

## ORDINANCE NO. 343

AN ORDINANCE OF THE CITY OF WOODINVILLE, WASHINGTON, ANNEXING ONE PARCEL EQUALING .44 ACRES OF LAND LOCATED ON THE SOUTHWEST CORNER OF NE 171<sup>ST</sup> STREET AND 142 AVE NE, SOUTH OF THE CITY BOUNDARY AND COMMONLY KNOWN AS THE VITULLI ANNEXATION, ACKNOWLEDGING THE APPLICATION OF A PRE-ANNEXATION COMPREHENSIVE PLAN DESIGNATION OF MODERATE DENSITY AND A PRE-ANNEXATION ZONING DESIGNATION OF R-8 RESIDENTIAL - 8 UNITS PER ACRE, 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 July 26, 2003, the City of Woodinville received a Notice of Intent to annex certain real property commonly known as the Vitulli 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 R8 Residential – eight (8) units per acre, 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 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 one parcel equaling .44 acres of property located on the southwest corner of NE 171<sup>st</sup> Street and 142<sup>nd</sup> 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<sup>th</sup>, 2003, the newly annexed territory is designated as Moderate Density 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 R8 Residential – 8 units per acre 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 Vitulli 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 Vitulli 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 Vitulli 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 a 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.

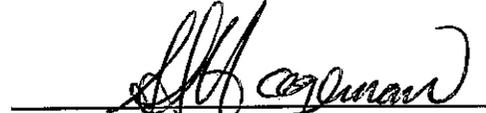
ADOPTED BY THE CITY COUNCIL AND SIGNED INTO  
AUTHENTICATION OF ITS PASSAGE THIS 11th DAY OF AUGUST, 2003.

CITY OF WOODINVILLE

ATTEST:

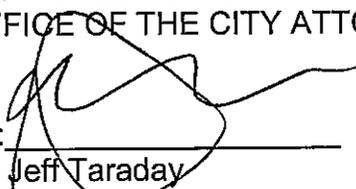


Sandra C. Parker  
City Clerk/CMC

  
\_\_\_\_\_  
Scott Hageman, Mayor

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. 343

NOTICE OF INTENT TO PETITION FOR ANNEXATION  
DATAProposed Annexation Name VITULLI File No. Ann2002-0065Total Area of Proposed Annexation .44 Acres.Total Area Represented by Signatures .44 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 respectfully 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.

**RECEIVED**

JUN 26 2003

CITY OF WOODINVILLE  
PLANNING DEPARTMENT

Exhibit A  
NOTICE OF INTENT TO PETITION FOR ANNEXATION

Signature Form

1. Printed Name EMMA VITULLI Signature *Emma Vitulli*  
Address 14205 NE 171st St. Date 6/21/03  
Property Description 

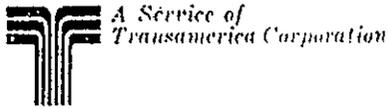
LOT	BLOCK	CODE	SEC	TWP	RG
<u>10-26-05</u>	<u>9117</u>	<u>7570</u>	<u>10</u>	<u>26</u>	<u>05</u>

(Section and tax lot number or subdivision and lot number)
2. Printed Name Daniel Griffith Signature *Daniel Griffith*  
Address 14205 NE 171st St Date 6-23-03  
Property Description 

LOT	BLOCK	CODE	SEC	TWP	RG
<u>10-26-05</u>	<u>9117</u>	<u>7570</u>	<u>10</u>	<u>26</u>	<u>05</u>

(Section and tax lot number or subdivision and lot number)
3. Printed Name \_\_\_\_\_ Signature \_\_\_\_\_  
Address \_\_\_\_\_ Date \_\_\_\_\_  
Property Description \_\_\_\_\_  
(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 \_\_\_\_\_

# Transamerica Title Insurance Co



ATTACHMENT B

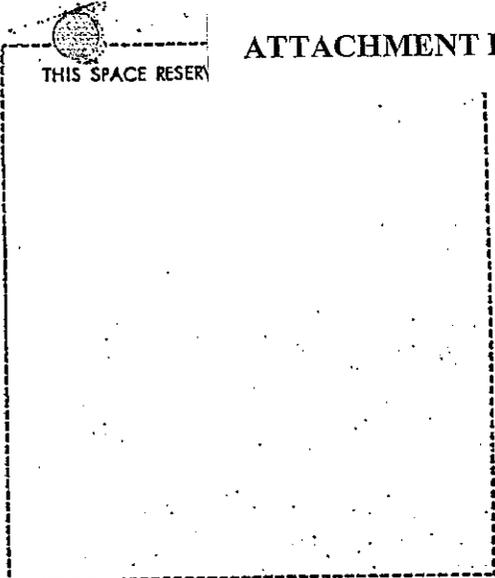
THIS SPACE RESER

Filed for Record at Request of

Name.....

Address.....

City and State.....



Form 467- 1-REV

## Statutory Warranty Deed

THE GRANTOR s      STAFFORD HANSELL CO.

for and in consideration of      Ten Dollars and other valuable considerations

in hand paid, conveys and warrants to      TONY VITULLI and EMMA VITULLI, his wife

the following described real estate, situated in the County of      King      , State of Washington:

The North 160 feet as measured along the West line of the West 120 feet as measured along the North line of the East 330 feet of the West 990 feet of that portion of the Southeast quarter of Section 10, Township 26 North, Range 5 East, W.M., lying Southerly of D. T. Denny Road; Situate in the County of King, State of Washington.

Dated this      7th      day of      November      , 19 68

.....(SEAL)

# Vitulli Annexation

