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CITY OF MAPLE VALLEY, WASHINGTON

ORDINANCE NO. O-09-388

AN ORDINANCE OF THE CITY OF MAPLE VALLEY, WASHINGTON, ANNEXING 150 ACRES KNOWN AS MAPLE RIDGE HIGHLANDS GENERALLY LOCATED SOUTH OF KENT-KANGLEY ROAD SE (SR 516) AND EAST OF MAPLE VALLEY-BLACK DIAMOND ROAD (SR 169) AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on July 8, 2008, a Notice of Intent was filed with the City of Maple Valley requesting annexation of approximately 150 acres of developed unincorporated King County known as Maple Ridge Highlands; and

WHEREAS, the proposed annexation area is contiguous to and generally located south of Kent-Kangley Road SE (State Route 516) and east of Maple Valley-Black Diamond Road (State Route 169); and

WHEREAS, the Notice of Intent was signed by owners of the property representing at least ten percent of the assessed value of the annexation area; and

WHEREAS, on July 28, 2008, Maple Valley City Council adopted Resolution No. R-08-600 accepting the Notice of Intent to annex and authorized the circulation of a petition to annex the Maple Ridge Highlands area; and

WHEREAS, on April 13, 2009, a petition signed by owners of the property representing no less than sixty percent of the assessed value of the annexation area was submitted to the City of Maple Valley seeking annexation of Maple Ridge Highlands; and

WHEREAS, pursuant to RCW 35A.01.040(9), on April 15, 2009, the petition was forwarded to the King County Assessor for a determination as to the sufficiency of signatures thereon; and

WHEREAS, on April 20, 2009, the King County Assessor determined that the petition met the required amount of signatures of the owners of 60% of the assessed valuation of property located within the proposed annexation area, and so notified the City of Maple Valley of that determination in writing; and

WHEREAS, the Maple Valley City Council held a public hearing on the proposed annexation on May 18, 2009, and at the conclusion of said hearing, passed Resolution No. R-09-

681 accepting the petition and directing staff to proceed with the transmittal to the Washington State Boundary Review Board; and

WHEREAS, on May 20, 2009, Maple Valley staff filed a Notice of Intention to annex Maple Ridge Highlands with the Washington State Boundary Review Board for King County; and

WHEREAS, on July 7, 2009, the Boundary Review Board approved the action proposed in the Notice of Intention;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MAPLE VALLEY WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Annexation. That certain real property known as Maple Ridge Highlands, depicted on the map attached hereto as Exhibit 1 and legally described on the attached Exhibit 2, both of which exhibits are incorporated herein by this reference as if fully set forth is hereby annexed to, and made part of the City of Maple Valley.

Section 2. Assumption of City Indebtedness. Pursuant to the terms of the annexation petition, all property within the Maple Ridge Highlands Annexation Area 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 effective date of annexation.

Section 3. Zoning. Zoning shall hereby be designated R-4 in accordance with the petition and the Maple Valley Comprehensive Plan, which established pre-annexation zoning for the Maple Ridge Highlands Annexation area.

Section 4. Certification of Ordinance to King County. Pursuant to RCW 35A.14.140, upon passage, the City Clerk is directed to file a certified copy of this Ordinance with the King County Council.

Section 5. Contemporaneous Updates. The City's Comprehensive Plan and Official Zoning Map are hereby amended to conform to the annexation approved in this ordinance.

Section 6, Effective Date. This Ordinance shall take effect and be in full force five days after date of publication.

Section 7. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

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ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THIS 13TH DAY OF July, 2009.

CITY OF MAPLE VALLEY

Laure A. Iddings, Mayor

ATTEST/AUTHENTICATED:

Irvalene M. Moni, CMC, PRP, City Clerk

Approved as to form:

Christy Todd, City Attorney

Date of Publication: July 21, 2009
Effective Date: July 26, 2009

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EXHIBIT 1

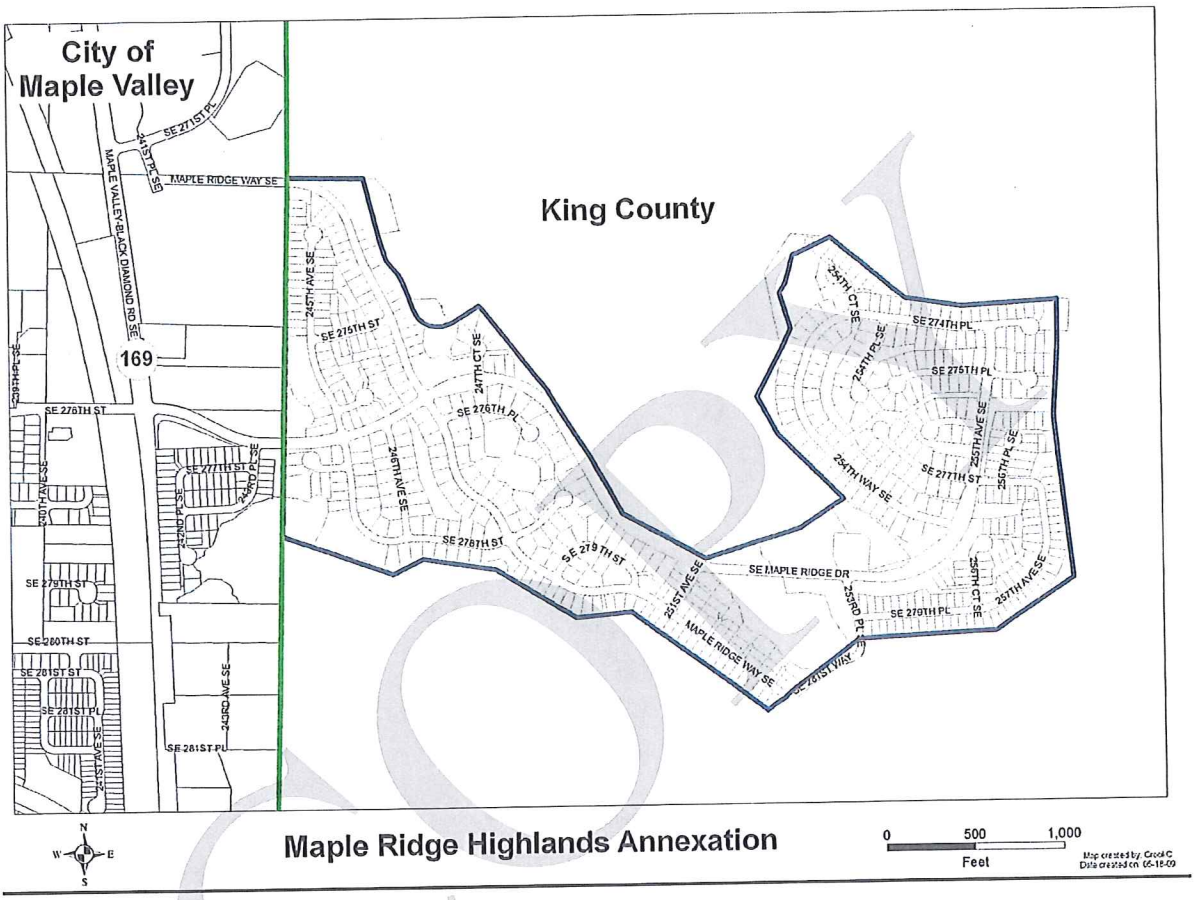

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EXHIBIT 2

Legal Description
Maple Ridge Highlands

Those portions of Section 35, Township 22 North, Range 6 East, W.M., King County Washington described as follows;

The plat of Maple Ridge Highlands as recorded in Vol. 204 of plats at pages 01 through 19 records of King County Washington Recording No. 20011211001182.
Excepting Tracts OS-1A, OS-1B, OS-1C, OS-1D, OS-1E, OS-2, OS-3, OS-4, OS-5, OS-6, OS-7, L4, Tract ZZ, Tract VV, Tract L1, and Tract L2.

The plat of Maple Ridge Highlands Division 2 as recorded in Vol. 208 of plats at pages 04 through 15 records of King County Washington Recording No. 2002082001470.
Excepting Tracts OS-5A, OS-5B, OS-5C, OS-5D, L5, OS-7A, Tract OS-8, and that portion of the SE 281st Way right-of-way located in Tract OS-5 of said Maple Ridge Highlands Plat.

The plat of Maple Ridge Highlands Division 3 as recorded in Vol. 225 of plats at pages 34 through 48 records of King County Washington Recording No. 20041214000289.
Excepting Tracts OS-5BB, OS-4A, OS-6A, OS-3A, OS-4B, Tract XX, and the easterly 58.00 feet of Tract C2.

The plat of Maple Ridge Highlands Division 4 as recorded in Vol. 226 of plats at pages 37 through 43 records of King County Washington Recording No. 20050125000251.
Excepting Tract OS-4BB, Tract L3, and Tract S1.

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