSOCIATES
11415 N.E. 128th STREET
KIRKLAND, WA 98034



9/27/93