

**ORDINANCE NO. 2804**

AN ORDINANCE OF THE CITY OF ISSAQUAH, WASHINGTON, ESTABLISHING PRE-ANNEXATION ZONING FOR CERTAIN PROPERTY KNOWN AS THE BELLEVUE UTILITY PARCEL 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 Bellevue Utility Parcel 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 2017-07 setting dates for public hearings on the pre-annexation zoning; and

WHEREAS, pursuant to RCW 35A.14.340, 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. Pre-Annexation Zoning Established. Pursuant to RCW 35A.14.340, the pre-annexation zoning designation as depicted on the Bellevue Utility Parcel 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 Bellevue Utility Parcel Island, to be effective upon annexation to the City of Issaquah.

Section 2. 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 Bellevue Utility Parcel 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. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City, and shall take effect and be in full force ~~five (5)~~ <sup>forty-five</sup> days after ~~publication~~ <sup>passage</sup>.

Passed by the City Council of the City of Issaquah, the 5<sup>th</sup> day of September, 2017.

Approved by the Mayor of the City of Issaquah, the 5<sup>th</sup> day of September, 2017.



FRED BUTLER, MAYOR

ATTEST/AUTHENTICATED:

  
CHRISTINE L. EGGERS, CITY CLERK

APPROVED AS TO FORM:

  
OFFICE OF THE CITY ATTORNEY

PUBLISHED: Sept. 15, 2017  
EFFECTIVE DATE: ~~Sept. 20, 2017~~ <sup>21</sup> Oct. 20, 2017  
ORDINANCE NO.: 2804 / AB 7422

Exhibit A: Legal Description & Map  
Exhibit B: Pre-Annexation Zoning Map

EXHIBIT A

CORE DESIGN, INC.  
BELLEVUE WA 98007

Core Project No: 17081  
May 24, 2017

**Legal Description – Bellevue Utility Parcel**

The South 200 feet of the East 356 feet of the Northwest Quarter of the Northeast Quarter and the South 200 feet of the West 99 feet of Government Lot 1, all in Section 19, Township 24 North, Range 6 East, Willamette Meridian, King County, Washington,

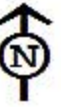
Except the east 60 feet of the south 165 feet thereof.



Contains 81,457± Square Feet (1.87± Acres)

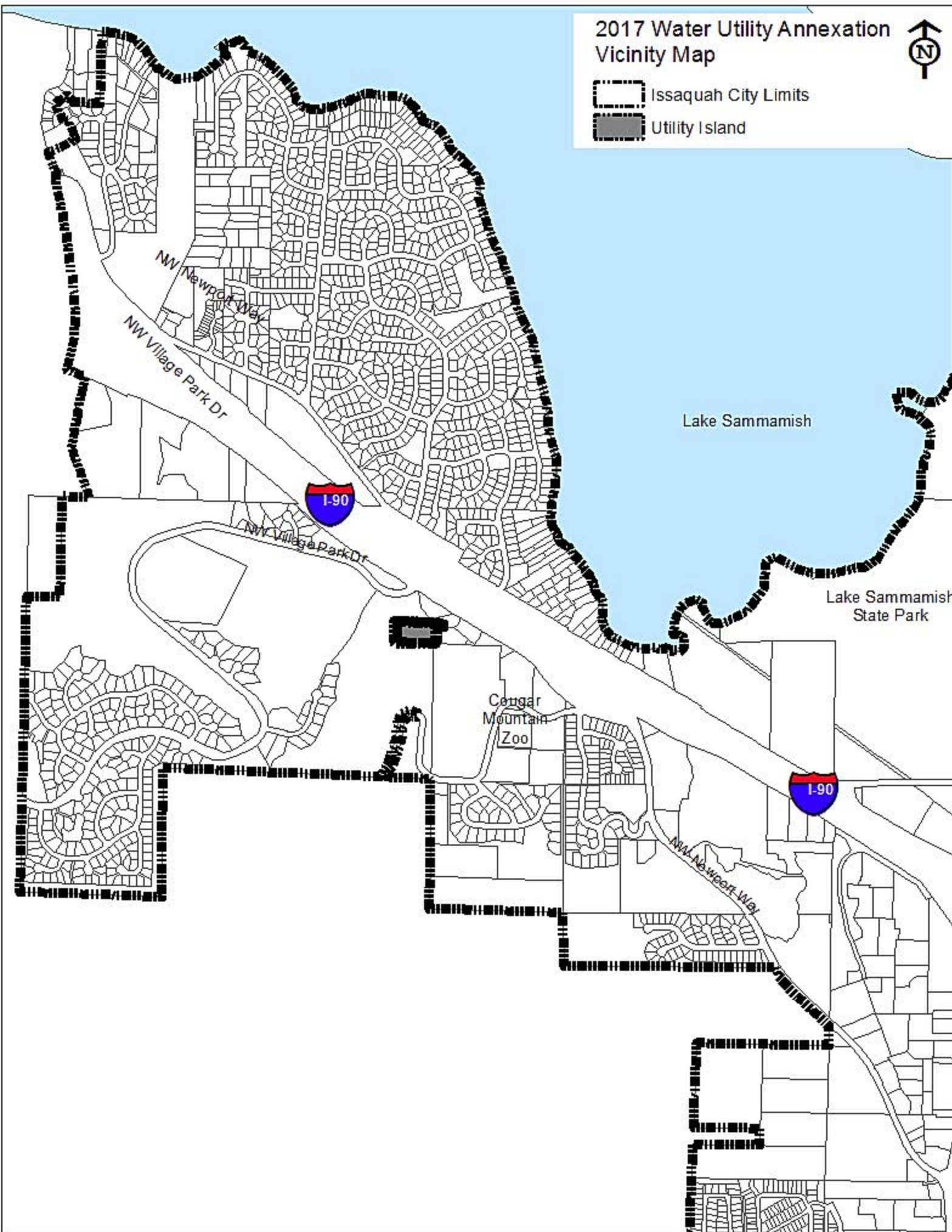


05/25/17

# 2017 Water Utility Annexation Vicinity Map



-  Issaquah City Limits
-  Utility Island



Lake Sammamish

Lake Sammamish  
State Park

Cedar  
Mountain  
Zoo

NW Newport Way  
NW Village Park Dr

NW Village Park Dr


NW Newport Way

I-90

I-90

2017 Water Utility Annexation  
Proposed Pre-Annexation Zoning



 Utility Island Parcel

NW Newport Way

NW Village Park Dr




 Community  
Facilities -  
Facilities (CF-F)

EXHIBIT B

STATE OF WASHINGTON, COUNTY OF KING }  
AFFIDAVIT OF PUBLICATION

**PUBLIC NOTICE**

Linda Mills, being first duly sworn on oath that she is the Legal Advertising Representative of the

**Issaquah/Sammamish Reporter**

a weekly newspaper, which newspaper is a legal newspaper of general circulation and is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a weekly newspaper in King County, Washington. The Issaquah/Sammamish Reporter has been approved as a Legal Newspaper by order of the Superior Court of the State of Washington for King County.

The notice in the exact form annexed was published in regular issues of the Issaquah/Sammamish Reporter (and not in supplement form) which was regularly distributed to its subscribers during the below stated period. The annexed notice, a:

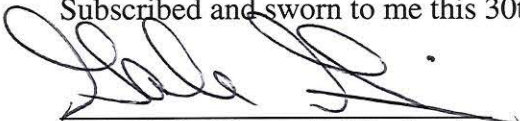
**Public Notice**

was published on June 30, 2017.

The full amount of the fee charged for said foregoing publication is the sum of \$99.66.



Linda Mills  
Legal Advertising Representative, Issaquah/Sammamish Reporter  
Subscribed and sworn to me this 30th day of June, 2017.



Gale Gwin, Notary Public for the State of Washington, Residing in  
Covington, Washington



CITY OF ISSAQUAH  
NOTICE OF  
PUBLIC HEARING  
PRE-ANNEXATION  
ZONING FOR  
POTENTIAL ANNEXATION  
OF BELLEVUE  
UTILITY ISLAND

The Issaquah City Council is considering a proposal to annex an approximately 1.87-acre unincorporated area within the City limits known as the Bellevue Utility Island located at 19221 SE Newport Way (AB 7442; Resolution No. 2017-07). The parcel is owned by the City of Bellevue and is the site of the Lake Sammamish reservoir. A map showing the location of the property and the proposed zoning is available online at [issaquah.wa.gov/bellevueisland](http://issaquah.wa.gov/bellevueisland) or may be obtained from the City contact listed below.

A public hearing will be held at the Regular Council meeting of July 17, 2017 to obtain input on the proposed pre-annexation zoning associated with the potential annexation. This is the first of two required public hearings. The second public hearing will occur on Sept. 5, 2017 after which Council action may be taken. The Council meetings begin at 7 PM, and will be held in the Council Chambers located at 135 E. Sunset Way.

The proposed pre-annexation zoning is Community Facilities - Facilities (CF-F) to be consistent with other City-owned facilities. Definitions of the zoning districts can be found in Issaquah Municipal Code Chapter 18.06. The proposed City zoning would only apply if, and when, annexation to Issaquah occurs.

Anyone interested may appear at the public hearings and be heard for or against, or provide comments regarding the proposed pre-annexation zoning.

For more information, contact Policy Planning Manager Trish Heinonen at [trishh@issaquahwa.gov](mailto:trishh@issaquahwa.gov) or (425) 837-3095.

Published in the Issaquah Sammamish Reporter on June 30, 2017. #1904850.