CITY OF REDMOND
ORDINANCE NO. 2522

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ANNEXING 115.5 ACRES BOUNDED BY 132ND AVENUE NE ON THE WEST, REDMOND CITY LIMITS TO THE SOUTH AND EAST, ON THE NORTH, BY THE LINE DEFINED WEST TO EAST BY NE 100TH STREET TO 134TH AVENUE NE TO NE 104TH STREET TO 136TH AVENUE NE TO THE NORTHERN BOUNDARY OF THE LOTS ON THE NORTH SIDE OF NE 102ND STREET RUNNING EAST 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, L080479

WHEREAS, on December 2, 2008, the City of Redmond received a Notice of Intent requesting annexation of a portion of a remaining island of land between the City of Kirkland and the City of Redmond referred to as the NE Rose Hill Annexation; 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 January 20, 2009, 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 referred to as the NE Rose Hill Annexation; and

WHEREAS, the direct petition to annex provided for a single signature of a property owner to indicate support for both the entire area of NE Rose Hill, and a defined smaller area in the event that Redmond did not receive signatures on the direct

petition representing at least 60 percent of the assessed value in the area as certified by the King County Assessor's Office; and

WHEREAS, after considerable outreach and effort on the part of residents and property owners, City staff, Councilmembers, and the Mayor, owners of more than 60 percent of the assessed valuation for the smaller area legally described in Exhibit 1 and shown on the attached map Exhibit 2 signed the petition, while owners of 44 percent of the entire area signed the petition; and

WHEREAS, the King County Assessor's Office certified the signatures for the smaller area; and

WHEREAS, on December 15, 2009, City Council resolved to provide notice of intent to annex the defined smaller area as legally described on the direct petition for annexation of NE Rose Hill, directing staff to undertake the steps necessary for Redmond to annex the defined smaller area, including providing Notice of Intent to the Boundary Review Board for King County as soon as possible; and

WHEREAS, on December 16, 2009, Redmond staff provided Notice of Intention to annex the smaller area legally described on the petition, henceforth known as the NE Rose Hill Annexation, to the Washington State Boundary Review Board (BRB) for King County; and

WHEREAS, on February 1, 2010, 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. 2307); 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, the City is committed to ultimately annexing all of NE Rose Hill; and

WHEREAS, annexing the defined smaller area of the proposed NE Rose Hill annexation advances City policy and responds to property owner requests; and

WHEREAS, the City Council held a public hearing on the proposed annexation on March 2, 2010, 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 within the City.

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

Section 1. Annexation. That certain 115.5 acres of property bounded by 132nd AVE NE on the west, Redmond city limits to the south and east, on the north, by the line defined west to east by NE 100th Street to 134th Avenue NE to NE 104th Street to 136th Avenue NE to the northern boundary of the lots on the north side of NE 102nd Street running east to 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 NE Rose Hill Annexation shall be set at a combination of RIN and R-1 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. Duties of 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 5. 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 2nd day of March, 2010.

CITY OF REDMOND

JOHN MARCHIONE, MAYOR

ATTEST:

MICHELLE M. MCGEHEE, CMC, CITY CLERK (SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By:

FILED WITH THE CITY CLERK:	February 24, 2010
PASSED BY THE CITY COUNCIL:	March 2, 2010
SIGNED BY THE MAYOR:	March 2, 2010
PUBLISHED:	March 8, 2010
EFFECTIVE DATE:	March 13, 2010
ORDINANCE NO. 2522	

ADOPTED 7-0: Allen, Carson, Cole, Margeson, Myers, Stilin and Vache

EXHIBIT 1

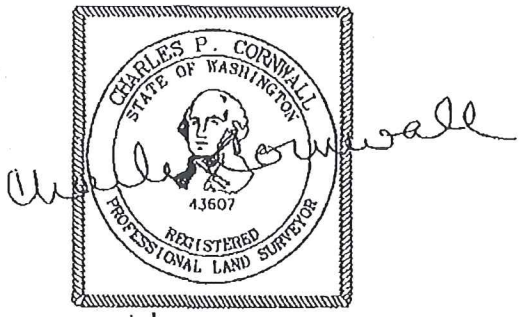
PROPERTY DESCRIPTION

All that portion of the southwest quarter of Section 34, Township 26 North, Range 5 East, W.M. described as follows:

COMMENCING at the southwest corner of said southwest quarter, thence easterly along the southerly line thereof to the east margin of 132nd Ave. NE and the **POINT OF BEGINNING;**
Thence continuing along said southerly line to the southeast corner of said southwest quarter;
Thence northerly along the east line of said southwest quarter to the north line of the southeast quarter of the southeast quarter of said southwest quarter;
Thence westerly along said north line to the east line of the west half of the southeast quarter of said southwest quarter;
Thence northerly along said east line to the north line of the plat of Linn Heights, as recorded in Volume 68 of Plats at page 98, records of King County, Washington;
Thence westerly along said north line to the east margin of 136th Ave. NE;
Thence northerly along said east margin to the north margin of NE 104th St.;
Thence westerly along said north margin to the west margin of 134th Ave. NE;
Thence southerly along said west margin to the north margin of NE 100th St.;
Thence westerly along said north margin to the east margin of 132nd Ave. NE;
Thence southerly along said east margin to the **POINT OF BEGINNING.**

TOGETHER with that portion of the northwest quarter of Section 3, Township 25 North, Range 5 East, W.M., lying northerly of the Redmond Corporate City Limits described in City of Redmond Ordinance No. 1979, a copy of which is on file in the office of the City Clerk of the City of Redmond,

EXCEPT the west 30.00 feet of the northwest quarter of said Section 3 adjoining said portion.



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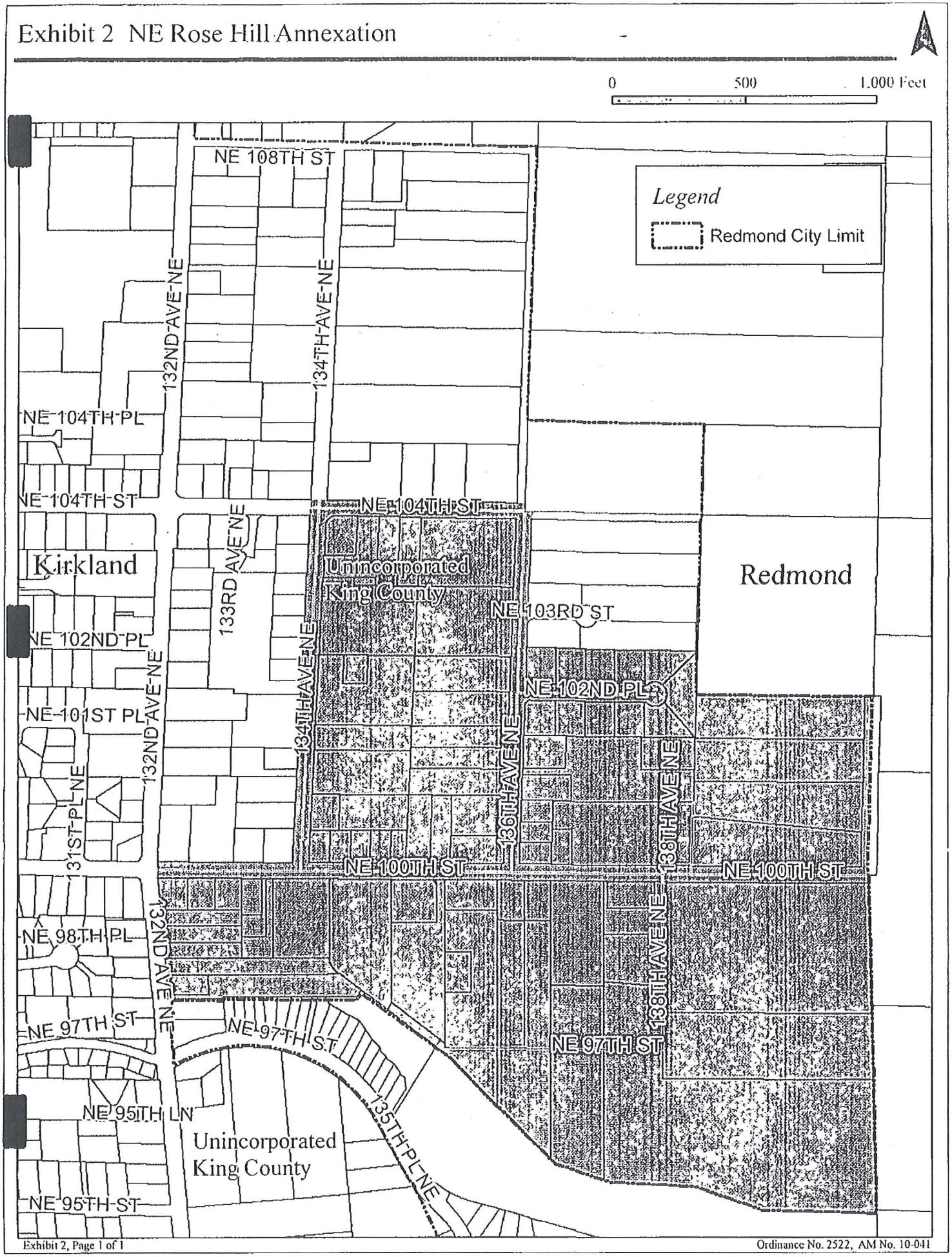
Exhibit 2 NE Rose Hill Annexation