

ORDINANCE NO. 1896

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ESTABLISHING ZONING AND ANNEXING 96.91 ACRES LOCATED NORTH OF NE 116 STREET AND LYING BETWEEN 159 AVENUE NE, IF EXTENDED, AND 172 AVENUE NE, COMMONLY KNOWN AS THE NORTHSTAR 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 96-002.

WHEREAS, on February 6, 1996, the City of Redmond received a Notice of Intent to annex certain real property commonly known as the Northstar 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 in Exhibit A attached hereto, and

WHEREAS, on April 2, 1996, the City Council met with the initiators of the annexation, accepted the Notice of Intent subject to certain conditions, expanded the annexation boundary, and authorized circulation of an annexation petition, and

WHEREAS, on June 5, 1996, 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 A and shown on the attached map, Exhibit B, for which annexation was petitioned, and

WHEREAS, the City Council held the first of two public hearings on pre-annexation zoning for identified City annexation areas, including the Northstar Annexation area, on May 21, 1996, and pre-annexation zoning for the Northstar Annexation area on July 2, 1996, and at the conclusion of the public hearing established pre-annexation zoning of R-1 and R-4 as indicated on the attached map, Exhibit B.

WHEREAS, the City Council held a second public hearing on the proposed annexation on July 2, 1996, and at the conclusion of said hearing, determined that the property should be annexed, subject to the Redmond Community Development Guide and subject to a requirement that the property be assessed and taxed at the same rate as other property within the City, and that the cost of providing sewer and water utility service be funded by the developer or the owners of the property, NOW, THEREFORE,

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

Section 1. Annexation. That certain 96.91 acres of property located north of NE 116 Street and lying between 159 Avenue NE, if extended, and 172 Avenue NE, commonly known as the Northstar Annexation, 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. Zoning for the Northstar Annexation shall be set at R-4 and R-1 in conformance to the Comprehensive Plan and Section 20C.10.120 of the Redmond Community Development Guide and as depicted on the map attached hereto as Exhibit B until such action as is taken by the City Council assigning otherwise.

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 and Community Development 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.

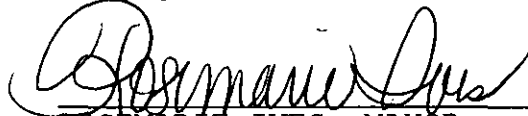
Section 5. Duties of City Clerk. The City Clerk is hereby directed to file a certified copy of this ordinance, together with the attached Exhibits A and B, with the King County Council. In addition, the Clerk is authorized and directed to file the annexation certificate provided for in RCW 35A.14.700 with the Office of Financial Management within thirty (30) days of the effective date of the annexation.

Section 6. Sewer and Water service. Most properties in the annexation area have septic systems and wells or are vacant. The cost of providing sewer and water


utility service 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 passage and publication of an approved summary thereof consisting of the title, provided, that the annexation provided for in Section 1 shall become effective at such time as the Washington State Boundary Review Board approves, or is deemed to have approved, annexation of the property described on Exhibit B to the City of Redmond.

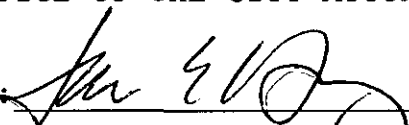
CITY OF REDMOND


ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:


BONNIE MATTSON, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK:	June 25, 1996
PASSED BY THE CITY COUNCIL:	July 2, 1996
SIGNED BY THE MAYOR:	July 7, 1996
PUBLISHED:	July 10, 1996
EFFECTIVE DATE:	Ordinance = July 15, 1996; Annexation = Approval
ORDINANCE NO. <u>1896</u>	of Washington State Boundary Review Board

EXHIBIT A
TO ORDINANCE 1896

NORTSTAR ANNEXATION
LEGAL DESCRIPTION
EXHIBIT "A"

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 26 NORTH, RANGE 5 EAST, W. M., IN KING COUNTY, WASHINGTON;
EXCEPT THAT PORTION LYING WITHIN NORTHEAST 116TH STREET;

TOGETHER WITH

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25,
TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M, IN KING COUNTY, WASHINGTON;
EXCEPT THAT PORTION LYING WITHIN NORTHEAST 116TH STREET;

TOGETHER WITH

THAT PORTION OF LOT 1 OF KING COUNTY SHORT PLAT NUMBER 684060,
ACCORDING TO THE SHORT PLAT RECORDED UNDER KING COUNTY RECORDING
NUMBER 8411280534,

DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 26 NORTH,
RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON:

THENCE SOUTH 88° 33' 54" EAST ALONG THE CENTER LINE OF NORTHEAST 116TH
STREET, 1,316.91 FEET; THENCE NORTH 02° 13' 57" EAST 30.00 FEET TO THE TRUE
POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF SAID
LOT 1; THENCE NORTH 02° 13' 57" EAST 950.91 FEET; THENCE SOUTH 88° 40' 07"
EAST 329.02 FEET; THENCE SOUTH 02° 13' 12" WEST 951.50 FEET; THENCE NORTH
88° 33' 54" WEST 329.22 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF

NORTHSTAR ANNEXATION
LEGAL DESCRIPTION
EXHIBIT "A" (CONT.)

Ordinance No. 1896

THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 26 NORTH, RANGE 5 EAST,
W.M., IN KING COUNTY, WASHINGTON:

EXCEPT THAT PORTION LYING WITHIN NORTHEAST 116TH STREET;

TOGETHER WITH

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 25, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN
KING COUNTY, WASHINGTON:

EXCEPT THAT PORTION LYING WITHIN NORTHEAST 116TH STREET;

TOGETHER WITH

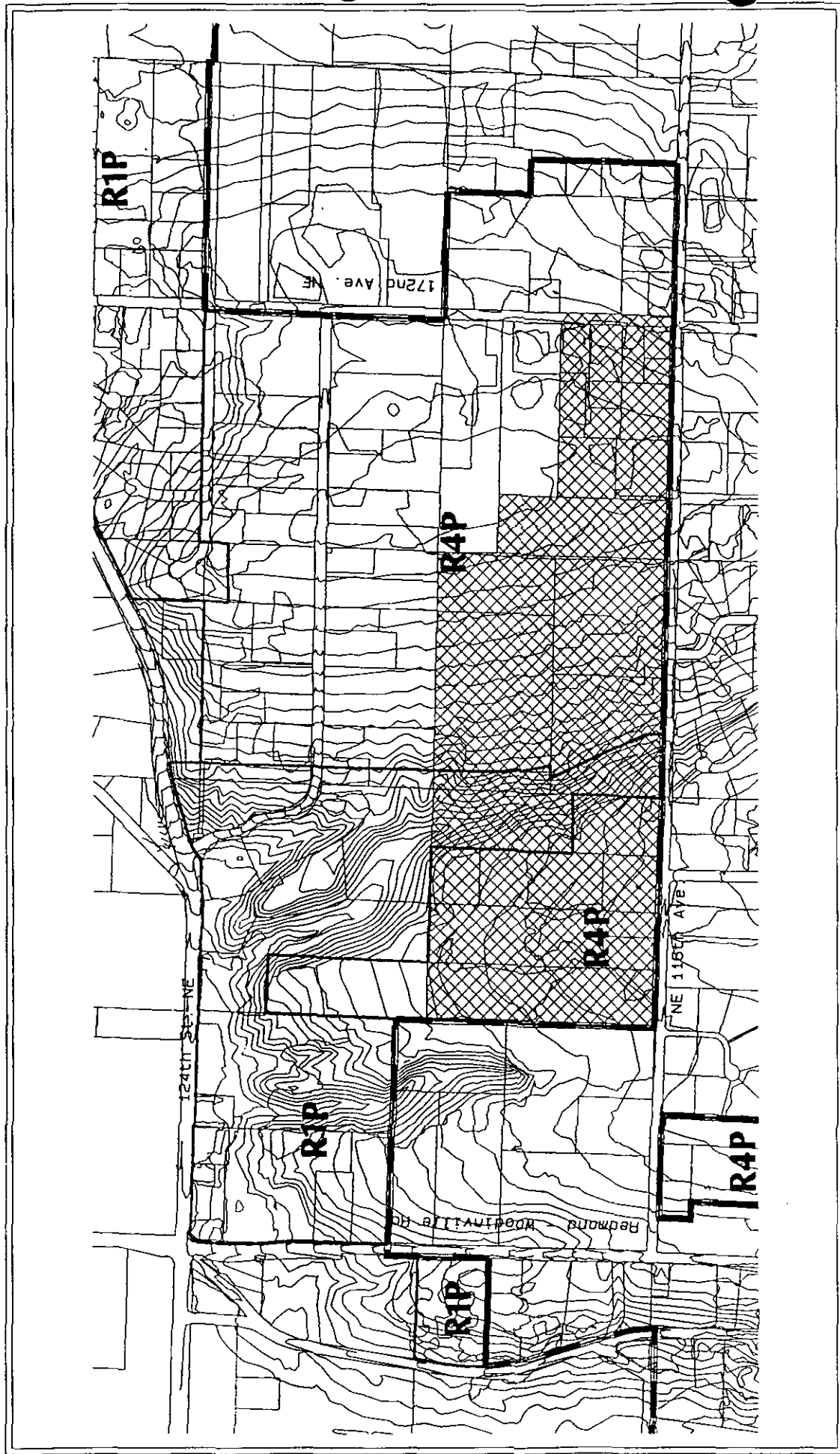
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QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 26 NORTH,
RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON: EXCEPT THAT PORTION
LYING WITHIN NORTHEAST 116TH STREET.

EXHIBIT B

Ordinance No. 1896

NORTHSTAR ANNEXATION

Proposed Zoning



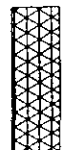
City Limits



Proposed Zoning



Parcels



Northstar Annexation

SCALE 1:9600

