ORDINANCE NO. 01-2016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, ANNEXING CERTAIN REAL PROPERTY KNOWN AS THE HAWK PROPERTY ANNEXATION AREA PURSUANT TO THE REQUIREMENTS OF RCW 35A.14; ESTABLISHING A COMPREHENSIVE PLAN AND ZONING CLASSIFICATION; REQUIRING SAID PROPERTY TO BE ASSESSED AND TAXED AT THE SAME RATE AND BASIS; FIXING THE EFFECTIVE DATE OF THE ANNEXATION; AND PROVIDING FOR SEVERABILITY AND CORRECTIONS.

WHEREAS, Pursuant to RCW 35A.14.120, on November 14, 2014, the City of Covington (the "City") received a Notice of Intent to Annex, signed by the owners of not less than ten percent (10%) in value, according to the assessed valuation for general taxation, of certain real property commonly referred to as the Hawk Property Annexation Area (the "Annexation Area"), more particularly described in Section 2 below; and

WHEREAS, on January 13, 2015, the City Council accepted the Notice of Intent to Annex and determined that the City would entertain an annexation petition, would require an assumption of a proportionate share of the City's existing indebtedness, and would authorize 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 May 11, 2015, the City of Covington received a 60% Petition for Notice of Intent of Annexation pursuant to RCW 35A.14.120, signed by all property owners within the proposed Annexation Area, constituting 100% of the assessed value (the "Annexation Petition"); and

WHEREAS, on May 13, 2015, the King County Department of Assessments certified the Annexation Petition, issued a determination of sufficiency per RCW 35A01.040, and so notified the City of Covington of that determination in writing; and

WHEREAS, on October 1, 2015, upon due and legal notice pursuant to RCW 35A.14.130, the City of Covington Planning Commission held a public hearing on the Annexation Petition and voted to forward a recommendation to the City Council to approve the Annexation Petition and to designate the Annexation Area as part of the Hawk Property Subarea in the city's Comprehensive Plan's Future Land Use Map, and further designating the Annexation Area as R-6 on the City's zoning map; and

WHEREAS, on October 27, 2015, upon due and legal notice pursuant to RCW 35A.14.130, the City Council held a public hearing on the Annexation Petition, considered all matters in connection thereto, and determined that all legal requirements and procedures applicable to the petition method for annexation under RCW 35A.14.120 had been met and

subsequently adopted Resolution No. 15-11, accepting the Annexation Petition, requiring property within the Annexation Area to be assessed and taxed at the same rate and basis as other property within the City; designating the Annexation Area as part of the Hawk Property Subarea in the City's Comprehensive Plan consistent with the Hawk Property Subarea Plan and the Planned Action for the Hawk Property Subarea pursuant to Ordinances 01-14, 02-14, 03-14, and 04-14; and designating the Annexation Area zoning as R6—Single Family Urban Residential upon annexation, pursuant to Chapter 18.15 of the Covington Municipal Code; and

WHEREAS, the above proposed zoning regulation is consistent with the City's Comprehensive Plan, the Hawk Property Subarea Plan, the Covington Municipal Code, and RCW 35A.14.330, and would be in the interest of the public health, safety, morals, and the general welfare; and

WHEREAS, the City duly filed a Notice of Intent to Annex with the Washington State Boundary Review Board for King County (the "King County BRB") for the Annexation Area and the King County BRB reviewed the same at their regular meeting on December 10, 2015, and jurisdiction was not invoked during the 45-day review period and thereby approved the same on January 6, 2016; 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 COVINGTON, KING COUNTY, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings. The findings, recitals, and determinations herein are hereby adopted and found to be true and correct in all respects.

Section 2. Annexation. The real property legally described in Exhibit "A" and depicted on Exhibit "B" attached hereto and incorporated herein by this reference as if fully set forth, referred to herein as the "Hawk Property Annexation Area," is hereby annexed to the City of Covington, Washington, as of the Effective Date established in Section 5 herein.

Section 3. Comprehensive Plan Designation and Zoning. Pursuant to Resolution No. 15-11, the Hawk Property Annexation Area shall be included in the City's Comprehensive Plan as part of the Hawk Property Subarea and shall be referred to as the Lakeside Urban Village Subarea and included as such in the Future Land Use Map. The Hawk Property Annexation Area's zoning classification shall be R-6, Urban Residential—Medium Density. The official zoning map of the City shall be updated in accordance with the zoning established by this section and the City's zoning map shall be updated accordingly.

Section 4. Taxation and Indebtedness. The owners of the real property within the Hawk Property Annexation Area shall be assessed and taxed at the same rate and on the same basis as other property within the City of Covington, including assessments for taxes and payment of any bonds issued or debts contracted prior to or existing as of the date of annexation.

Section 5. Effective Date of Annexation. The effective date of the annexation of the Hawk Property Annexation Area shall be effective on January 20, 2016.

Section 6. Filings and Recordings. The City Clerk is hereby directed to file a certified copy of this ordinance with the King County Division of Records and the King County Council, and in addition, file in triplicate within thirty (30) days of the effective date of this annexation a Certificate of Annexation with the State Office of Financial Management as directed by RCW 35A.14.700.

Section 7. 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 8. Corrections. Upon approval of the City Attorney, the City Clerk is authorized to make necessary technical corrections to this ordinance, including, without limitation, the correction of clerical errors, references to other local, state, or federal laws, codes, rules, or regulations, or section/subsection numbering.

Section 9. Effective Date of Ordinance. This ordinance shall take effect and be in force five (5) days from and after its passage, approval, and publication, as required by law. A summary of this ordinance, consisting of the title, may be published in lieu of publishing the ordinance in its entirety.

PASSED by the City Council of the City of Covington in open session on the 12th day of January, 2016, and signed in authentication of its passage this 12th day of January, 2016.

Mayor

PUBLISHED: January 15, 2015
EFFECTIVE: January 20, 2015

ATTESTED:

Sharon Scott
City Clerk

APPROVED AS TO FORM ONLY:

Sara Springer
City Attorney

EXHIBIT A

CORE DESIGN, INC.
BELLEVUE WA 98007

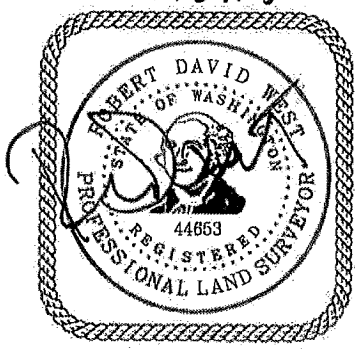
Core Project No: 14028
5/8/15

LEGAL DESCRIPTION- Zone R-6 (HAWK PROPERTY)

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON; TOGETHER WITH;

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, ALL IN TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

5/8/15



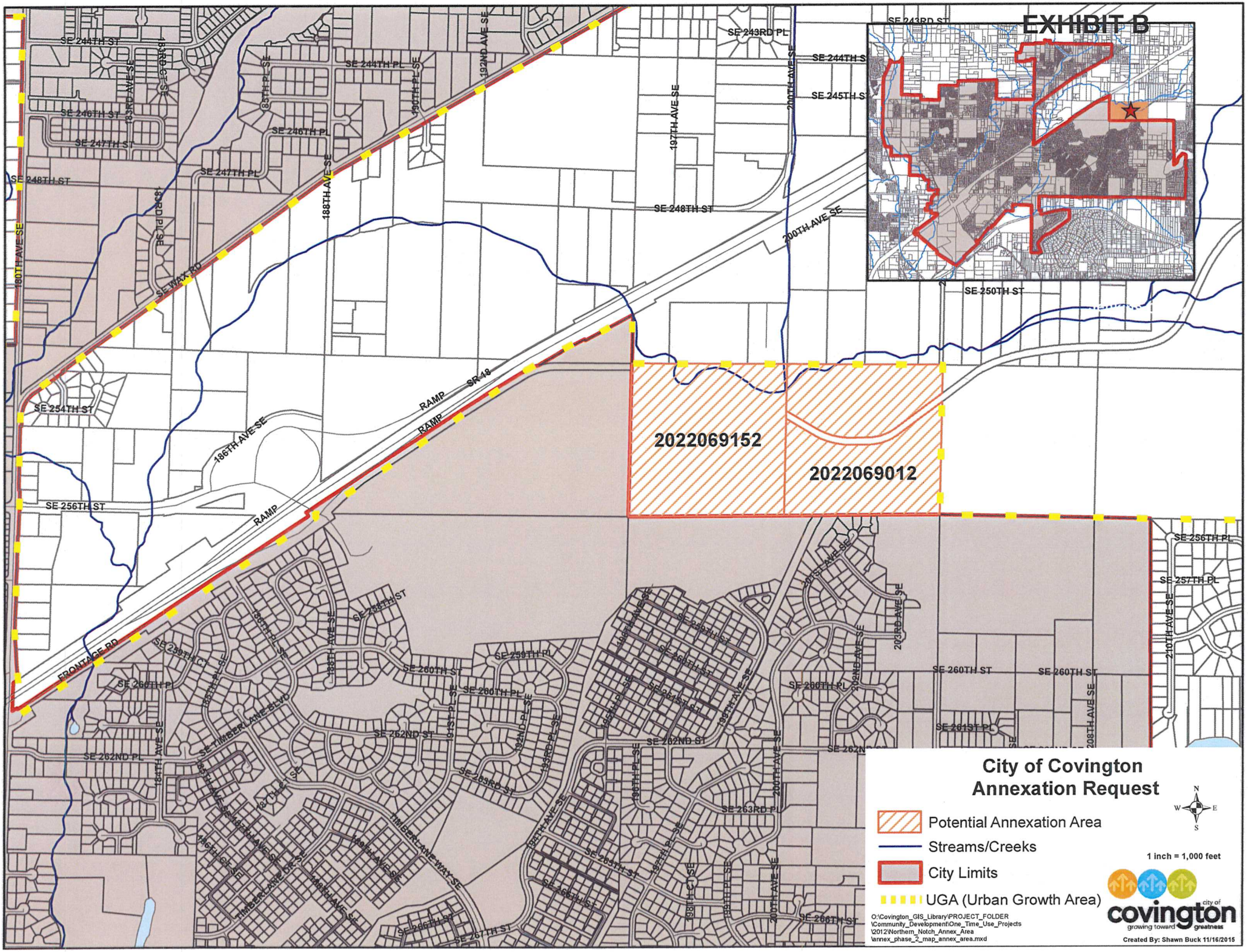


EXHIBIT B
2022069152
2022069012
City of Covington
Annexation Request
Potential Annexation Area
Streams/Creeks
City Limits
UGA (Urban Growth Area)
1 inch = 1,000 feet
O:\Covington_GIS_Library\PROJECT_FOLDER
\Community_Development\One_Time_Use_Projects
\2012\Northern_Notch_Annex_Area
\annex_phase_2_map_annex_area.mxd
Created By: Shawn Buck 11/16/2015
SE 244TH ST
SE 246TH ST
SE 247TH ST
SE 248TH ST
SE 254TH ST
SE 256TH ST
SE 243RD PL
SE 244TH PL
SE 246TH PL
SE 247TH PL
SE 245TH ST
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TIMBERLANE WAY SE
TIMBERLANE DR SE
SE WAX RD
FRONTAGE RD
RAMP
SR 18
180TH AVE SE
183RD AVE SE
183RD CT SE
183RD PL SE
185TH PL SE
188TH AVE SE
190TH PL SE
192ND AVE SE
197TH AVE SE
200TH AVE SE
201ST AVE SE
202ND AVE SE
203RD AVE SE
208TH AVE SE
210TH AVE SE
184TH AVE SE
186TH AVE SE
186TH PL SE
187TH AVE SE
187TH CT SE
188TH CT SE
189TH AVE SE
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