

ORDINANCE NO. 1070

AN ORDINANCE OF THE CITY OF SNOQUALMIE, WASHINGTON, ANNEXING TO THE CITY OF SNOQUALMIE APPROXIMATELY 19.42 ACRES OF REAL PROPERTY CONSISTING OF TWO SEPARATE PARCELS LOCATED IN THE SNOQUALMIE URBAN GROWTH AREA

WHEREAS, Puget Sound Energy (“PSE”), a publicly-regulated utility, is the owner of approximately 19.42 acres of certain real property legally described in Exhibit A hereto, located within the City’s Urban Growth Area as designated by King County, specifically within the western portion of the Snoqualmie Hills Planning Area (hereinafter referred to as the “Annexation Area”); and

WHEREAS, the Annexation Area is contiguous to the existing corporate limits of the City of Snoqualmie (“the City”); and

WHEREAS, on November 12, 2007, the City accepted a Notice of Intention submitted by PSE to commence annexation of approximately 40 acres of real property, including the Annexation Area as well as additional real property owned by PSE and one other parcel owned by Jonathan Dutczak, authorizing PSE to file a Petition for Annexation; and

WHEREAS, on April 23, 2009, PSE submitted a Petition for Annexation to the City that included real property owned by PSE together with two parcels owned by Dutczak, which the City determined to be a proper and sufficient petition for annexation of this area into the City and was certified by the King County Assessor on July 22, 2009; and

WHEREAS, in October 2009, PSE withdrew one of the five parcels under its ownership (Parcel No. 3624079030) from the Petition, reducing the proposed Annexation Area to approximately 35 acres; and

WHEREAS, during its review of the proposed pre-annexation zoning and the annexation

I hereby certify that this is a true and correct copy of the original document on file with the City of Snoqualmie, Washington
Jessie Wasson
City Clerk

implementation plan for the annexation area, the Planning Commission recommended deleting the Dutczak property and two of the PSE properties located north of the Dutczak property, which are not needed for PSE's intended purpose of construction of an electrical substation, and

WHEREAS, the City Council is authorized to reduce the area to be annexed whenever it deems it to be in the public interest to do so; and

WHEREAS, on June 28, 2010, the City Council held a public hearing on the Petition for Annexation and considered all of the public testimony and written comments received on the proposed annexation, as well as testimony and written comments on the annexation implementation plan, the pre-annexation zoning and the pre-annexation development agreement and the covenant that have been proposed as part of the necessary requirements to implement the proposed annexation; and

WHEREAS, based on all of the testimony and public comments received, together with the recommendation of the City staff and the Planning Commission, the City Council determined that annexation of Parcel No. 3624079102 and that portion of Parcel No. 3624079091 that lies within the City's Urban Growth Area, will promote the public health, safety and welfare and is otherwise in the public interest; and

WHEREAS, on June 28, 2010, the City Council passed Ordinance No. 1062, which provided for pre-annexation zoning to become effective upon annexation of the Annexation Area; and

WHEREAS, on June 28, 2010, the City Council passed Resolution No. 960, which approved and authorized the Mayor to sign a pre-annexation development agreement by and between the City and PSE relating to the development of the Annexation Area; and

WHEREAS, on July 27, 2010, the City submitted its Notice of Intention to Annex the

Annexation Area to the King County Boundary Review Board; and

WHEREAS, on September 22, 2010, the King County Boundary Review Board conducted a public hearing on the proposed annexation and, after consideration of the public input received and deliberation by Board members, voted to preliminarily approve the proposed annexation; and

WHEREAS, at its regular meeting on October 14, 2010, the King County Boundary Review Board adopted the minutes of the hearing conducted on September 22, 2010, and voted to confirm its preliminary findings and decision to approve the proposed annexation; now, therefore, be it

ORDAINED by the City Council of the City of Snoqualmie, Washington, as follows:

Section 1. The Annexation Area, consisting of approximately 19.42 acres of certain real property legally described in Exhibit A hereto, is hereby annexed to the City of Snoqualmie.

Section 2. The property hereby annexed is hereby required to assume its pro rata share of existing City indebtedness.

Section 3. The City Clerk is hereby authorized and directed to file forthwith a copy of this Ordinance, duly certified as a true and correct copy, with the Clerk of the County Council of King County, and to file such other notices, certificates or other papers as may be required by law in cases of annexations.

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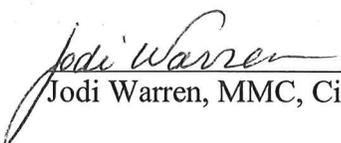
Section 4. This Ordinance shall take effect from and after its passage and expiration of five days after its publication, as provided by law.

PASSED by the City Council of the City of Snoqualmie, Washington, this 22nd day of November, 2010.



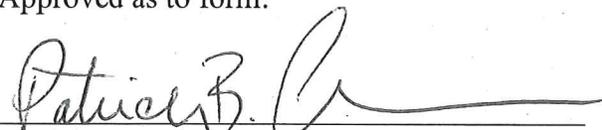
Matt Larson, Mayor

Attest:



Jodi Warren, MMC, City Clerk

Approved as to form:



Patrick B. Anderson, City Attorney

EXHIBIT A
ANNEXATION AREA LEGAL DESCRIPTION

THOSE PORTIONS OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 24 NORTH, RANGE 7 EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 2 KING COUNTY SHORT PLAT 675002 AS FILED UNDER RECORDING NO. 7510100717;

TOGETHER WITH:

THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION LYING NORTHERLY OF THE 2008 KING COUNTY URBAN GROWTH BOUNDARY AS DEFINED BY KING COUNTY ORDINANCE NO. 16263, AND AS SHOWN ON RECORD OF SURVEY FILED JULY 21, 2010, UNDER RECORDING NO. 20100721900002, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION, A 1" IRON PIPE WITH A TACK IN PLUG FOUND IN PLACE, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION, A 2" IRON PIPE WITH TACK AND PLUG FOUND IN PLACE BEARS SOUTH 01°40'27" WEST 2,663.46 FEET DISTANT;

THENCE SOUTH 01°40'27" WEST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 1,331.73 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER AND THE **POINT OF BEGINNING**;

THENCE SOUTH 87°35'13" EAST ALONG SAID NORTH LINE A DISTANCE OF 1,312.58 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 01°28'31" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 442.35 FEET TO THE 2008 KING COUNTY URBAN GROWTH BOUNDARY LINE AS DEFINED BY KING COUNTY ORDINANCE NO. 16263, AND AS SHOWN ON RECORD OF SURVEY FILED JULY 21, 2010, UNDER RECORDING NO. 20100721900002, RECORDS OF KING COUNTY, WASHINGTON; THENCE WESTERLY ALONG SAID URBAN GROWTH BOUNDARY THE FOLLOWING COURSES; NORTH 85°34'05" WEST A DISTANCE OF 90.18 FEET; THENCE NORTH 82°50'28" WEST A DISTANCE OF 208.74 FEET; THENCE NORTH 89°57'59" WEST A DISTANCE OF 284.88 FEET; THENCE SOUTH 84°01'25" WEST A DISTANCE OF 164.91 FEET; THENCE SOUTH 83°41'34" WEST A DISTANCE OF 234.43 FEET; THENCE SOUTH 67°46'56" WEST A DISTANCE OF 205.15 FEET; THENCE SOUTH 58°26'30" WEST A DISTANCE OF 128.55 FEET; THENCE SOUTH 00°48'17" EAST A DISTANCE OF 15.19 TO THE SOUTH LINE OF SAID NORTH HALF;

THENCE NORTH 87°38'29" WEST ALONG SAID SOUTH LINE A DISTANCE OF 41.35 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF; THENCE NORTH 01°40'27" EAST ALONG SAID WEST LINE A DISTANCE OF 665.86 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 845,919 SQUARE FEET OR 19.42 ACRES MORE OR LESS.

Exhibit A Depiction of Area

LAND USE

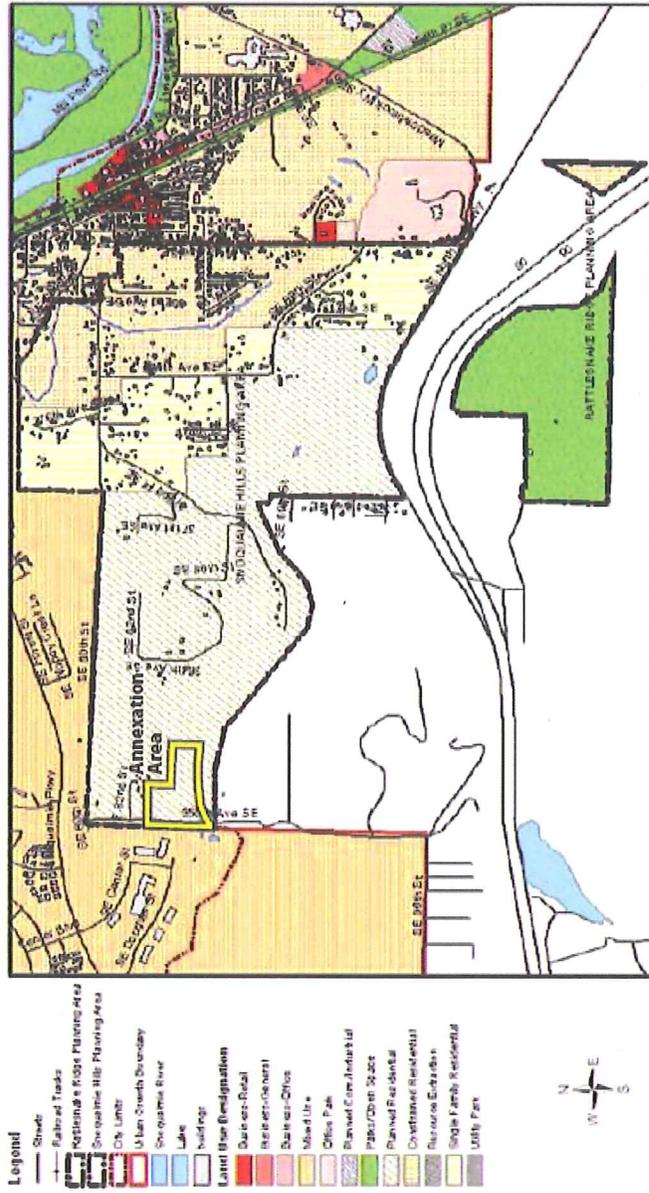


Figure 3.5
Snoqualmie Hills and Paddenridge Ridge Planning Areas
Land Use Designations
Snoqualmie Vicinity Comprehensive Plan 2003

Exhibit A

Exhibit B
Legal Description

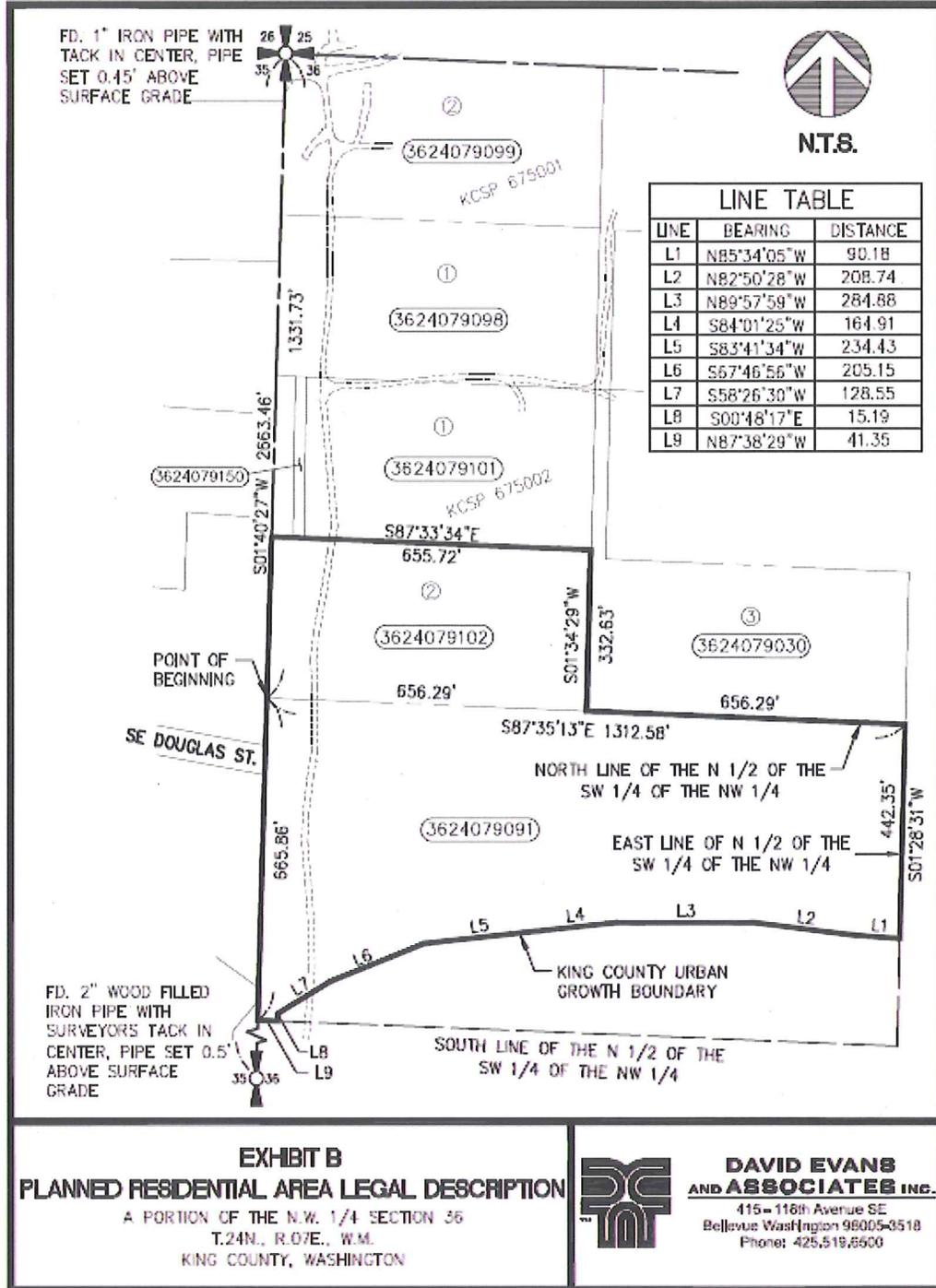


EXHIBIT B
PLANNED RESIDENTIAL AREA LEGAL DESCRIPTION
A PORTION OF THE N.W. 1/4 SECTION 35
T.24N., R.07E., W.M.
KING COUNTY, WASHINGTON



**DAVID EVANS
AND ASSOCIATES INC.**
415 - 116th Avenue SE
Bellevue Washington 98005-3518
Phone: 425.519.6500

EXHIBIT B
**AREAS INCLUDED IN ANNEXATION LEGAL DESCRIPTION
TO BE ZONED PLANNED RESIDENTIAL**

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TOGETHER WITH:

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NORTH 85°34'05" WEST A DISTANCE OF 90.18 FEET;

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CONTAINING 845,919 SQUARE FEET OR 19.42 ACRES MORE OR LESS.