

ORDINANCE NO. 342

AN ORDINANCE OF THE CITY OF WOODINVILLE, WASHINGTON, ANNEXING THREE PARCELS EQUALING 1.75 ACRES OF LAND LOCATED ON THE SOUTHWEST CORNER OF NE 171ST STREET AND 140 AVE NE, SOUTH OF THE CITY BOUNDARY AND COMMONLY KNOWN AS THE BROWN ANNEXATION, ACKNOWLEDGING THE APPLICATION OF A PRE-ANNEXATION COMPREHENSIVE PLAN DESIGNATION OF OFFICE AND A PRE-ANNEXATION ZONING DESIGNATION OF OFFICE, AND REQUIRING THE PROPERTY TO BE ASSESSED AND TAXED AT THE SAME RATE AND ON THE SAME BASIS AS OTHER PROPERTY WITHIN THE CITY UPON ANNEXATION.

WHEREAS, on June 30th, 2003, the City of Woodinville received a Notice of Intent to annex certain real property commonly known as the Brown Annexation; and

WHEREAS, the Notice of Intent was signed by the owners of the property representing not less than ten percent of the acreage for which annexation is petitioned and/or not less than ten percent of the residents of the area to be annexed described on Attachment A attached hereto; and

WHEREAS, on July 21, 2003, the City Council met with the proponents of the annexation; accepted the Notice of Intent, authorized circulation of an annexation petition, reaffirmed the adoption of the proposed pre-annexation zoning of Office, determined that the Notice of Intent met the requirements of RCW 35.13, and required the assumption of all existing city indebtedness upon annexation; and

WHEREAS, the City subsequently received an annexation petition containing the signatures of the owners of the majority of the acreage for which annexation is petitioned and/or a majority of the registered voters residing in the area for which annexation is petitioned.

WHEREAS, the City Council held a public hearing on August 4, 2003, and at the conclusion of said hearing, determined that the property should be annexed, subject to certain conditions established at the time of the Notice of Intent was approved.

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

Section 1. Annexation. That certain three parcels equaling 1.75 acres of property located on the southwest corner of NE 171st street and 140th Ave 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 King County 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 April 7, 2003, the newly annexed territory is designated as Office 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 O (Office) and subject to all provisions of the Zoning Code. The applicant for the annexation has 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. Description of Boundaries. The boundaries of the Brown Annexation Area are described as set forth in Attachment B, and shown on the map, Attachment C, attached hereto and incorporated herein by this reference as if set forth in full.

Section 4. Assessment and Taxation. The Brown Annexation Area and all property within such territory shall, upon annexation, be assessed and taxed at the same rate and on the same basis as the other property within the City is assessed and taxed to pay for the then-outstanding indebtedness.

Section 5. Boundary Review Board. The Planning Director is hereby directed to prepare and submit a notice of intent to annex the Brown Annexation Area to the Washington State Boundary Review Board for King County.

Section 6. Certified Copies. Upon the date of the annexation, the City Clerk is authorized and directed to file certified copy of this ordinance together with Exhibit A, with the King County Council, the Washington State Boundary Review Board for King County, and 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 10. Effective date. This ordinance shall be effective five (5) days after publication of an approved summary consisting of the title of this ordinance.

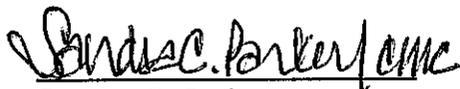
ADOPTED BY THE CITY COUNCIL AND SIGNED INTO
AUTHENTICATION OF ITS PASSAGE THIS 11th DAY OF AUGUST, 2003.

CITY OF WOODINVILLE



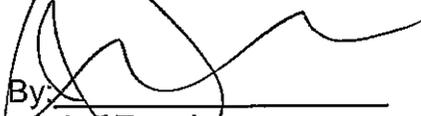
Scott Hageman, Mayor

ATTEST:



Sandra C. Parker
City Clerk/CMC

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY


By: _____
Jeff Taraday
City Attorney

PASSED BY THE CITY COUNCIL: 8-11-2003
PUBLISHED: 8-18-2003
EFFECTIVE DATE: 8-23-2003
ORDINANCE NO. 342

NOTICE OF INTENT TO PETITION FOR ANNEXATION
DATA

Proposed Annexation Name BROWN ANNEXATION File No. Ann2002-0062
Total Area of Proposed Annexation 1.75 Acres.
Total Area Represented by Signatures 1.75 Acres
Percent of Total Area Represented by Signatures (100%)

We, the undersigned (see Exhibit A, attached hereto), being the owners of not less than 10 percent (10%), of the acreage of the the area, illustrated on Exhibit B attached hereto, lying contiguous to the City of Woodinville, Washington, do hereby respectively ask the Honorable Mayor and City Council to meet with us and that appropriate actions be taken to authorize circulation of the Direct Petition so that such territory can be annexed to and made a part of the City of Woodinville under the provisions of Sections 10 through 13, Chapter 331, Laws of 2003, of the State of Washington.

This Notice is accompanied and has attached hereto as Exhibit B a map which outlines the boundaries of the property sought to be annexed.

The following conditions should be noted by those signing Exhibit A - NOTICE OF INTENT TO PETITION FOR ANNEXATION Signature Form:

1. Signatures must be in ink or indelible pencil.
3. Record owners must sign, that is, the owners as shown by county records.
4. Only one spouse needs to sign.
5. Mortgages may be disregarded -- there is no requirement that a mortgagee sign.
6. Where real estate contracts are involved, only the purchaser needs to sign so long as the contract is recorded with the county, otherwise only the contract seller is authorized to sign.
7. Corporations that own property may sign. However only a corporate officer who is specifically authorized by the bylaws to execute deeds or encumbrances on behalf of the corporation can sign on behalf of the corporation. A certified excerpt of the corporation bylaws so authorizing such officer must be attached.
8. Multiple signatures are not required for multiple ownership's, if you own more then one parcel Within the proposed annexation you only need to sign once.

Exhibit A
NOTICE OF INTENT TO PETITION FOR ANNEXATION
Signature Form

1. Printed Name HAROLD OLSSON Signature [Signature]
Address 501 9TH AVE SE BELLEVUE 98004 Date JUNE 23, 2003
Property Description 102605917404
(Section and tax lot number or subdivision and lot number)
2. Printed Name WALTER F. FOGLE Signature [Signature]
Address 17005 140TH AVE NE Date 6-30-03
Property Description 102605907405
(Section and tax lot number or subdivision and lot number)
3. Printed Name ROBERT S. BROWN ^{TRUSTEE} Signature [Signature]
Address 23400 19TH DR SE BETHELL 98021 Date 6 25 03
Property Description 102605905300
(Section and tax lot number or subdivision and lot number)
4. Printed Name _____ Signature _____
Address _____ Date _____
Property Description _____
(Section and tax lot number or subdivision and lot number)
5. Printed Name _____ Signature _____
Address _____ Date _____
Property Description _____
(Section and tax lot number or subdivision and lot number)
6. Printed Name _____ Signature _____
Address _____ Date _____
Property Description _____
(Section and tax lot number or subdivision and lot number)
7. Printed Name _____ Signature _____
Address _____ Date _____
Property Description _____
(Section and tax lot number or subdivision and lot number)
8. Printed Name _____ Signature _____
Address _____ Date _____
Property Description _____

OLSSON
FOGLE
BROWN

ANNEXATION PROPERTY**(BROWN, RADOVICH, AND OLSSON)**

That portion of the northeast quarter of the southeast quarter of the southwest quarter and the east one-half of the southeast quarter of the northeast quarter of the southwest quarter of Section 10, Township 26 North, Range 5 East, W.M. in King County, Washington described as follows:

Commencing at the northeast corner of the northeast quarter of the southeast quarter of the southwest quarter of said Section 10; Thence west along the north line thereof to a point on the west margin of 140th Avenue N.E. 42 feet distant when measured perpendicular to said northeast corner of the northeast quarter of the southeast quarter of the southwest quarter of said Section 10 and the point of beginning for this description; Thence South 132.00 feet; Thence West 288 feet more or less to the west line of the east 330 feet of the northeast quarter of the southeast quarter of the southwest quarter of said Section 10; Thence North along said west line of the east 330 feet 132.00 feet; Thence continuing North 130 feet; Thence East 2.76 feet more or less to the west line of the east one-half of the southeast quarter of the northeast quarter of the southwest quarter of said Section 10; Thence north along said west line of the east one-half of the southeast quarter of the northeast quarter of the southwest quarter of Section 10 14.13 feet more or less to the south margin of N.E. 171st Street as condemned in King County SCC No. 91-2-03665-9 for 140th Avenue N.E. and N.E. 171st Street by deeds recorded under Recording No.s 9203241510 and 9203241511. Thence easterly and southerly along the south margin of said N.E. 171st Street and the west margin of 140th Avenue N.E. to the point of beginning.

Brown Annexation Site

