

CITY OF MAPLE VALLEY, WASHINGTON

ORDINANCE NO. O-17-612

AN ORDINANCE OF THE CITY OF MAPLE VALLEY, WASHINGTON, ANNEXING THE APPROXIMATELY 14 ACRE PROPERTY COMMONLY KNOWN AS RAINIER RIDGE, PROVIDING FOR TAXATION AND ZONING OF THE SAME, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on August 14, 2014, a Notice of Intent was filed with the City of Maple Valley requesting annexation of approximately 14 acres of undeveloped unincorporated King County known as Rainier Ridge; and

WHEREAS, the proposed annexation area is contiguous to and generally located south of City limits and west of SE 288th ST.

WHEREAS, the Notice of Intent was signed by owners of the property representing 100% percent of the assessed value of the annexation area; and

WHEREAS, on August 8, 2016 pre-annexation zoning for Rainier Ridge of R-6 was adopted by Ordinance O-16-598; and

WHEREAS, the City Council of the City of Maple Valley held a public hearing on October 24, 2016 to accept public comment regarding the merits of the proposed annexation; and

WHEREAS, resolution R-16-1106 was approved by City Council declaring the City's intent to annex and instructed staff to file with the Boundary Review Board; and

WHEREAS, on January 18th, 2017 The Washington State Boundary Review Board For King County notified the City that the filed notice of intent to annex was considered complete; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MAPLE VALLEY WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Annexation. That certain real property known as Rainier Ridge, depicted on the legal description, attached hereto as Exhibit A, and map, attached as Exhibit B, both of which exhibits are incorporated herein by this reference as if fully set forth is hereby annexed to, and made part of the City of Maple Valley.

Section 2. Assumption of City Indebtedness. Pursuant to the terms of the annexation petition, all property within the Maple Ridge Highlands Annexation Area shall be assessed and taxed at the

same rate and on the same basis as other property within the City, including assessments for taxes and payment of any bonds issued or debts contracted prior to or existing as of the effective date of annexation.

Section 3. Zoning. Zoning shall hereby be designated R-6 in accordance with the petition and the Maple Valley Comprehensive Plan, which established pre-annexation zoning for the Maple Ridge Highlands Annexation area.

Section 4. Certification of Ordinance to King County. Pursuant to RCW 35A.14.140, upon passage, the City Clerk is directed to file a certified copy of this Ordinance with the King County Council.

Section 5. Contemporaneous Updates. The City's Comprehensive Plan and Official Zoning Map are hereby amended to conform to the annexation approved in this ordinance.

Section 6. Effective Date. This Ordinance shall take effect and be in full force five days after date of publication.

Section 7. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

ADOPTED by the City Council of the City of Maple Valley at its Special Meeting on March 6, 2017

Sean P. Kelly, Mayor

ATTEST:

Shaunna Lee-Rice
City Clerk

Approved as to form:

Patricia Taraday, City Attorney

Date of Publication: March 8, 2017
Effective Date: March 13, 2017