

RESOLUTION NO. 15-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, PROVIDING FOR THE NOTICE OF INTENT TO ANNEX CERTAIN REAL PROPERTY KNOWN AS THE "HAWK PROPERTY ANNEXATION", AND DIRECTING THAT A NOTICE OF INTENT BE FILED WITH THE KING COUNTY BOUNDARY REVIEW BOARD.

WHEREAS, this matter, commonly known as the "Hawk Property Annexation" has been processed under the Sixty Percent (60%) Petition Method as provided in Chapter 35A.14 of the Revised Code of Washington (RCW); and

WHEREAS, RCW 35A.14 authorizes the commencement of the annexation process upon the filing of a written Notice of Intent to Commence Annexation Proceedings with the city by the owners of property representing not less than ten percent (10%) of the assessed value of the area for which annexation is sought; and

WHEREAS, having received a legally sufficient request on November 14, 2014, to commence annexation proceedings from owners of two unincorporated parcels (APN 2022069152 & 2022069012) of approximately 75 acres, who represent in excess of ten percent (10%) of the assessed value of the proposed annexation area, on January 13, 2015, the Covington City Council accepted the petitioner's request to proceed with their annexation petition; and

WHEREAS, on May 11, 2015, the annexation petitioners submitted to the City a sixty percent (60%) Petition for Notice of Intent of annexation pursuant to RCW 35A.14.120 (the "Annexation Petition" or "Notice of Intent"), reflecting the signatures of owners of property representing one hundred percent (100%) of the assessed value of the proposed annexation area; and

WHEREAS, on May 13, 2015, the King County Assessor officially certified the sufficiency of the Annexation Petition filed, finding that the parties signing the petitions were the owners of property representing at least sixty percent (60%) of the assessed value of the proposed annexation area; and

WHEREAS, on October 27, 2015, the city council properly noticed and conducted a public hearing on the proposed annexation as required by state statute; and

WHEREAS, the proposed annexation area comprises property within unincorporated King County, contiguous to the existing city limits, and situated within the City of Covington's designated Urban Growth Area; and

WHEREAS, the City of Covington proposes to designate the proposed annexation area as part of the Hawk Property Subarea in the Comprehensive Plan consistent with the Hawk

Property Subarea Plan adopted by the council on February 11, 2014, along with associated comprehensive plan and zoning code amendments; and a Planned Action for the Hawk Property Subarea pursuant to the State Environmental Policy Act (Ord. #01-14, Ord. #02-14, Ord. #03-14 & Ord. #04-14); and

WHEREAS, the City of Covington proposes to designate the proposed annexation area as Single Family Residential R-6 zone classification upon annexation; and

WHEREAS, the proposed annexation represents a logical extension of the City of Covington corporate limits and utilities, police, fire and other municipal services are adequate and available to support the proposed annexation area upon annexation; and

WHEREAS, the proposed annexation is found to be in compliance with the criteria for annexation established in RCW 35A.14; and

WHEREAS, the proposed annexation is consistent with the intent and purpose of the Growth Management Act, which reads in relevant part: “in general, cities are the units of local government most appropriate to provide urban governmental services.” RCW 36.70A.110 (4) and the City of Covington seeks to fulfill its obligations and responsibilities under the Growth Management Act through annexation of the proposed area; and

WHEREAS, the Covington City Council has determined that the interest of the people of the City of Covington and the petitioners will be best served if the proposed area is annexed to and becomes part of the City of Covington;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COVINGTON, WASHINGTON AS FOLLOWS:

Section 1. Notice of Intent to Annex. The Covington City Council hereby declares its intent to annex the real property described on Exhibit “A” and depicted on Exhibit “B”, attached hereto and incorporated by this reference, (the “Annexation Area”) into the City of Covington.

Section 2. Assumption of Existing City Indebtedness. The City further intends that all property within the 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 or taxes in payment of all or any portion of the outstanding indebtedness of the City contracted, incurred prior to, or existing on the date of annexation.

Section 3. Zoning Controls for Annexation Area. The City further establishes that proper zoning designations and designation of the Annexation Area on the City of Covington future land use map shall be established by ordinance concurrent with final approval of the annexation.

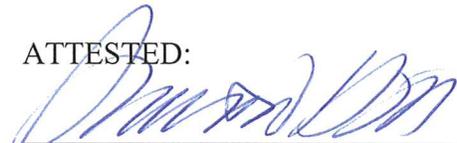
Section 4. Duties of the City Staff. Upon adoption of this resolution, city staff is directed to file a Notice of Intent to Annex with the King County Boundary Review Board for approval pursuant to RCW 36.93. Following action of the King County Boundary Review

Board, staff is directed to bring this matter back to the Covington City Council for further action consistent with the provisions of RCW 35A.14.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF COVINGTON,
WASHINGTON, AT A REGULAR MEETING THEREOF, ON THIS 27TH DAY OF
OCTOBER, 2015.**



Mayor Margaret Harto

ATTESTED:


Sharon Scott, City Clerk

APPROVED AS TO FORM:



Sara Springer, City Attorney

**CORE DESIGN, INC.
BELLEVUE WA 98007**

**Core Project No: 14028
3/19/15**

LEGAL DESCRIPTION-Annexation Area

PARCEL D:

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

PARCEL E:

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



