

**ORDINANCE NO. 2749**

**AN ORDINANCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON ANNEXING APPROXIMATELY 1.23 ACRES OF REAL PROPERTY KNOWN AS THE “GRACE POINT CHURCH” 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 (GRACE POINT CHURCH ANNEXATION; FILE LUA2022-0021).**

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**Whereas**, on April 5, 2022, 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 Grace Point Church 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 May 9, 2022 the City Council adopted Resolution No. 1754, 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 July 19, 2022, 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 on October 27, 2022; and

**Whereas**, the 45 day review period before the King County Boundary Review Board expired effective December 12, 2022, 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 Grace Point Annexation area of HCB Highway and Community Business District, 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 January 23, 2023 and February 27, 2023 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 “Grace Point 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 Grace Point Annexation a proposed zoning regulation of HCB Highway and Community Business District pursuant to EMC Chapter 18.22, as depicted on Exhibit “B” which becomes effective upon annexation.

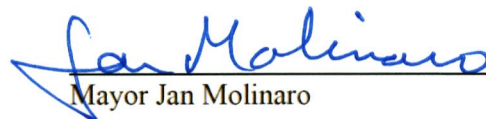
**Section 3. Assumption of Indebtedness.** The property hereby annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City of Enumclaw is assessed and taxed to pay for any outstanding general indebtedness of the City.

**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 full force five days after its passage, approval and publication as required by law.

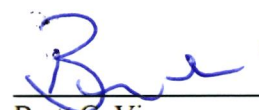
  
\_\_\_\_\_  
Mayor Jan Molinaro

INTRODUCED	<u>1/23/23</u>
PASSED	<u>2/27/23</u>
APPROVED	<u>2/28/23</u>
PUBLISHED	<u>3/8/23</u>

Attested:

  
\_\_\_\_\_  
Jessica Rose  
City Clerk

Approved as to form:

  
\_\_\_\_\_  
Brett C. Vinson  
City Attorney



**LEGAL DESCRIPTION FOR PARCELS NO. 779200-0015 AND 779200-0020**

That portion of the Northeast quarter of the Northwest quarter of Section 30, Township 20 North, Range 7 East, W.M., described as follows:

Beginning at the North quarter corner of the above noted Section 30;

Thence N 88°20'56" W, along the North line of said Section, a distance of 632.75 feet:

Thence S 00°12'22" E a distance of 50.03 feet to the Southerly Margin of SR 410 and the TRUE POINT OF BEGINNING:

Thence continueing S 00°12'22" E, departing said Southerly margin, a distance of 240.00 feet to the Northerly margin of SE 449th Street:

Thence N 88°20'56" W along said Northerly margin, a distance of 223.40 feet:

Thence N 00°12'22" W, departing said Northerly margin, a distance of 240.00 feet to the Southerly Margin of SR 410:

Thence S 88°20'56" E parallel to and 50.00 feet South of, when measured at right angles, the North line of the Northwest quarter of Section 30, a distance of 223.40 feet to the TRUE POINT OF BEGINNING.

Also known as Lots 4 and 5, Block 1, Sierra Vista Tracts, according to the plat thereof recorded in volume 53 of plats, pages 75 and 76, records of King County, Washington.

The above described area contains 53,588 square feet or 1.23 acres, more or less.

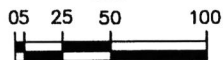
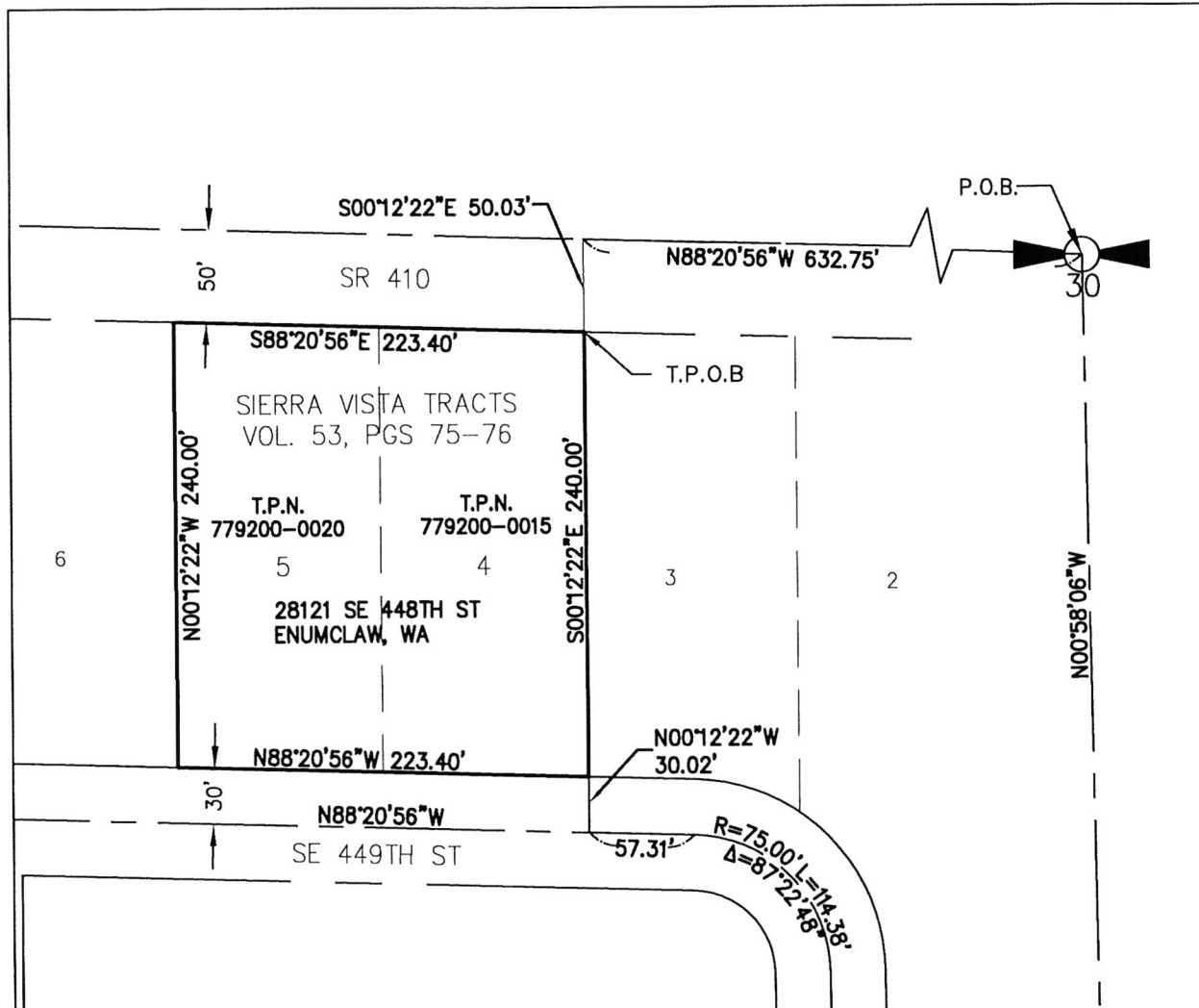


**Western Washington Division**

165 NE Juniper St., Ste 201, Issaquah, WA 98027  
Phone: (425) 392-0250

**Eastern Washington Division**

407 Swiftwater Blvd, Cle Elum, WA 98922  
Phone: (509) 674-7433



SCALE 1" = 100'

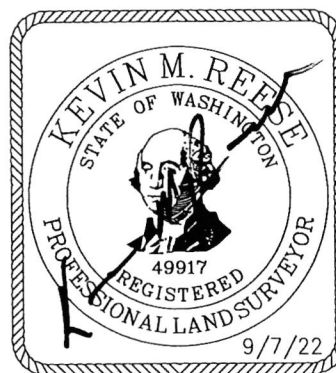


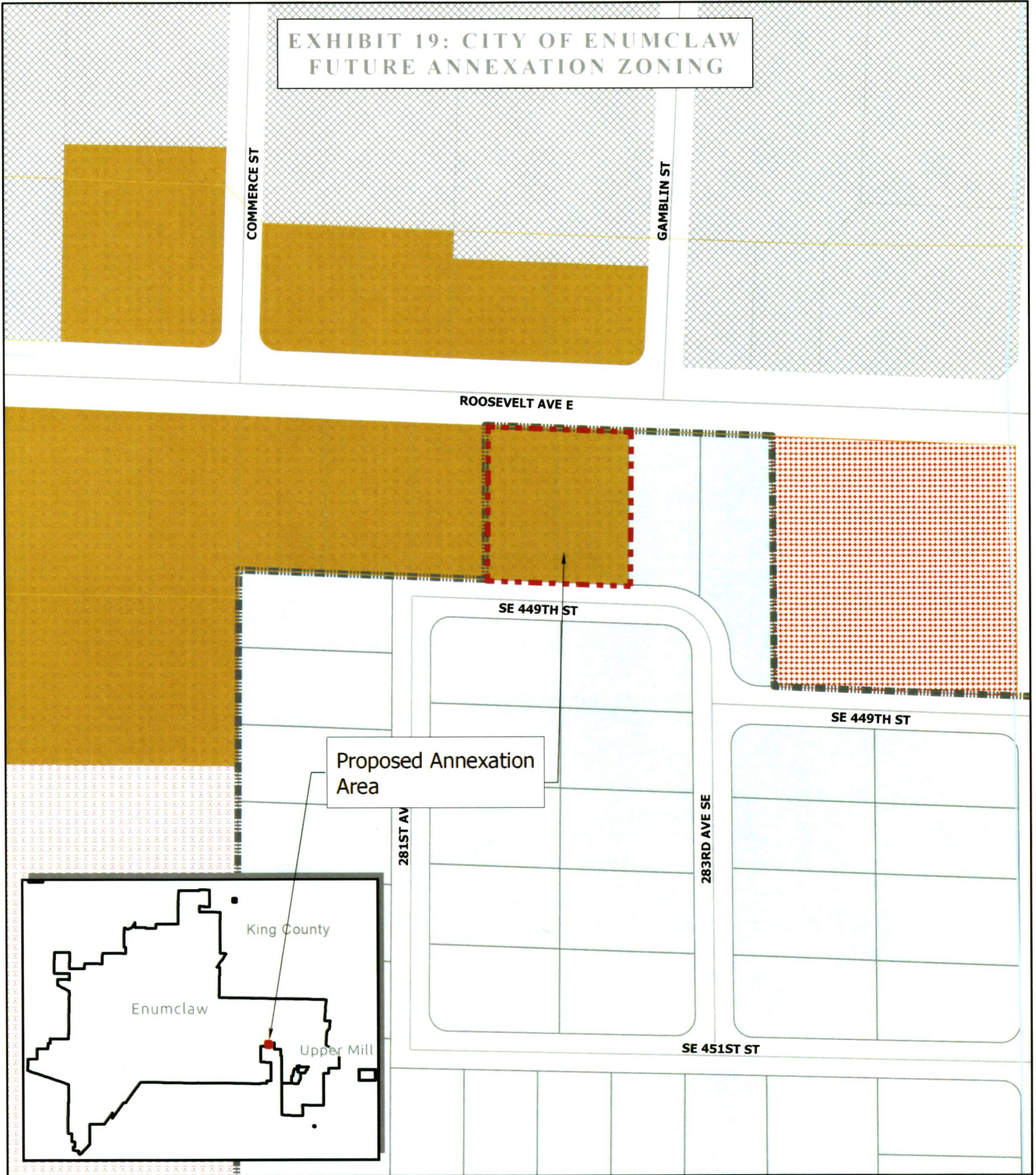
EXHIBIT "B"

**Encompass**  
ENGINEERING & SURVEYING

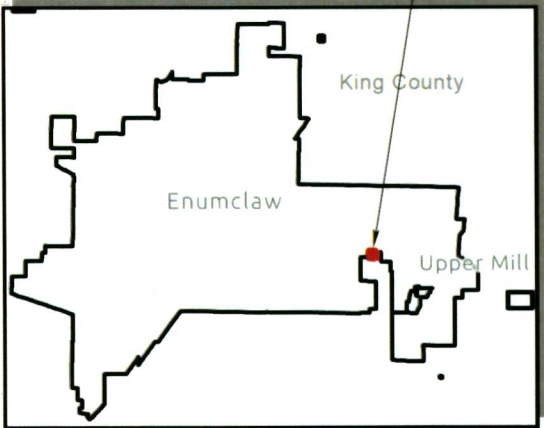
Western Washington Division  
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KING COUNTY		WASHINGTON
JOB NO. 21626	01	
DATE: 09/07/212	OF	
SCALE: 1"=100'	01	

# EXHIBIT 19: CITY OF ENUMCLAW FUTURE ANNEXATION ZONING



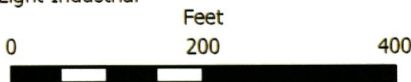
Proposed Annexation Area



### Legend

- Enumclaw City Boundary
- Enumclaw Zoning  
Planned Unit Development
- Proposed Annexation Boundary

- Highway and Community Business
- General Office
- Light Industrial
- Annexation Future Zone  
Highway and Community Business



### DISCLAIMER:

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