

CITY OF REDMOND
ORDINANCE NO. 2529

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ANNEXING 1.6 ACRES OF UNINCORPORATED KING COUNTY BOUNDED ON THE WEST BY 132ND AVENUE NE AND ON THE SOUTH BY NE 100TH STREET, 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. L100002

WHEREAS, the island of unincorporated King County that lies between the City of Redmond and the City of Kirkland, generally located between 132nd AVE NE and the north-south line extended from 140th Ave NE and between NE 97th Street and NE 108th Street, is one of Redmond's Potential Annexation Areas as identified by King County Countywide Planning Policies; and

WHEREAS, the island of unincorporated King County described above lies within the NE Rose Hill subarea of Redmond's Willows/Rose Hill Neighborhood as identified in Redmond's Comprehensive Plan; and

WHEREAS, on January 4, 2010, the City of Redmond received a Notice of Intent requesting annexation of a 1.6 acre portion of the remaining island 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 February 2, 2010, 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 St. George's Coptic Orthodox Church Annexation; and

WHEREAS, the King County Assessor's Office certified the direct petition on March 24, 2010; and

WHEREAS, on March 26, 2010, Redmond staff provided Notice of Intention to annex the area legally described on the petition, the St. George's Coptic Orthodox Church Annexation, to the Washington State Boundary Review Board (BRB) for King County; and

WHEREAS, The land proposed for annexation is 1.6 acres and \$593,000 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 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 April 14, 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. 2315); 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 property of the St. George's Coptic Orthodox Church Annexation advances City policy and responds to property owner requests; and

WHEREAS, Redmond City Council adopted the Willows/Rose Hill Neighborhood Plan and the zoning of the land therein in 2002 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 May 18, 2010, 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, DOES ORDAIN AS FOLLOWS:

Section 1. Annexation. That certain 1.6 acres of unincorporated King County bounded on the west by 132nd Avenue NE and on the south by NE 100th Street, which are the city

limits of Kirkland and Redmond, respectively, 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 St. George's Coptic Orthodox Church Annexation shall be set at RIN, Residential Innovative, 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.

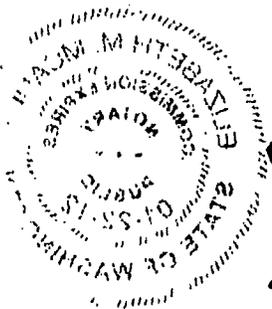
Section 4. Waiver of Vested Development Rights. Pursuant to the terms of the annexation petition, the property owner waives any and all vested development rights under King County regulations and the property proposed for annexation shall be subject to the Redmond Community Development Guide and the subsequent proceeding pursuant thereto.

Section 5: Interlocal Agreement Coordinating Sewer Service to Properties Adjacent to 132nd Avenue NE. Pursuant to

the terms of the annexation petition, all property within the territory shall be subject to any interlocal agreement between the City of Redmond and the City of Kirkland regarding the coordination of sewer service to properties adjacent to NE 132nd Avenue NE.

Section 6. 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 7. 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.



_____ State of
_____ County of

I certify that this is a true and correct copy of a document in the possession of _____ as of this date. _____

_____ (Signature)

ADOPTED by the Redmond City Council this 18th day of May,
2010

CITY OF REDMOND

John Marchione

for

JOHN MARCHIONE, MAYOR

ATTEST:

Michelle M. McGehee
MICHELLE M. MCGEHEE, CMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY: *[Signature]*

FILED WITH THE CITY CLERK: May 12, 2010
PASSED BY THE CITY COUNCIL: May 18, 2010
SIGNED BY THE MAYOR: May 18, 2010
PUBLISHED: May 24, 2010
EFFECTIVE DATE: May 29, 2010
ORDINANCE NO. 2529

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

State of Washington
County of King

I certify that this is a true and correct cop of a document in the
possession of the City of Redmond as of this date.
Dated: 05/26/10

Elizabeth M. McAnlis
(Signature)



EXHIBIT 1

ST. GEORGE'S COPTIC ORTHODOX CHURCH ANNEXATION

LEGAL DESCRIPTION

A portion of the S.W. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Section 34, T.26N., R.5E., W.M. King County, Washington

The east 50 feet of the west half of the south half of Tract 5, Block 158, Burke and Farrar's Kirkland Addition to the City of Seattle Division No. 31, according to the plat thereof, recorded in Volume 25 of Plats, Page 26, in King County, Washington:

And that portion of the east half of the south half of said Tract 5 and the portion of Tract 6 of said Block 158, lying west of the following line:

Beginning at a point on the south line of said Tract 6 which is 280 feet east from the southwest corner of Tract 6; thence north $01^{\circ}38'12''$ east to the north line of the south half of said Tract 5, parallel with the west margin thereof.

Exhibit 2

