

ORIGINAL

ORDINANCE NO. 1832

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ANNEXING 8.5 ACRES LOCATED EAST OF 154TH PLACE NE AND WEST OF REDMOND-WOODINVILLE ROAD AND NORTH AND SOUTH OF NE 11600 AND NE 11800 BLOCKS RESPECTIVELY AND COMMONLY KNOWN AS THE GWERDER-BETROZOFF ANNEXATION, AND REQUIRING THE PROPERTY TO BE ASSESSED AND TAXED AT THE SAME RATE AND ON THE SAME BASIS AS OTHER PROPERTY WITHIN THE CITY, ANN 93-004.

WHEREAS, on November 2, 1993, the City of Redmond received a Notice of Intent to Annex certain real property commonly known as the Gwerder-Betrozoff annexation, and

WHEREAS, the Notice of Intent was signed by the owners of the property representing at least 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, on April 5 1994, the City Council met with the initiators of the annexation, accepted the Notice of Intent subject to certain conditions, and authorized circulation of an annexation petition, and

WHEREAS, on January 11, 1995, the City 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, described in Exhibit B, for which annexation was petitioned, and

WHEREAS, the City Council held a public hearing on the proposed annexation on April 18, 1995, and at the conclusion of said hearing, determined that the property should be annexed, subject to the Redmond Community Development Guide, subject to a requirement that the property be assessed and taxed at the same rate as other property be within the City, and that clustering of development shall be required, setbacks should be utilized to maintain a buffer from the agricultural lands, that the property shall be subject to City of Redmond sanitary sewer hookup policies, now, therefore,

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

Section 1. Annexation. That certain 8.5 acres of property located east of 154th Place NE and west of Redmond-Woodinville Road and north and south of NE 11600 and NE 11800 blocks respectively depicted on the map attached hereto as Exhibit B and legally described on the attached Exhibit A, 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. Interim zoning shall be set at G pursuant to Section 20C.10.040 of the Redmond Community Development Guide until such action as is taken by the City Council assigning otherwise. Development on this property shall be required cluster to protect significant tree stands, views from the valley, and maintain a rural appearance.

Setbacks and development limitations should be utilized to maintain a buffer from agricultural lands of the Sammamish valley.

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. Submission to Boundary Review Board. The Planning Director is hereby instructed to file the appropriate application with the Washington State Boundary Review Board for King County as soon as practicable in order to obtain approval for the annexation.

Section 5. Duties of City Clerk. The City Clerk is hereby directed to file a certified copy of this ordinance, together with the attached Exhibits A and B, 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 6. Sewers. All properties in the annexation area have septic or remain vacant and cost of providing sewer will be funded by the developer or the property owners.

Section 7. 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 provided for in Section 1 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 B to the City of Redmond.

CITY OF REDMOND


MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:


DEPUTY CITY CLERK, SANDRA L. MARION

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY: 

FILED WITH THE CITY CLERK:	April 11, 1995
PASSED BY THE CITY COUNCIL:	April 18, 1995
SIGNED BY THE MAYOR:	April 18, 1995
PUBLISHED:	April 26, 1995
EFFECTIVE DATE:	May 1, 1995

ORDINANCE NO. 1832

EXHIBIT A

Ordinance No. 1832

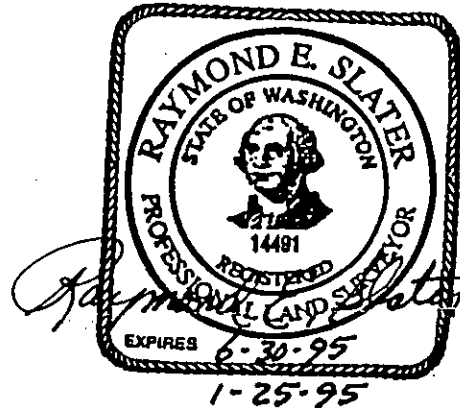
That portion of Tract 14 of Willow Garden Tracts, as per plat recorded in Volume 21 of Plats, on page 99, records of King County, lying Southerly of the following described line;

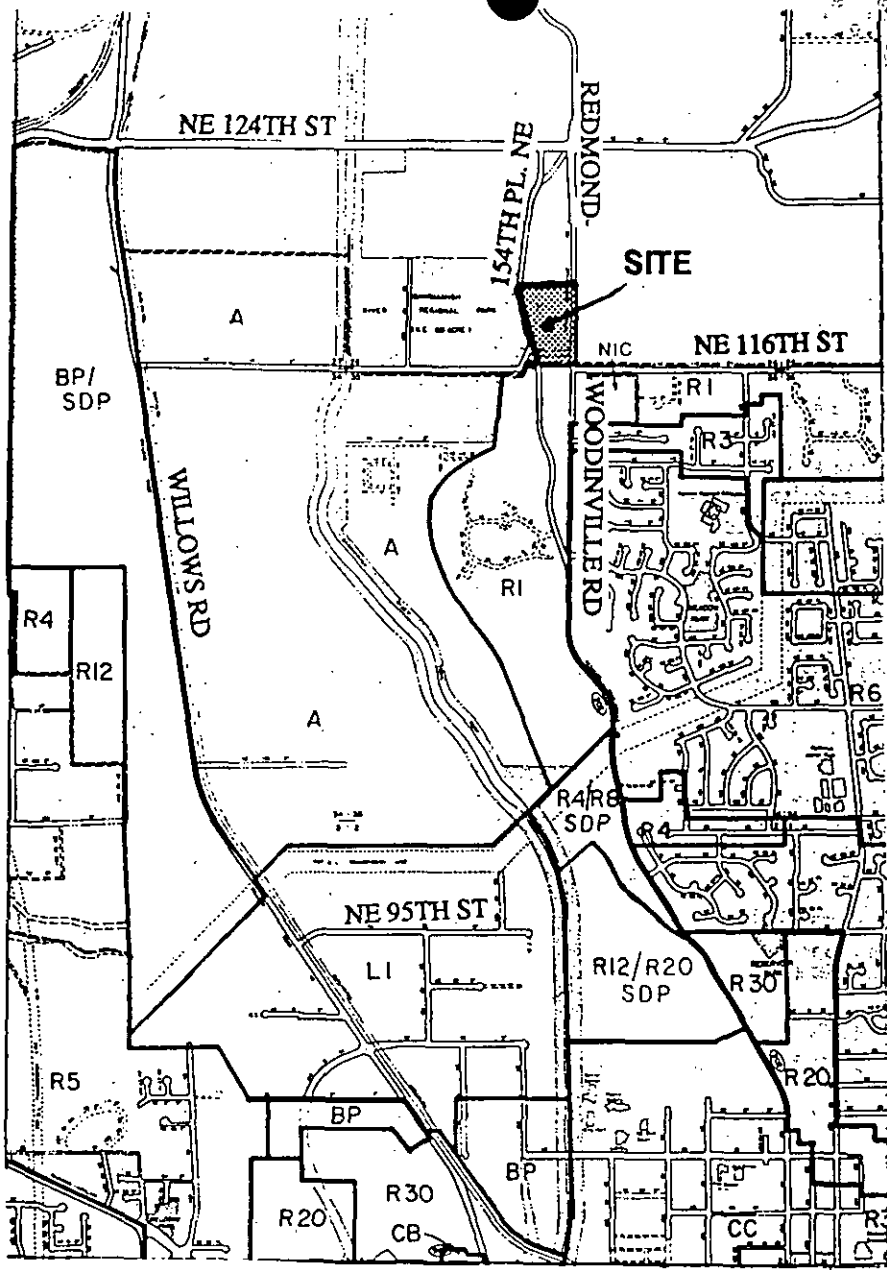
Beginning at the South quarter corner of Section 26, Township 26 North, Range 5 East, W.M.; thence North 904.42 feet along center of Section line to beginning of line described; thence N 88°14'25" W parallel to North line of the South half of the Southwest quarter of said Section, 628.96 feet to the Easterly line of State Highway No. 2, and the end of this line described; EXCEPT portion for 156th Ave. N.E.

AND ALSO Tracts 15, 16 and 17 of said plat of Willow Garden Tracts

EXCEPT therefrom that portion for 156th Ave. N.E.

AND ALSO that portion of N.E. 117th St. lying between the Easterly right of way margin of 154th Pl. N.W. (P.S.H. No. 2) and the Westerly right of way margin of 156th Ave. N.E.





Ordinance No. 1832

EXHIBIT B

VICINITY MAP

GWERDER-BETROZOFF ANNEXATION

