CERTIFICATION
I, the undersigned City Clerk of the City of Sammamish, Washington, certify that this is a true and correct copy of Ordinance O2015-393 Subscribed and sealed this 13th day of July, 2015
Melanie Anderson
CITY CLERK

CITY OF SAMMAMISH
WASHINGTON
ORDINANCE NO. O2015-393

AN ORDINANCE OF THE CITY OF SAMMAMISH ANNEXING CERTAIN PROPERTY KNOWN AS THE KLAHANIE POTENTIAL ANNEXATION AREA (KLAHANIE PAA) TO THE CITY OF SAMMAMISH; ESTABLISHING AN EFFECTIVE DATE AS SET FORTH IN SECTION 4; AND PROVIDING FOR SEVERABILITY.

WHEREAS, located contiguous to the boundaries of the City of Sammamish is an unincorporated territory comprised of approximately 1,243 acres and known commonly as the Klahanie Potential Annexation Area ("Klahanie PAA"); and

WHEREAS, the Klahanie PAA is located entirely within the City's Urban Growth Area, is designated for future potential annexation by Sammamish, and is identified and legally described as set forth in Exhibit A, attached hereto and fully incorporated herein by this reference; and

WHEREAS, to the best of the City's knowledge and belief, there are currently 6,161 active registered voters as of January 22, 2015 residing within the Klahanie PAA as verified by King County Records and Elections; and

WHEREAS, numerous opportunities for public participation for the residents of the Klahanie PAA and for current City residents have been provided regarding the annexation of the Klahanie PAA to Sammamish, including three open houses held on August 6, September 10, and October 15, 2014, a public hearing held on November 17, 2014, as well as meetings with residents and homeowners' associations; and

WHEREAS, the City Council adopted Ordinances Nos. O2014-383 and O2014-384 on November 17, 2014, which adopted contingent comprehensive plan land use designations and zoning for the Klahanie PAA, to be effective upon annexation; and

WHEREAS, on November 17, 2014, the City Council adopted Resolution No. R2014-602 which declared the City's intent to annex the Klahanie PAA; and

WHEREAS, copies of Resolution No. R2014-602 were filed with the King County Council and with the Washington State Boundary Review Board for King County ("BRB") on December 8, 2014, in accordance with RCW 35A.14.015; and

WHEREAS, the jurisdiction of the BRB was not invoked by any party, and the City Council accordingly determined it to be in the best interest of the City and the Klahanie PAA to conduct a special election on April 28, 2015, to submit to the voters the question of annexation of the Klahanie PAA to Sammamish pursuant to RCW 35A.14.085; and

WHEREAS, the findings of the King County Council related to the results of the April 28, 2015 special election and a certified copy of the abstract of the vote (Exhibit 2) was transmitted to the City on June 2, 2015 by King County; and

WHEREAS, the voters of the Klahanie PAA voted overwhelmingly for annexation and the adoption of City land use designations and zoning; and

WHEREAS, the City Council accordingly desires to annex the Klahanie PAA into the City of Sammamish; and

WHEREAS, the City has determined that it is in the public interest and general welfare to provide for the annexation of the Klahanie PAA, in accordance with chapter 35A.14 RCW;

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

Section 1. Findings. The City Council hereby adopts the above recitals in support of the annexation of the Klahanie PAA. The City Council further finds that the best interests and general welfare of the City of Sammamish would be served by such annexation.

Section 2. Annexation. The City of Sammamish hereby annexes the Klahanie PAA, which is legally described in Attachment A and depicted on the map in Attachment B, which are attached hereto and fully incorporated herein by this reference.

Section 3. Conditions Upon Annexation.

A. Comprehensive Plan and Zoning Designations. All properties within the Klahanie PAA shall be subject to the Comprehensive Plan and zoning designations previously adopted and set forth in City of Sammamish Ordinance Nos. 2014-0383 and 2014-0384.

B. Assessment and Taxation. All property within the Klahanie PAA shall be assessed and taxed at the same rate and on the same basis as property in the City of Sammamish is assessed and taxed to pay for the portion of outstanding City indebtedness contracted for, incurred prior to, or existing at the effective date of the annexation of the Klahanie PAA as set forth herein. As of such annexation date, the City of Sammamish had no indebtedness approved by the voters.

Section 4. Effective Date. For purposes of property taxation and the levy of property taxes in calendar year 2016 under RCW 84.09.030, this Ordinance shall be effective and the boundaries of the City shall include the Klahanie PAA as of July 31, 2015. For all other purposes, including but not limited to the purposes set forth in RCW 35.13.110, this Ordinance shall be effective and the boundaries of the City shall include the Klahanie PAA as of January 1, 2016.

Section 5. Certification of Ordinance to King County. Pursuant to RCW 35A.14.140,

upon passage the City Clerk is directed to file a certified copy of this Ordinance with the King County Council.

Section 6. Authorizations. The proper City officials are authorized to perform such duties as are necessary or required by law to ensure that a census of the Klahanie PAA is completed and proper information submitted to the Washington State Office of Financial Management ("OFM"), the Washington State Department of Revenue ("DOR"), and such other entities as is required or appropriate.

Section 7. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 7th DAY OF JULY, 2015

CITY OF SAMMAMISH

Mayor Thomas E. Vance

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Approved as to form:

Michael R. Kenyon, City Attorney

Filed with the City Clerk:	May 27, 2015
First Reading:	June 2, 2015
Passed by the City Council:	July 7, 2015
Date of Publication	July 13, 2015
Effective Date	January 1, 2016

ANNEXATION

KLAHANIE

Legal Description

Those portions of Sections 10, 11, 12, 13, 14, 15, 22 and 23 Township 24 North, Range 6 East, W.M., King County, Washington, described as follows:

Beginning at the intersection of the West line of the East half of the Northeast quarter of said Section 22, and the Easterly line of the Plat of Vaughn Hill Addition as recorded in Volume 102 of Plats, Pages 99-100, records of King County, Washington, said intersection being on the Issaquah city limits as annexed under Ordinance No. 2255; thence, along said Issaquah city limits, Southeasterly along said Easterly line to the Southeasterly margin of Issaquah-Fall city Road as conveyed to King County under King County recording number 9807070554; thence continuing Southeasterly along said Easterly line to the southeast corner of said Plat; thence Northeasterly, along the southerly line of that parcel of land conveyed by Deed recorded under Recording Number 20040813000399 to the southeast corner of said parcel; thence Northwesterly, along the easterly line of said parcel, to the intersection with the westerly extension of the southerly line of that parcel of land described as Parcel A as conveyed by Deed recorded under Recording Number 20020306001321; thence Northeasterly, along the southerly lines of said Parcel A and Parcel B of said Deed, to the east line of the Northeast quarter of said Section 22; thence northerly, along said east line, to said Southeasterly margin of Issaquah-Fall city Road;

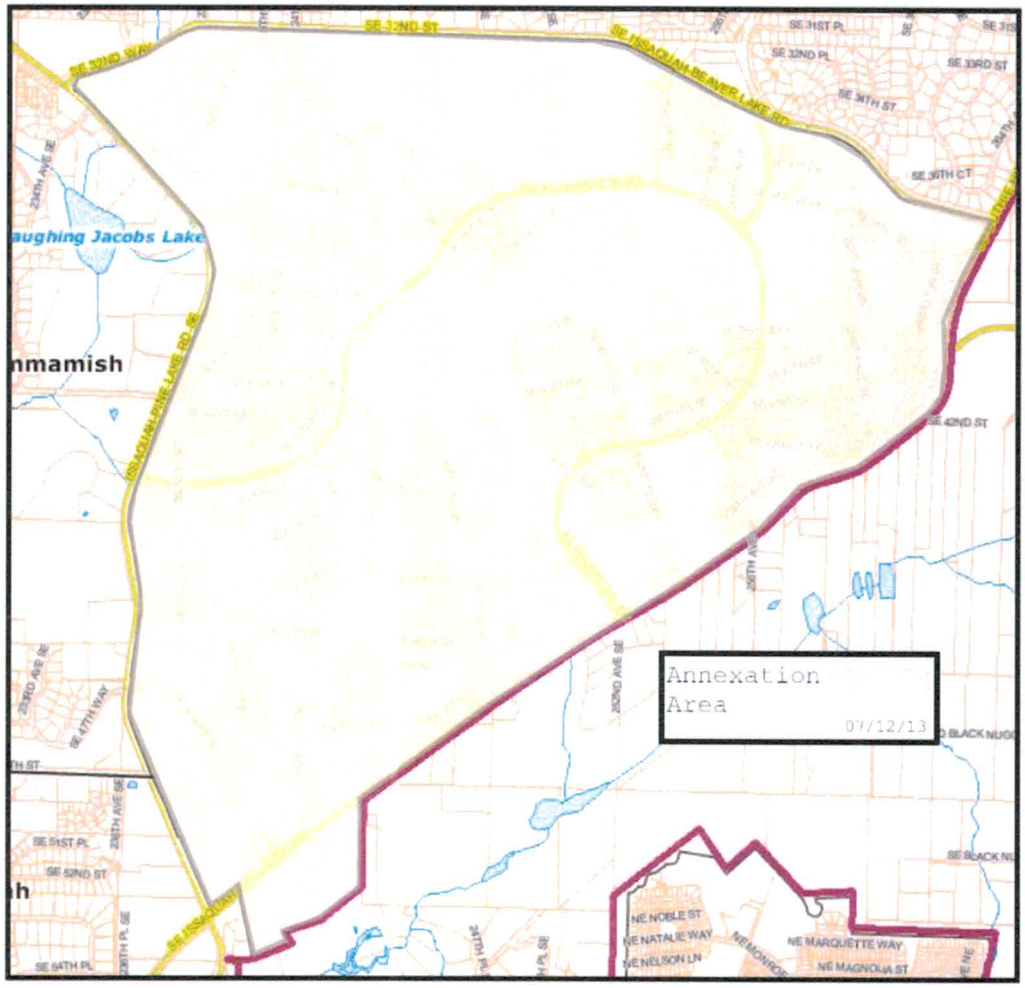
Thence Northeasterly along said Southeasterly margin to its intersection with the Southwesterly extension of the Southeasterly margin of SE Duthie Hill Road;
Thence Northeasterly along said Southeasterly margin to its intersection with the Southeasterly extension of the Southwesterly margin of Issaquah-Beaver Lake Road, said intersection being on the Sammamish city limits as established by the incorporation of the city of Sammamish;

Thence along said Sammamish city limits the following courses:

Thence Northwesterly along said extension and said Southwesterly margin to its intersection with the South margin of SE 32nd Street;
Thence Westerly along said South margin to its intersection with the Southeasterly margin of SE 32nd Way;
Thence Southwesterly along said Southeasterly margin to its intersection with the Easterly margin of Issaquah-Pine Lake Road (also known as Gobel Road, King County Road No. 558) as established by deed recorded under King County recording number 7807130727;

Thence Southeasterly, Southwesterly, Southerly and Southeasterly along said Easterly margin to its intersection with the Easterly extension of the South margin of SE 48th Street, said intersection being on the Issaquah city limits as annexed under said Ordinance No. 2255;

Thence leaving said Sammamish city limits and following said Issaquah city limits the following courses:

Thence continue Southeasterly along said Easterly margin to its intersection with the Northwesterly margin of said Issaquah-Fall city Road as conveyed to King County under King County recording numbers 9807070556 and 9807070557;
Thence Northeasterly along said Northwesterly margin to the West line of the East Half of the Northeast quarter of said Section 22;
Thence Southerly along said West line to the **Point of Beginning.**

Attachment B