

ORDINANCE NO. 291

AN ORDINANCE OF THE CITY OF WOODINVILLE, WASHINGTON, ANNEXING 5.05 ACRES LOCATED EAST OF 140TH AVENUE NE AND SOUTH OF NE 171ST STREET, GENERALLY WEST OF 142ND AVENUE NE, AND COMMONLY KNOWN AS THE HECK ANNEXATION, ACKNOWLEDGING THE APPLICATION OF A PRE-ANNEXATION COMPREHENSIVE PLAN DESIGNATION OF MODERATE DENSITY RESIDENTIAL AND A PRE-ANNEXATION ZONING DESIGNATION OF R-8, ESTABLISHING ANNEXATION CONDITIONS, AND REQUIRING THE PROPERTY TO BE ASSESSED AND TAXED AT THE SAME RATE AND BASIS AS OTHER PROPERTY WITHIN THE CITY UPON ANNEXATION.

WHEREAS, on June 16, 2000, the City of Woodinville received a Notice of Intent to Annex certain real property commonly known as the Heck Annexation; and

WHEREAS, the Notice of Intent was signed by the owners of the property representing not less than ten percent (10%) in value (according to the assessed valuation for general taxation) of real property described on Exhibit A attached hereto; and

WHEREAS, on July 31, 2000, the City Council met with the proponents of the annexation; accepted the Notice of Intent, authorized circulation of an annexation petition, required the simultaneous adoption of adoption of zoning, determined that the notice of intent met the requirements of RCW 35A.14.330 and 35A.14.340, and required the assumption of all existing city indebtedness upon annexation; and

WHEREAS, the City subsequently received an annexation petition containing the signatures of owners of not less than sixty percent (60%) in value, according to the assessed valuation for general taxation, of the property for which annexation was petitioned; and

WHEREAS, the City Council held a public hearing on July 9, 2001, and at the conclusion of said hearing, determined that the property should be annexed, subject to certain conditions established at the time the Notice of Intent was approved.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODINVILLE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Annexation. That certain 5.05 acres of property located east of 140th Avenue NE and south of NE 171st Street, generally west of 142nd Avenue NE, and more particularly described on Exhibit A attached hereto and incorporated herein by reference as if set forth in full, is hereby annexed to and made part of the City of Woodinville not less than one (1) day following either the end of the Boundary Review Board review period of 45-days or upon approval by the Boundary Review Board subsequent to a hearing.

Section 2. Comprehensive Plan and Zoning. Pursuant to Comprehensive Plan adopted version dated November, 2000, the newly annexed territory is designated at Moderate Density Residential on the Future Land Use Map of the City and subject to the provision of this plan. Pursuant to Section 21.04 of the Woodinville Municipal Code, the newly annexed territory is zoned R-8 (Residential, eight units per acre) and subject to all provisions of the Zoning Code. The applicants for the annexation have acknowledged that it is the City's intent to zone the property consistent with the City's adopted Land Use Plan. The Director of Planning is instructed to make the necessary changes to the City Boundary and Zoning maps upon the effective date of the annexation pursuant to Section 1 of this ordinance.

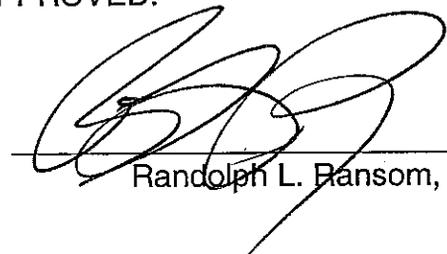
Section 3. Indebtedness. Pursuant to the terms of the annexation petition, all property owners within the territory annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City, including assessments for taxes and payment of any bonds issued or debts contracted prior to or existing as of the date of the annexation.

Section 4. Duties of City Clerk. Upon the date of the annexation, the City Clerk is hereby directed to file a certified copy of this ordinance together with Exhibit A, 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 5. Effective date. This ordinance shall be effective five (5) days after publication of an approved summary consisting of the title of this ordinance.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 16th DAY OF July, 2001.

APPROVED:

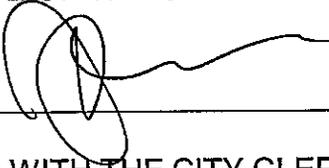


Randolph L. Ransom, Mayor

ATTEST/AUTHENTICATED:

By: Sandra C. Steffler, CMC
Sandra C. Steffler
City Clerk/CMC

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: 

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL: 7.16.2001
PUBLISHED: 7.23.2001
EFFECTIVE DATE: 7.28.2001
ORDINANCE NO. 291

**Exhibit A to Ordinance No. 291
Heck Annexation Legal Description**

THE EAST 330.00 FEET OF THE WEST 660.00 FEET OF THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING SOUTHERLY OF THE SOUTHERLY MARGIN OF N.E. 171ST STREET (ALSO KNOWN AS D. T. DENNY ROAD) AND EXCEPT THE SOUTH 880.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 10.

SUBJECT TO ANY EASEMENTS OF RECORD.