CITY OF RENTON, WASHINGTON

ORDINANCE NO. 5488

AN ORDINANCE OF THE CITY OF RENTON, WASHINGTON, ANNEXING CERTAIN TERRITORY TO THE CITY OF RENTON (DUVALL SOUTH; FILE NO. A-09-001).

WHEREAS, under the provisions of RCW 35A.14.295 code cities are authorized to annex unincorporated islands of territory when the area has boundaries that are at least eighty percent (80%) contiguous to the city and is less than one hundred (100) acres in size; and

WHEREAS, under the provisions of RCW 35A.14.295 the legislative body of the code city may resolve to annex such unincorporated islands and describe the boundaries of the area, state the number of voters residing therein, and set a date for a public hearing in the matter; and

WHEREAS, the Renton City Council approved Resolution Number 3996 calling for the annexation of the Duvall South area under the unincorporated island method and setting the public hearing; and

WHEREAS, the Renton City Council held a public hearing in the matter of the proposed annexation on March 2, 2009, affording proponents and opponents of the proposed annexation an opportunity to be heard; and

WHEREAS, as part of the East Renton Plateau pre-zoning the area was considered as file number LUA 06-152 and the City held public hearings regarding the pre-zoning of the area with the first hearing held on November 6, 2006, and the second hearing held on December 11, 2006; and

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WHEREAS, pre-zoning was determined to be Residential Four Dwelling Units per Net Acre (R-4) for the eastern portion of the area and adopted by Ordinance number 5254 and pre-zoning was determined to be Residential Eight Dwelling Units per Net Acre (R-8) for the western portion of the area and adopted by Ordinance number 5257; and

WHEREAS, the King County Boundary Review Board deemed the "Notice of Intention" approved as of June 2, 2009;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RENTON, WASHINGTON, DOES ORDAIN AS FOLLOWS:

SECTION I. The findings, recitals, and determinations are hereby found to be true and correct in all respects. All requirements of the law in regard to annexations using the unincorporated island method, including the provisions of RCW 35A.14.295 and 297 have been met. The area called Duvall South and depicted on the map attached hereto as Exhibit A is hereby annexed and made a part of the City of Renton; the property being described as follows:

See Exhibit A attached hereto and made a part hereof as if fully set forth herein.

[Said property, approximately 11.6-acres, is generally located immediately north of 139th Avenue Southeast and immediately west of Field Avenue Northeast, if extended.]

SECTION II. The owners of property within said annexation area shall not be required to assume their fair share of the outstanding indebtedness of the City of Renton, but all property in the area shall be assessed and taxed at the same rate and on the same basis as property in the City of Renton, and the property shall be subject to the City's Comprehensive Plan and Zoning Code.

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SECTION III. The City Clerk is hereby authorized and directed to file a certified copy of this ordinance with the King County Council, State of Washington, and as otherwise provided by law. The City Clerk is also authorized and directed to give notice by publishing in a newspaper of general circulation at least one time per week for two consecutive weeks subsequent to the adoption of this ordinance. That notice shall include the proposed effective date of this annexation, a description of the property to be annexed, and statement that the area will be subject to City of Renton Zoning Code.

SECTION IV. This ordinance is subject to referendum for forty-five (45) days and shall be effective following the passage of the forty-fifth (45th) day from but excluding the date of passage of this ordinance if no timely and sufficient referendum petition has been filed.

PASSED BY THE CITY COUNCIL this 14th day of September, 2009.

Bonnie I. Walton, City Clerk

APPROVED BY THE MAYOR this 14th day of September, 2009.

Denis Law, Mayor

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Approved as to form:

Lawrence J. Warren

Lawrence J. Warren, City Attorney

Date of Publication: 9/18/2009 (summary)

ORD:1570:7/29/09:scr

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DUVAL SOUTH ANNEXATION
LEGAL DESCRIPTION

That portion of the Southeast quarter of the Northwest quarter and the north 30 feet of the Southwest quarter of Section 15, Township 23 North, Range 5 East, W. M., in King County, Washington of said section bounded by the existing limits of the City of Renton, as annexed thereto under Ordinance Nos.3143, 4564, 3163, 5074 and 5283, listed in clockwise order beginning where the south line of said north 30 feet intersects the said limits to the West.

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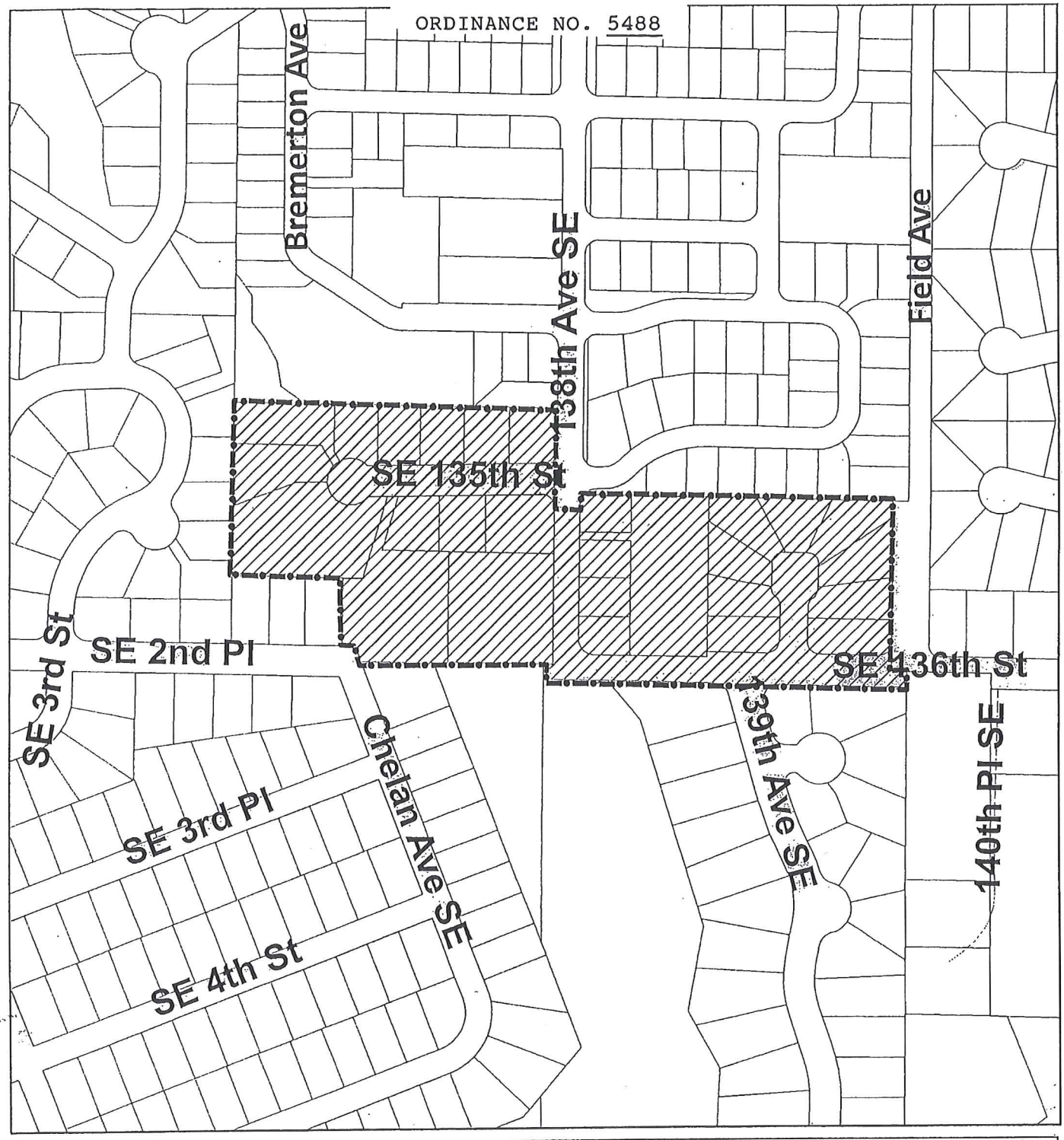

Department of Community & Economic Development

Alex Pietsch, Administrator
Adriana Johnson, Planning Technician

December 10, 2008

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Duvall South Annexation

Vicinity Map

Duvall South Annexation Area

File Name: :\EDNSP\GIS_projects\annexations\honey_creek_estates\mxds\1_honey_creek_estates_annex_vicinity.mxd