

0020.010.048
JEH/are
01/20/94

Forster Annexation
ANN93-001

ORDINANCE NO. 1768

ORIGINAL

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ANNEXING 32.9 ACRES LOCATED ON THE NORTH SIDE OF (AND INCLUDING) NORTHEAST 84TH STREET BETWEEN 188TH AVENUE NORTHEAST AND 192ND AVENUE NORTHEAST AND COMMONLY KNOWN AS THE FORSTER ANNEXATION, ACKNOWLEDGING THE APPLICATION OF GENERAL (G) ZONING TO THE SITE, ESTABLISHING ANNEXATION CONDITIONS, AND REQUIRING THE PROPERTY TO BE ASSESSED AND TAXED AT THE SAME RATE AND BASIS AS OTHER PROPERTY WITHIN THE CITY, ANN 93-001.

WHEREAS, on August 13, 1993, the City of Redmond received a Notice of Intent to Annex certain real property commonly known as the Forster annexation, and

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

WHEREAS, the City issued a Determination of Non-significance for the annexation on September 14, 1993, and

WHEREAS, on October 19, 1993, the City Council met with the initiators of the annexation, accepted the Notice of Intent, and authorized circulation of an annexation petition pursuant to RCW 35A.14.120, and

WHEREAS, the City subsequently received an annexation petition containing the signatures of the owners of not less than sixty percent (60%) in value, according to the assessed valuation for general taxation, of the property for which annexation was

petitioned, and

WHEREAS, the annexation was filed with the Washington State Boundary Review Board for King County, and forty-five days has elapsed since filing without the BRB's jurisdiction being invoked, and

WHEREAS, the City Council held a public hearing on the proposed annexation on February 15, 1994, and at the conclusion of said hearing, determined that the property should be annexed, subject to certain conditions established at the time the Notice of Intent was approved, NOW, THEREFORE,

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

Section 1. Annexation. That certain 32.9 acres of property located on the north side of (and including) N.E. 84th Street between 188th Avenue N.E. and 192nd Avenue N.E., and more particularly described on Exhibit A attached hereto and 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. Pursuant to Section 20C.10.040 of the Redmond Municipal Code and Community Development Guide, the newly annexed territory is zoned General (G) and subject to all provisions of the Community Development Guide. The applicants for annexation have acknowledged that it is the City's intent to zone the property consistent with the City's adopted land use Plan and that it is the City's further intent to keep the land within the annexation area north of Evans Creek rural.

Section 3. Nonconforming Uses. The current land uses in the annexation area are primarily warehousing and manufacturing (Rainier Welding, Bolles construction and Baugh Construction. As such these uses will become pre-existing nonconforming uses upon annexation and will continue as such on the north side of Evans Creek if the City applies the zoning contemplated by the City Land Use Plan designation of Ranch Estate for the property north of the Creek. As such these uses will be regulated under the City's nonconforming use regulations, currently Section 20F.10.060 of the Community Development Guide. Expansion of these uses north of Evans Creek is prohibited.

Section 4. Sewers. All properties in the annexation area have individual septic tanks and will be required to connect to the City of Redmond sewer system when service becomes available.

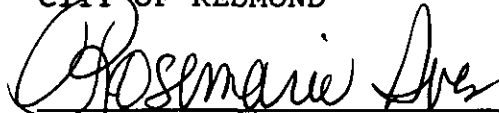
Section 5. Indebtedness. Pursuant to the terms of the annexation petition, all property within the territory annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City, including assessments for taxes and payment of any bonds issued or debts contracted prior to or existing as of the date of annexation.

Section 6. Duties of City Clerk. The City Clerk is hereby directed to file a certified copy of this ordinance, together with Exhibit A, with the King County Council. In addition, the Clerk is authorized and 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 7. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

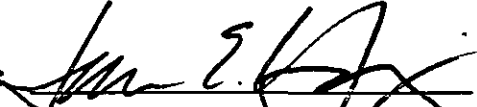
CITY OF REDMOND


MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:


CITY CLERK, DORIS SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK:	01/20/94
PASSED BY THE CITY COUNCIL:	02/15/94
SIGNED BY THE MAYOR:	02/15/94
PUBLISHED:	02/20/94
EFFECTIVE DATE:	02/25/94
ORDINANCE NO. <u>1768</u>	

EXHIBIT A

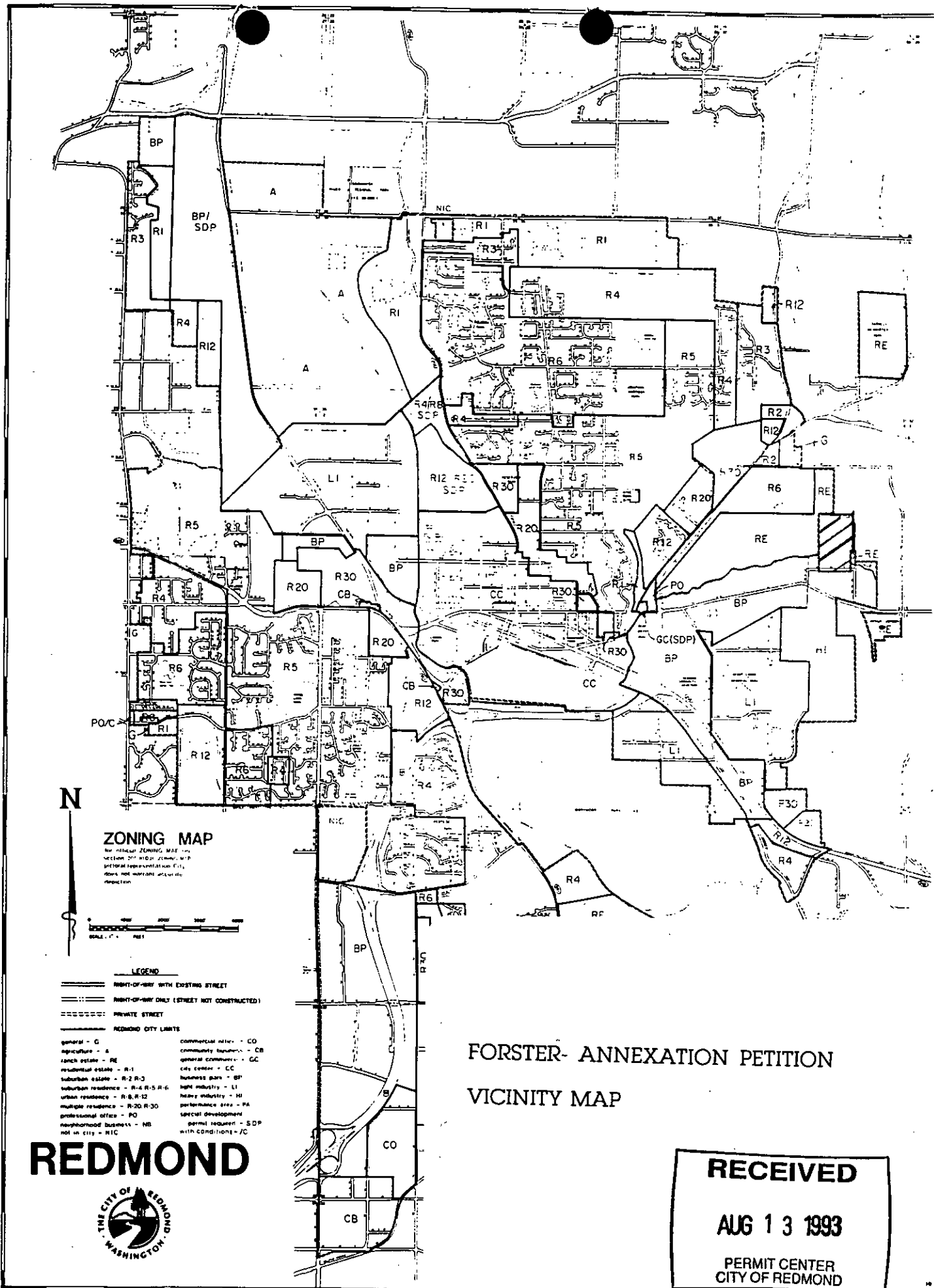
FORSTER ANNEXATION LEGAL DESCRIPTION

That portion of the Northwest Quarter of the Southeast Quarter of Section 6, Township 25 North, Range 6 East, W.M. in King County, Washington described as follows:

The East Half and the East Half of the West Half of the Northwest Quarter of the Southeast Quarter of said Section 6; EXCEPT the East 100.00 feet of the South 300.00 feet thereof.

TOGETHER WITH that portion of the East Half and the East Half of the West Half of the Southwest Quarter of the Southeast Quarter of said Section 6; lying north of a line 200 feet south of and parallel with the north line of the SW 1/4 of the SE 1/4 of said Section 6, said line was established in City of Redmond Ordinance 213; EXCEPT the East 100.00 feet thereof.

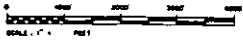
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ZONING MAP

See attached ZONING MAP for details of zoning codes. This section of map shows zoning for potential incorporation City. Does not warrant actual inspection.



LEGEND

- ==== RIGHT-OF-WAY WITH EXISTING STREET
- RIGHT-OF-WAY ONLY (STREET NOT CONSTRUCTED)
- PRIVATE STREET
- REDMOND CITY LIMITS

- | | |
|-------------------------------|-------------------------|
| general - G | commercial inter - CO |
| ranch estate - RE | community business - CB |
| resuburban estate - R1 | city center - CC |
| suburban estate - R2-R3 | business park - BP |
| suburban residence - R4-R5-R6 | light industry - LI |
| urban residence - R8-R12 | heavy industry - HI |
| multiple residence - R20-R30 | performance area - PA |
| professional office - PO | special development |
| neighborhood business - NB | permitted - SDP |
| not in city - NIC | with conditions - /C |

REDMOND



FORSTER- ANNEXATION PETITION
VICINITY MAP

RECEIVED
AUG 13 1993
PERMIT CENTER
CITY OF REDMOND

FORSTER ANNEXATION, ANN 93-001
ORDINANCE NO. 1768

Alire Abom

Robert C. Hanson

Iep & Marvanna Fischler

Westside

7.23 Ac.

3.04 Ac.

Stanley Hoffmann

9.67 Ac.

8.78 Ac.

9.35 Ac.

10.06 Ac.

10.99 Ac.

10.97 Ac.

10.83 Ac.

9.64 Ac.

George H. Kell

George H. Kell

9.77 Ac.

Daugh Construction Co.

George H. Keller

19.54 Ac.

NE 84TH ST.

RE

4.77 Ac.

Cadman Gravel Co.

INDUSTRY

Olympian Stone Co. Inc.

James Marek

H

Babe Murray

4.81 Ac.

Dert II E

CADMAN GRAVEL

NE UNION

REDMOND

1.39 Ac.

0.57 Ac.

Walter Anderson

CONG.