

**ORDINANCE NO. 2803**

AN ORDINANCE OF THE CITY OF ISSAQUAH, WASHINGTON, ESTABLISHING PRE-ANNEXATION ZONING FOR CERTAIN PROPERTY KNOWN AS THE KING COUNTY ISLAND; ANNEXING SAID PROPERTY; REQUIRING ASSUMPTION OF EXISTING INDEBTEDNESS; AND ESTABLISHING AN EFFECTIVE DATE.

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WHEREAS, the City of Issaquah has determined to annex certain property located adjacent to the current city limits and commonly known as the King County Island, which is shown on a map and a legal description on Exhibit A; and

WHEREAS, on June 5, 2017, the City Council passed Resolution 2017-06 setting dates for public hearings on the pre-annexation zoning; and

WHEREAS, pursuant to RCW 35A.14.330 and .340, the City Council held two public hearings not less than thirty (30) days apart on the proposed pre-annexation zoning designations for the property; and

WHEREAS, after taking public testimony during the two public hearings, the City Council has determined to adopt pre-annexation zoning designations as established by this ordinance, and

WHEREAS, on August 21, 2017, the King County Boundary Review Board approved the proposed annexation,

WHEREAS, pursuant to RCW 35A.14.295, after due public notice, the Council conducted a public hearing on the annexation and has determined to annex the property subject to assumption of existing indebtedness, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF ISSAQUAH, WASHINGTON, DO  
ORDAIN AS FOLLOWS:

Section 1. Findings. In support of the pre-annexation zoning established by Section 2 of this Ordinance, the Issaquah City Council finds that the zoning established on Exhibit B is consistent with Land Use Goal N of the City of Issaquah Comprehensive Plan: “Annex the City’s Potential Annexation Areas to ensure compatibility with City development regulations and to provide for public services, public facilities, and concurrent transportation facilities at the City’s level of service. Recognize that some PAAs provide other community expansion solutions other than development potential.” The pre-annexation zoning established by Section 2 provides an appropriate mix of uses, services, and facilities to meet this land use goal and provides for an appropriate mix of development and other community expansion solutions.

Section 2. Pre-Annexation Zoning Established. Pursuant to RCW 35A.14.330 and .340, the pre-annexation zoning designation as depicted on the King County Island Zoning Map attached hereto as Exhibit B, which is incorporated herein by this reference as if set forth in full, is hereby established as the pre-annexation zoning designation for the King County Island, to be effective upon annexation to the City of Issaquah.

Section 3. Duties of Planning Department. The Planning Department shall make the necessary amendments to the official zoning map of the City to carry out the provisions of this ordinance.

Section 3. Annexation. The real property commonly known as the King County Island, as shown on the area map and legally described in "Exhibit A", attached hereto and

incorporated in full by this reference, should be and is hereby annexed and made a part of the City of Issaquah.

Section 4. Bonded Indebtedness. All property within the area annexed shall be assessed and taxed at the same rate and on the same basis as the property within the City is assessed and taxed to pay for all outstanding indebtedness of the City.

Section 5. Duties of City Clerk. As required under RCW 35A.14.340, the City Clerk shall file a certified copy of this ordinance, including exhibits, with the King County Auditor.

Section 6. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 7. Effective Date. Pursuant to RCW 35A.14.297 and RCW 35A.14.299, this ordinance shall take effect and the property described herein shall be annexed to and made a part of the City of Issaquah forty-five days after passage of this ordinance unless a timely and sufficient referendum petition is filed as provided in said statute. In addition to publishing a summary of this Ordinance, the City Clerk is hereby authorized and directed to publish at least once each week for two weeks subsequent to passage of this ordinance, a notice of the proposed effective date of the annexation, together with a description of the property to be annexed, in one newspaper of general circulation within the City and in one newspaper of general circulation within the area to be annexed. The notice shall include a statement of the adopted zoning and the requirement for taxation and the assumption of indebtedness. If no timely and sufficient

referendum petition is filed, this Ordinance shall go into effect on the forty-fifth day following passage as provided by law.

Passed by the City Council of the City of Issaquah, the 2nd day of Oct., 2017.

Approved by the Mayor of the City of Issaquah the, 2nd day of Oct., 2017.



FRED BUTLER, MAYOR

ATTEST/AUTHENTICATED:



CHRISTINE L. EGGERS, CITY CLERK

APPROVED AS TO FORM:



JAMES E. HANEY, CITY ATTORNEY

PUBLISHED: Oct. 13 and 20, 2017  
EFFECTIVE DATE: Nov. 16, 2017  
ORDINANCE NO.: 2803 / AB 7433

Exhibit A

**CORE DESIGN, INC.  
BELLEVUE WA 98007**

Core Project No: 17081  
May 24, 2017

**Exhibit 2**

**Legal Description – King County Island**

That portion of the Northeast Quarter of the Southwest Quarter in Section 27, Township 24 North, Range 6 East, Willamette Meridian, King County, Washington lying westerly, north and northeasterly of the north right-of-way margin of Primary State Highway No. 2, Issaquah: 212<sup>th</sup> Avenue to S.E. to East Corp. Limits;

Except the West 329.71 feet of said Northeast Quarter of the Southwest Quarter of said Section 27, Township 24 North, Range 6 East, W.M.;

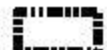

Together with that portion of Lots 1 and 4, Block 10, McCloskey's Addition to Issaquah, according to the plat thereof, recorded in Volume 21, Page 34, records of King County, Washington, lying northeasterly of the northealy right-of-way margin of Primary State Highway No. 2, Issaquah: 212<sup>th</sup> Avenue to S.E. to East Corp. Limits;

Together with that portion of the Lots 1, 2 and 3, Plat of Issaquah Park, according to the plat thereof, recorded in Volume 9 of plats, page 45, records of King County, Washington, lying north and west of the northerly right-of-way margin of Primary State Highway No. 2, Issaquah: 212<sup>th</sup> Avenue to S.E. to East Corp. Limits.

Contains 1,213,146± Square Feet (27.85± Acres)



# 2017 King County Island Annexation

-  City Limits
-  King County Island (32.65 ac)

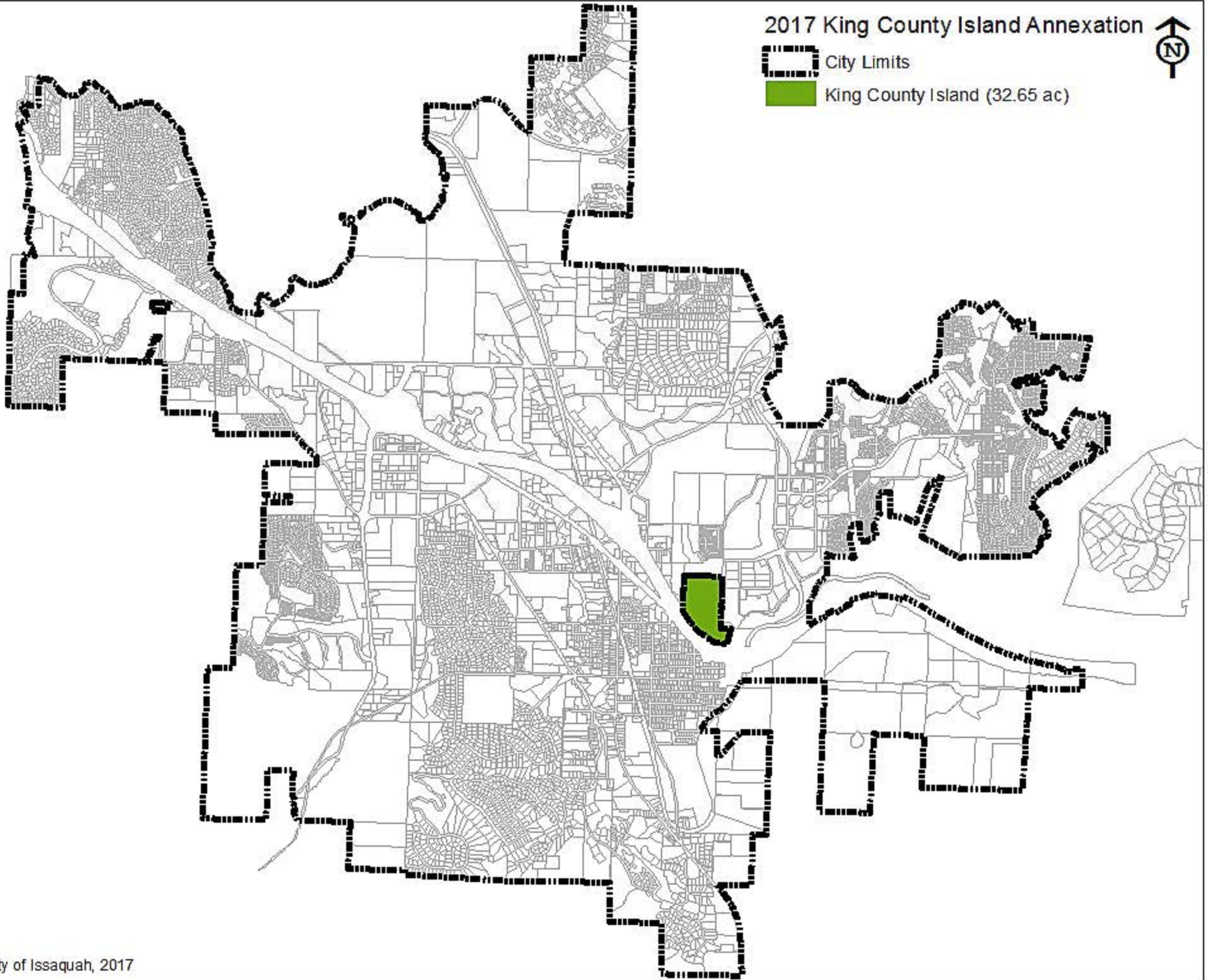


Exhibit B

Proposed Zoning – King County Island

