

ORDINANCE NO. 2421

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ANNEXING 20.5 ACRES LOCATED ALONG THE EAST EDGE OF 132<sup>ND</sup> AVE NE, GENERALLY BETWEEN NE 80<sup>TH</sup> STREET AND NE 70<sup>TH</sup> 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. L070471

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WHEREAS, on March 13, 2007, 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 Kiner Annexation; and

WHEREAS, the Notice of Intent was signed by owners of the property representing at least ten percent (10%) of the acreage of the area to be annexed; and

WHEREAS, On April 17, 2007, Redmond City Council approved a motion to accept the Notice of Intent to Annex and authorized the circulation of a petition to annex the area referred to as the Kiner Annexation; and

WHEREAS, on October 4, 2007, the City of Redmond received a Notice of Intent requesting annexation of a portion of the remaining island of land between the City of Kirkland and City of Redmond apart from the area described in the Kiner Annexation;

WHEREAS, the Notice of Intent for this area, referred to as the Rose Hill Heights South annexation, was signed by

owners of the property representing at least ten percent (10%) of the acreage of the area to be annexed; and

WHEREAS, at the Redmond City Council November 5, 2007, meeting at which action on the notice of intent was proposed, City Council received public comment stating opposition to the annexation as proposed and requesting expansion of the area proposed for annexation;

WHEREAS, following the Council's meeting, staff sent a new set of survey cards to property owners, and based on the response recommended to City Council that the area petitioned for annexation be expanded and merged with the earlier petition to the north, referred to as the Kiner annexation; and

WHEREAS, on November 27, 2007, the Redmond City Council, by a unanimous decision authorized circulation of an annexation petition, subject to certain conditions, for the expanded area composed of the entire 20.5 acre unincorporated island located along the east side of 132nd Avenue NE, generally between NE 80th Street and NE 70th Street described in Exhibit 1; and

WHEREAS, the City received annexation petitions containing the signatures of the owners representing more than 60% of the assessed valuation for the area legally described in Exhibit 1 and shown on the attached map, Exhibit 2, for which annexation was petitioned; and

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

WHEREAS, on June 2, 2008, Redmond staff filed a Notice of Intention to annex the entire Rose Hill Heights South area with the Washington State Boundary Review Board (BRB) for King County; and

WHEREAS, the BRB held a public hearing on August 18, 2008, to consider the proposal by the City of Redmond to annex the entire Rose Hill Heights South Area; and

WHEREAS, on September 11, 2008, the BRB approved the action proposed in the Notice of Intention filed by the City of Redmond based on the testimony, evidence and exhibits presented at the public hearing and on the matters on record in the Notice of Intention (BRB File No. 2278); and

WHEREAS, the City Council held a public hearing on the proposed annexation on October 21, 2008, which continued on November 18, 2008, and again on December 16, 2008, and at the conclusion of said hearing, determined that the property should be annexed, subject to the Redmond Community Development Guide and 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 20.5 acres of property located along the eastern edge of 132nd Avenue NE, generally between NE 80th Street and NE 70th Street, commonly known as the Rose Hill Heights South Annexation, 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 Rose Hill Heights South Annexation shall be set at a combination of R-6 and 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.      Staff Report Regarding Compelled Sewer Connections.      The Public Works Director is hereby directed to inform the City Council before compelling an existing home in Rose Hill Heights South with an existing septic system to connect to a sanitary sewer. This shall apply to existing homes with existing septic systems in operation as of the effective date of the annexation. This would not apply to

properties that redevelop. Properties that develop in the future or are redeveloped will be required to connect to a sanitary sewer. The information provided to the City Council by the Public Works Director shall describe how the proposed action addresses the relevant policies of the Sewer section of the Utilities Element of the Redmond Comprehensive Plan.

Section 5.      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 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 16<sup>th</sup> day of  
December, 2008

CITY OF REDMOND

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MAYOR JOHN MARCHIONE

ATTEST:

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MICHELLE MCGEHEE, CMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

By: \_\_\_\_\_

FILED WITH THE CITY CLERK:	December 10, 2008
PASSED BY THE CITY COUNCIL:	December 16, 2008
SIGNED BY THE MAYOR:	December 16, 2008
PUBLISHED:	December 22, 2008
EFFECTIVE DATE:	December 27, 2008
ORDINANCE NO. <u>2421</u>	