

ORDINANCE NO. 2691

AN ORDINANCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON ANNEXING APPROXIMATELY 8.7 ACRES OF REAL PROPERTY KNOWN AS THE “MOUNT RAINIER CHRISTIAN CENTER” ANNEXATION, REQUIRING THAT THE PROPERTY IN THE ANNEXATION AREA SHALL BE ASSESSED AND TAXED AT THE SAME RATE AND ON THE SAME BASIS AS OTHER PROPERTY WITHIN THE CITY OF ENUMCLAW, ADOPTING A PROPOSED ZONING REGULATION FOR THE REAL PROPERTY, PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE (MOUNT RAINIER CHRISTIAN CENTER ANNEXATION; FILE LUA2020-0002).

Whereas, on July 9, 2019, the City of Enumclaw received a Notice of Intent pursuant to RCW 35A.14.120 to annex certain real property commonly referred to as the Mount Rainier Christian Center Annexation; and

Whereas, the Notice of Intent was signed by the owners of the property representing at least ten percent (10%) in value (according to the assessed valuation for general taxation) of the real property; and

Whereas, on August 26, 2019, the City Council adopted Resolution No. 1658, accepting the proposed annexation and authorizing the initiating party to circulate an annexation petition seeking the signatures of the owners of 60% of the assessed valuation of property within the proposed annexation area; and

Whereas, on October 17, 2019, King County Assessor, John Wilson, determined that the petition contains the signatures of the owners of 60% of the assessed valuation of property located within the proposed Mount Rainier Christian Center, and so notified the City of Enumclaw of that determination in writing; and

Whereas, The Notice of Intention to annex was filed with the King County Boundary Review Board June 4, 2020; and

Whereas, the 45 day review period before the King County Boundary Review Board expired effective July 20, 2020, and jurisdiction was not invoked; and

Whereas, the City of Enumclaw is authorized, pursuant to RCW 35A.14.330 and RCW 35A.14.340, to prepare proposed zoning regulations to become effective upon the annexation of any area which might reasonably be expected to be annexed by the City at any future time; and

Whereas, the City desires to establish a proposed zoning regulation for the Mount Rainer Christian Center Annexation area of R-2 Moderate Density Single Family Residential District pursuant to EMC Chapters 18.08, as depicted on Exhibit “B” to become effective upon annexation; and

Whereas, the proposed zoning regulation is consistent with the Comprehensive Plan, EMC 18.04.060 and with RCW 35A.14.330, and would be in the interest of the public health, safety, morals, and the general welfare; and

Whereas, following publication and posting of notice as provided in RCW 35A.14.130, the City Council held public hearings on the annexation and proposed zoning regulation on December 14, 2020 and January 25, 2021 to accept public testimony, said dates being more than thirty (30) days apart consistent with the requirements of RCW 35A.14.340; and

Whereas, all statutory requirements have been complied with, including RCW 35A.14 and RCW 36.93 inclusive.

Now, therefore, the City Council of the City of Enumclaw, King County, Washington do ordain as follows:

Section 1. Annexation Area. The property known as the “Mount Rainier Christian Center Annexation” legally described in Exhibit “A” is hereby annexed to the City of Enumclaw, Washington.

Section 2. Proposed Zoning Regulation. The City adopts for the Mount Rainier Christian Center Annexation a proposed zoning regulation of R-2 Moderate Density Single Family Use District pursuant to EMC Chapters 18.08, as depicted on Exhibit “B” which becomes effective upon annexation.


Section 3. Assumption of Indebtedness. The property hereby annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City of Enumclaw is assessed and taxed to pay for any outstanding general indebtedness of the City.

Section 4. Comprehensive Plan. This action is consistent with the Comprehensive Plan.

Section 5. Filings and Recordings. The City Clerk is authorized and directed to file a certified copy of this ordinance with the King County Division of Records and the King County Council, and the King County Division of Records is requested to record the ordinance.

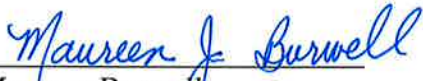
Section 6: Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other person or situation.

Section 7: Effective Date. This ordinance shall take effect and be in force on March 1, 2021 after its passage, approval and publication as required by law.



Mayor Jan Molinaro

INTRODUCED 12/14/20
PASSED 1/25/21
APPROVED 1/26/21
PUBLISHED 2/3/21

Attested:


Maureen Burwell
City Clerk

Approved as to form:


Michael J. Reynolds
City Attorney

REVISED

Received 3-30-20

TPN. 2220069097

THE NORTH 367.44 FEET OF THE SOUTH 993.60 FEET OF THE EAST 780.74 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 6 EAST, W.M. IN KING COUNTY, WASHINGTON;
EXCEPT THE EASTERLY 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD UNDER KING COUNTY RECORDING NUMBERS 4721224 AND 4721225.

TOGETHER WITH THAT PORTION OF THE FOLLOWING DESCRIBED REAL PROPERTY LYING NORTH AND EAST OF THE RIGHT OF WAY OF STATE HIGHWAY CROSSING SAID PROPERTY, TO-WIT: BEGINNING 416.5 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 6 EAST, W.M. IN KING COUNTY, WASHINGTON; THENCE WEST 626.16 FEET; THENCE NORTH 208.72 FEET; THENCE EAST 626.16 FEET THENCE SOUTH 208.72 FEET TO THE POINT OF BEGINNING;
EXCEPT ROADS;

EXCEPT THOSE PORTIONS THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY BY DEEDS RECORDED UNDER RECORDING NUMBERS 3204732 AND 9012120772; AND EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS;

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 6 EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 22, THENCE NORTH 00°23'23" EAST ALONG THE EAST LINE OF SECTION 22 A DISTANCE OF 923.05 FEET, THENCE NORTH 89°42'47" WEST AND PARALLEL WITH THE EAST-WEST CENTERLINE OF SAID SECTION 22, A DISTANCE OF 30 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING NORTH 89°42'47" WEST A DISTANCE OF 203.71 FEET, THENCE SOUTH 00°23'23" WEST A DISTANCE OF 213.83 FEET, MORE OR LESS; THENCE SOUTH 89°42'47" EAST A DISTANCE OF 203.71 FEET; THENCE NORTH 00°23'23" EAST 213.83 FEET TO THE TRUE POINT OF BEGINNING.

TPN. 2220069170

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 6 EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 22, THENCE NORTH 00°23'23" EAST ALONG THE EAST LINE OF SECTION 22 A DISTANCE OF 923.05 FEET, THENCE NORTH 89°42'47" WEST AND PARALLEL WITH THE EAST-WEST CENTERLINE OF SAID SECTION 22, A DISTANCE OF 30 FEET TO THE WESTERLY RIGHT OF WAY MARGIN OF 244TH AVE SE AND TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°42'47" WEST A DISTANCE OF 203.71 FEET, THENCE SOUTH 00°23'23" WEST A DISTANCE OF 213.83 FEET; THENCE SOUTH 89°42'47" EAST A DISTANCE OF 203.71 FEET TO SAID WESTERLY RIGHT OF WAY MARGIN; THENCE NORTH 00°23'23" EAST ALONG SAID WESTERLY MARGIN A DISTANCE OF 213.83 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING. LESS ROADS IF ANY.

PROPOSED ANNEXATION AREA ZONING

Exhibit B



Legend

Proposed Annexation

Enumclaw Zoning Designations

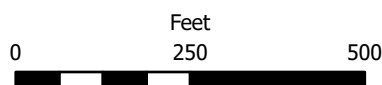
Residential 2 (8,400 sq. ft.)

General Office

Public

Future Annexation Area Zoning

R-2



DISCLAIMER:
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