

NON-CODE

**CITY OF REDMOND
ORDINANCE NO. 2684**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ANNEXING 5.3 ACRES OF UNINCORPORATED KING COUNTY BOUNDED ON THE EAST BY REDMOND-WOODINVILLE ROAD AND ON THE WEST BY 154TH AVENUE NE, IMMEDIATELY ADJACENT TO THE CITY LIMITS OF REDMOND, 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. L120418

WHEREAS, the portion of unincorporated King County that is bounded on the east by Redmond-Woodinville Road and on the west by 154th Avenue NE, immediately adjacent and to the north of the city limits of Redmond, 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 Wedge subarea of Redmond's North Redmond Neighborhood, as identified in Redmond's Comprehensive Plan; and

WHEREAS, on October 4, 2012, the City of Redmond received a Notice of Intent requesting annexation of the portion of unincorporated land described above; and

WHEREAS, the Notice of Intent was signed by owners of the property representing at least ten percent of the acreage of the area to be annexed; and



WHEREAS, on November 20, 2012, 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 Jones Annexation; and

WHEREAS, the King County Assessor's Office certified the direct petition on December 7, 2012; and

WHEREAS, on January 9, 2013, Redmond City staff provided Notice of Intention to Annex the area legally described on the petition, the Jones Annexation, to the Washington State Boundary Review Board (BRB) for King County; and

WHEREAS, the land proposed for annexation is 5.3 acres and \$996,000 in assessed valuation and therefore meets the criteria regarding when review of the BRB may be waived according to the Revised Code of Washington (RCW) 36.93.110; and

WHEREAS, at Redmond's request, the BRB waived further review of the Jones Annexation on the basis that further review was not necessary for the protection of the public interest, as provided for in RCW 36.93.100; and

WHEREAS, on February 26, 2013, the BRB deemed the action approved as proposed in the Notice of Intention filed by the City of Redmond based on the matters on record in the Notice of Intention (BRB File No. 2345); 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 Jones Annexation advances City policy and responds to property owner requests; and

WHEREAS, Redmond City Council adopted the North Redmond Neighborhood Plan and the zoning of the land therein in 2010 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 March 5, 2013, 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, DO ORDAIN AS FOLLOWS:

Section 1. Annexation. That certain 5.3 acres of unincorporated King County bounded on the east by Redmond-Woodinville Road and on the west by 154th Avenue NE, immediately adjacent and to the north of the city limits of Redmond, 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 Jones Annexation shall be set at R-4, in conformance to the Comprehensive Plan and adopted pre-annexation zoning.

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 the City Clerk. The City Clerk is 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 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. Effective Date. This ordinance shall take effect and be in full force five (5) days after passage and publication of an approved summary thereof consisting of the title.

ADOPTED by the Redmond City Council this 5 day of March, 2013.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

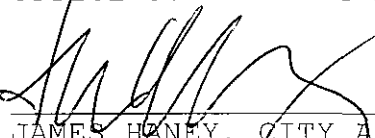
ATTEST:



MICHELLE M. MCGEHEE, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:



JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:	February 26, 2013
PASSED BY THE CITY COUNCIL:	March 5, 2013
SIGNED BY THE MAYOR:	March 7, 2013
PUBLISHED:	March 11, 2013
EFFECTIVE DATE:	March 16, 2013
ORDINANCE NO. 2684	



Exhibit 1

LEGAL DESCRIPTION FOR KING COUNTY PARCELS
9428500066 AND 9428500065

PARCELS A AND B OF KING COUNTY SHORT PLAT SP474082, RECORDED UNDER
RECORDING NUMBER 7408270357, RECORDS OF KING COUNTY, WASHINGTON.

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

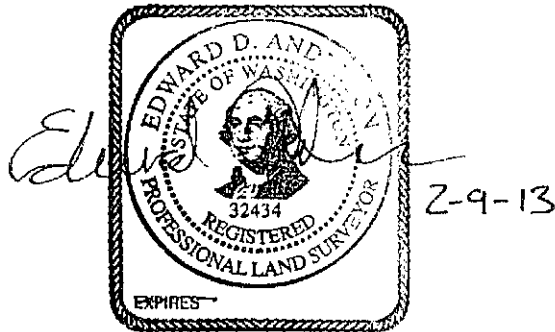




Exhibit 2

