

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.

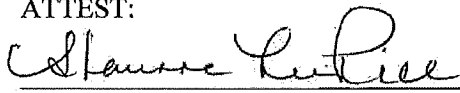
Section 7. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be preempted by state or federal law or regulation, 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

Dana Parnello, Deputy Mayor

ATTEST:


Shaunna Lee-Rice
City Clerk

Approved as to form:


Patricia Taraday, City Attorney

Date of Publication: March ¹⁰8, 2017

Effective Date: March ¹⁵13, 2017

Exhibit A

LEGAL DESCRIPTION

URBAN AREA

Lot 1 of the plat of Chateaus at Greenbrier, recorded in Volume 202 of plats, pages 52 through 58, records of King County, Washington,

EXCEPT any portion of said Lot and Tracts, more particularly described as follows;

BEGINNING at the Southwest corner of said Lot 1;
THENCE North $02^{\circ}57'39''$ East, 749.07 feet along the West line of said Lot 1;
THENCE South $89^{\circ}38'48''$ East, 353.97 feet along said West line;
THENCE North $02^{\circ}57'39''$ East, 680.19 feet along said West line to an angle point in said West line;
THENCE North $29^{\circ}38'20''$ East, 515.58 feet along said West line;
THENCE South $60^{\circ}21'40''$ East, 91.57 feet;
THENCE South $30^{\circ}21'49''$ West, 225.60 feet;
THENCE South $59^{\circ}41'59''$ East, 148.13 feet;
THENCE South $39^{\circ}18'23''$ East, 275.47 feet;
THENCE North $72^{\circ}27'39''$ East, 90.21 feet;
THENCE North $74^{\circ}33'18''$ East, 96.73 feet;
THENCE North $46^{\circ}11'34''$ East, 55.76 feet;
THENCE North $23^{\circ}03'40''$ East, 70.68 feet;
THENCE North $71^{\circ}16'06''$ East, 65.99 feet;
THENCE North $06^{\circ}25'27''$ East, 51.64 feet;
THENCE South $73^{\circ}31'40''$ East, 123.91 feet;
THENCE North $04^{\circ}06'26''$ East, 230.53 feet;
THENCE North $48^{\circ}31'59''$ West, 79.40 feet;
THENCE North $33^{\circ}59'03''$ West, 80.77 feet;
THENCE North $03^{\circ}27'57''$ East, 38.53 feet;
THENCE North $40^{\circ}54'56''$ East, 81.07 feet;
THENCE North $70^{\circ}42'22''$ East, 70.60 feet;
THENCE North $04^{\circ}06'26''$ East, 17.85 feet;
THENCE North $47^{\circ}12'10''$ West, 143.49 feet;
THENCE North $06^{\circ}14'23''$ East, 297.20 feet to the Southerly margin of the Right-of-Way of Southeast 288th Street;
THENCE South $89^{\circ}55'08''$ East, 65.88 feet along said Southerly margin to a point of tangency;
THENCE Southeasterly along said Southerly margin and the Westerly margin of the Right-of-Way of 241st Avenue Southeast, being the arc of a curve to the right, having a radius of 328.10 feet, through a central angle of $48^{\circ}00'00''$, and an arc length of 274.87 feet;
THENCE South $41^{\circ}55'08''$ East, 169.81 feet along said Westerly margin to a point of tangency;
THENCE Southerly along said Westerly margin, being the arc of a curve to the right, having a radius of 328.10 feet, through a central angle of $53^{\circ}35'00''$, and an arc length of 306.84 feet;
THENCE South $11^{\circ}39'52''$ West, 105.25 feet along said Westerly margin to a point of tangency;

Project: Rainier Ridge
January 4, 2017

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16521L.003.doc

Exhibit A

THENCE Southeasterly along said Westerly margin, being the arc of a curve to the left, having a radius of 268.73 feet, through a central angle of 101°28'19", and an arc length of 475.93 feet to the East line of said Lot 1;

THENCE South 02°22'35" East, 293.66 feet along said East line;

THENCE South 87°37'25" West, 120.36 feet along said East line;

THENCE South 59°15'00" West, 150.00 feet along said East line;

THENCE South 18°30'00" West, 200.00 feet along said East line;

THENCE South 05°00'00" West, 75.00 feet along said East line;

THENCE South 55°00'00" West, 220.00 feet along said East line;

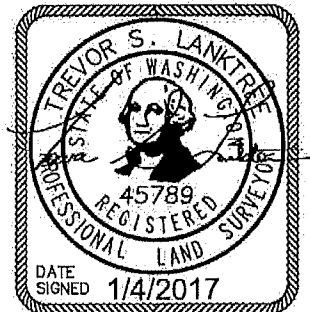
THENCE South 45°00'00" West, 250.00 feet along said East line;

THENCE South 55°00'00" West, 143.55 feet along said East line;

THENCE South 28°06'30" West, 468.67 feet along said East line to the South line of said Lot 1;

THENCE South 88°01'20" West, 1,086.65 feet along said South line to the POINT OF BEGINNING.

(Area contains approximately 614,409 sq. ft. or 14.105 acres)



Project: Rainier Ridge
January 4, 2017

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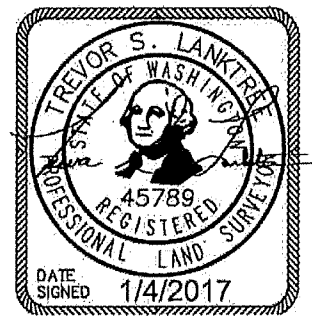
Exhibit A

LEGAL DESCRIPTION

238th AVENUE S.E. URBAN AREA

238th Avenue Southeast as dedicated by the plat of Chateaus at Greenbrier, recorded in Volume 202 of plats, pages 52 through 58, records of King County, Washington.

(Area contains approximately 14,152 sq. ft. or 0.325 acres)



Project: Rainier Ridge
October 14, 2014

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Exhibit A

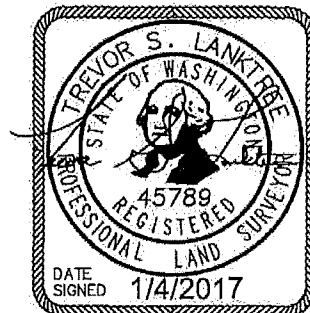
LEGAL DESCRIPTION

SOUTHEAST 288TH STREET URBAN AREA

That portion of the South 30.00 feet of the Southwest quarter of the Southeast quarter of Section 34, Township 22 North, Range 06 East, Willamette Meridian, King County, Washington and that portion of the North 30.00 feet of Government Lot 2 in the Northwest quarter of the Northeast quarter of Section 3, Township 21 North, Range 06 East, Willamette Meridian, King County, Washington, being more particularly described as follows;

COMMENCING at the North quarter corner of said Section 3 as delineated on the plat of Chateaus at Greenbrier, recorded under Recording Number 20011016000917, records of King County, Washington;
THENCE South 89°55'08" East, 595.23 feet along the North line of said Section 3, as delineated on said plat to the TRUE POINT OF BEGINNING;
THENCE North 00°04'52" East, 30.00 feet to the North line of said South 30.00 feet;
THENCE South 89°55'08" East, 625.07 feet along said North line;
THENCE South 00°04'52" West, 60.00 feet to the South line of said North 30.00 feet;
THENCE North 89°55'08" West, 625.07 feet along said South line;
THENCE North 00°04'52" East, 30.00 feet to the TRUE POINT OF BEGINNING.

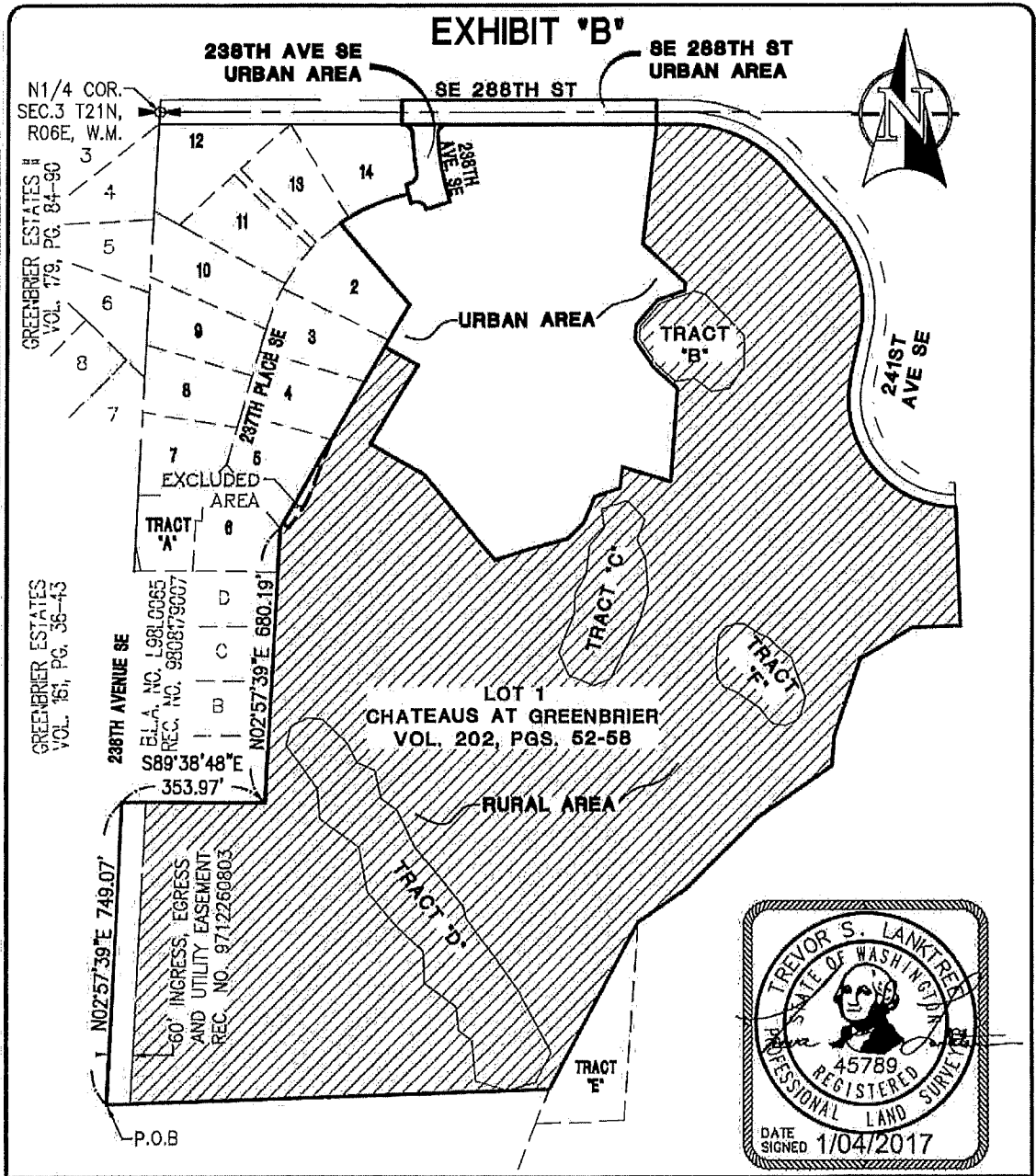
(Area contains approximately 37,504sq. ft. or 0.861 acres)



Project: Rainier Ridge
January 4, 2017

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EXHIBIT 'B'




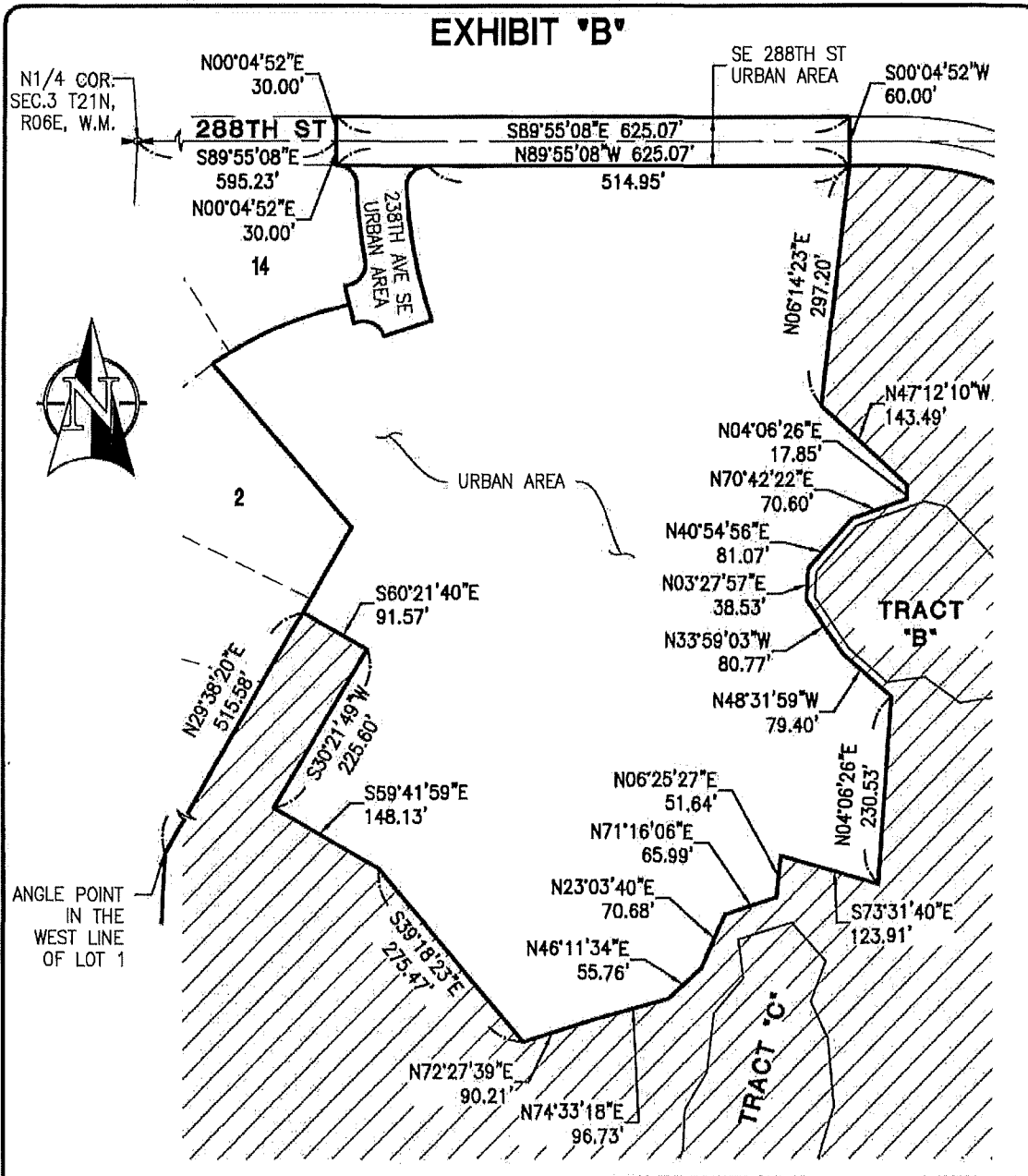

SCALE: HORIZONTAL 1"=400' VERTICAL N/A	For: RAINIER RIDGE	JOB NUMBER 16521
	Title: COMPREHENSIVE PLAN AMENDMENT	SHEET 1 of 2
 18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6222 (425)251-8782 FAX CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES	DESIGNED <u>XXX</u> DRAWN <u>XXX</u> CHECKED <u>XXX</u> APPROVED TSL DATE 1/3/16	

EXHIBIT 'B'



SCALE: HORIZONTAL 1"=200' VERTICAL N/A	For: RAINIER RIDGE	JOB NUMBER 16521
 18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6222 (425)251-8782 FAX CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES	Title: COMPREHENSIVE PLAN AMENDMENT	SHEET 2 of 2
	DESIGNED XXX DRAWN XXX CHECKED XXX APPROVED TSL DATE 1/03/17	