

CITY OF RENTON, WASHINGTON

ORDINANCE NO. 5631

AN ORDINANCE OF THE CITY OF RENTON, WASHINGTON ANNEXING CERTAIN TERRITORY TO THE CITY OF RENTON (TESS ANNEXATION; FILE NO. A-10-001).

WHEREAS, under the provisions of RCW 35A.14.120, as amended, a written annexation petition was presented and filed with the City Clerk on or about April 11, 2011; and

WHEREAS, prior to the filing and circulation of the petition for annexation to the City of Renton, pursuant to RCW 35A.14.120, the petitioning parties, comprised of property owners of not less than ten percent (10%) in value, according to the assessed valuation for general taxation of the area to be annexed, notified the City Council of their intent to commence the direct petition for annexation proceedings; and

WHEREAS, after a public hearing, it was determined that the petitioning owners agreed to accept that portion of the City's Comprehensive Plan as it pertains to the territory including the applicable Zoning Code relating thereto; and

WHEREAS, the King County Department of Assessments examined and verified the signatures on the petition for annexation on or about, April 20, 2011, and determined that the signatures represent at least sixty percent (60%) of the assessed value (excluding streets) of the area to be annexed, as required by RCW 35A.14.120; and

WHEREAS, the Department of Community and Economic Development the City of Renton considered and recommended that the City of Renton annex the properties; and

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WHEREAS, consistent with RCW 35A.14.130, the City Council set June 20, 2011, in the City Council Chambers, Renton City Hall, as the time and place for a public hearing on the petition with notice provided as required by law; and

WHEREAS, pursuant to the notices, the public hearing was held at the time and place specified, and the City Council having considered all matters in connection with the petition and determined that all legal requirements and procedures applicable to the RCW 35A.14.120 petition method for annexation have been met; and

WHEREAS, the King County Boundary Review Board having deemed the "Notice of Intention" approved as of September 2, 2011; and

WHEREAS, consistent with RCW 35A.14.150, RCW 34A.14.330, and RCW 34A.14.340, the City of Renton pre-zoned the annexation site R-4, four units per net acre, as part of the East Renton Plateau Prezone Ordinance No. 5254, and that zoning will become effective upon annexation;

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 the annexation by petition method, including the provisions of RCW 35A.14.120, 130, 140, and 150 have been met. It is further determined that the petition for annexation to the City of Renton of the property and territory described below is hereby approved and granted; the following described property

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being contiguous to the City limits of the City of Renton is hereby annexed to the City of Renton, and such annexation to be effective on and after the approval, passage, and thirty (30) days after publication of this Ordinance; and on and after said date the property shall constitute a part of the City of Renton and shall be subject to all its laws and ordinances then and thereafter in force and effect; the property being described as follows:

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

[The property, approximately 16-acres, is bordered by the existing City limits to the west, with Southeast 132nd Street and parcel lines at the north, parcel lines at the east, and Southeast 134th and parcel lines at the south.]

and the owners of the property within the annexation shall be subject to the City's Comprehensive Plan and Zoning Code.

SECTION II. This Ordinance shall be effective upon its passage, approval, and thirty (30) days after publication.

A certified copy of this Ordinance shall be filed with the King County Council, State of Washington, and as otherwise provided by law.

PASSED BY THE CITY COUNCIL this 10th day of October, 2011.



Bonnie I. Walton, City Clerk

APPROVED BY THE MAYOR this 10th day of October, 2011.



Denis Law, Mayor

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Approved as to form:



Lawrence J. Warren, City Attorney

Date of Publication: 10/14/2011 (summary)

ORD:1731:9/27/11:scr



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TESS ANNEXATION

Legal Description

That portion of the Northeast quarter of Section 14 and the Northwest quarter of Section 13 of Township 23 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at a point on the eastern boundary of the City Limits of Renton as annexed by City of Renton Ordinance No. 5398, as filed under Recording No. 20090304001157, records of said County, said point also being the westernmost northwest corner of Lot B of King County Boundary Line Adjustment L99L3003, as filed under Recording No. 20000125900002, records of said County;

Thence easterly, northerly and easterly along the north line of said Lot B to the northeast corner thereof, said corner also being the intersection of the westerly right of way margin of 162nd Ave SE and the southerly right of way margin of SE 132nd St;

Thence northerly along said westerly right of way margin, crossing SE 132nd St, to the intersection with the northerly right of way margin of SE 132nd St;

Thence easterly along said northerly margin, crossing SE 162nd Ave and SE 164th Ave, to the intersection with the easterly margin of said SE 164th Ave in said Section 13;

Thence southerly along said easterly margin to the intersection with north line of the Southwest quarter of said Northwest quarter;

Thence easterly along said north line to the intersection with a line 200 feet east of and parallel with the west line of said Northwest quarter;

Thence southerly along said parallel line to the intersection with the north line of the south 163 feet of the North quarter of the Southwest quarter of said Northwest quarter

Thence easterly along said north line to the intersection with a line 400 feet east of and parallel with the west line of said Northwest quarter;

Thence southerly along said parallel line to the south line of said North quarter;

Thence westerly along said south line to the intersection with the west line of said Northwest quarter;

Thence westerly crossing said SE 164th Ave in said Section 14 to the southeast corner of Lot 5, Block 1 of Cedar Park Five Acre Tracts in Volume 15 of Plats, Page 91, records of said County;

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Thence westerly along the south line of said Lot 5 to the southwest corner thereof, said southwest corner also being a point on the easterly margin of said SE 162nd Ave;

Thence southerly along said easterly margin to the intersection with the easterly extension of the southerly right of way margin of SE 134th St;

Thence westerly along said easterly extension and continuing westerly, southwesterly and southerly along said southerly margin to the intersection with the easterly margin of 160th Ave SE, said easterly margin also being on the eastern boundary of said City Limits;

Thence northerly along said easterly margin and said limit line to the point of beginning;

