

**ORDINANCE NO. 926**

AN ORDINANCE OF THE CITY OF CARNATION, WASHINGTON, ANNEXING CERTAIN REAL PROPERTY COMMONLY KNOWN AS THE FALKENBERG ANNEXATION AREA (CITY FILE NO. ANN 2018-01) PURSUANT TO THE PETITION METHOD SET FORTH IN RCW 35A.14.120 ET SEQ.; REQUIRING SAID PROPERTY TO BE ASSESSED AND TAXED AT THE SAME RATE AND BASIS AS OTHER PROPERTY WITHIN THE CITY; PLACING IN EFFECT A RESIDENTIAL 4 (R4) SINGLE FAMILY ZONING DESIGNATION ON SAID PROPERTY AS PROVIDED ON THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY AND FIXING THE EFFECTIVE DATE.

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WHEREAS, the City Council received a Notice of Intent to Annex certain real property totaling approximately 6.28 acres, more particularly described in Exhibit A, attached hereto and shown on the map attached hereto as Exhibit B, signed by owners of more than ten percent (10%) in value of the property to be annexed, according to the assessed valuation of general taxation of the property; and

WHEREAS, pursuant to RCW 35A.14.330 -.340, the City Council previously adopted pre-annexation zoning for the subject property through the enactment of Ordinance No. 797 on September 6, 2011, which designated the property as Residential 4 (R4) on the City's Official Zoning Map; and

WHEREAS, on April 2, 2019, which was within 60 days of receipt of the Notice of Intent to Annex, the City Council met with petitioners and subsequently authorized circulation of a Petition for Annexation to be signed owners of not less than sixty per cent (60%) in value

according to the assessed valuation for general taxation for the property for which annexation is sought; and

WHEREAS, the City received a legally sufficient Petition for Annexation containing the signatures of not less than sixty percent (60%) in value, according to the assessed valuation for general taxation of the property described in Exhibit A, and further that the City Council has held a public hearing to consider the Petition of Annexation; and

WHEREAS, the King County Assessor, on April 22, 2019, certified that the Petition was legally sufficient and contained the signatures of property owners constituting not less than sixty percent (60%) in value of the property described in Exhibit A according to the assessed valuation for general taxation of the property; and

WHEREAS, the City Council held a public hearing on May 7, 2019 to invite interested persons to comment on the proposed annexation, which hearing was held pursuant to proper notice;

WHEREAS, on May 21, 2019, the City Council determined that the proposed annexation is a logical extension of the City's corporate limits, that the property should be annexed to the City, that the property should be required to assume its pro rata share of bonded indebtedness, that the property should be assessed and pay taxes at the same rate and on the same basis as other property within the City requiring that said property be assessed and taxed at the same rate and basis as other property within the City, and that property should be zoned Residential 4 (R4) according to the City's zoning regulations and Comprehensive Plan land use classification; and

WHEREAS, the property to be annexed is contiguous with the City's boundaries, and within the City's Urban Growth Area as approved by King County; and

WHEREAS, in accordance with Chapter 36.93 RCW, the City submitted a Notice of Intent with the King County Boundary Review Board, which approved the annexation by letter dated October 11, 2019; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF CARNATION, WASHINGTON, DO  
ORDAIN AS FOLLOWS:

Section 1. Declaration of Annexation. The real property described in Exhibit A and shown on the map attached as Exhibit B, is hereby annexed to and made a part of the City of Carnation.

Section 2. Assessment and Indebtedness. All property within the area annexed shall be assessed and taxed at the same rate and on the same basis as other property in the City of Carnation is assessed and taxed to pay for any bonds issued or outstanding indebtedness of the City contracted prior to or existing at the date of annexation.

Section 3. Zoning. The annexed property shall be given a Residential 4 (R4) single family zoning designation as provided in the City of Carnation Comprehensive Plan, and as contained in Chapter 15.36.010(B) of the Carnation Municipal Code, and as provided on the City's Official Zoning Map.

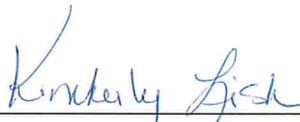
Section 4. Filing. A certified copy of this ordinance shall be filed with King County, Washington, as provided by law.

Section 5. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 6. Effective Date. This ordinance, being an exercise of a power

specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

APPROVED by the Carnation City Council this 19th day of November, 2019.

  
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MAYOR, KIMBERLY LISK

ATTEST/AUTHENTICATED:

  
\_\_\_\_\_  
CITY CLERK, MARY MADOLE

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

BY   
\_\_\_\_\_  
J. ZACHARY LELL

FILED WITH THE CITY CLERK: ..... 11/12/2019  
PASSED BY THE CITY COUNCIL: .... 11/19/2019  
PUBLISHED: ..... 11/29/2019  
EFFECTIVE DATE:..... 12/04/2019  
ORDINANCE NO. .... 926

**Exhibit A**  
**Legal Description**

THAT PORTION OF GOVERNMENT LOT 1, SECTION 15, TOWNSHIP 25 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION, 825 FEET WEST OF THE SOUTHEAST CORNER THEREOF;  
THENCE NORTH 491 FEET;  
THENCE NORTHWESTERLY 508 FEET TO A POINT 660 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION AND 33 FEET EAST OF THE WEST LINE THEREOF;  
THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION, 660 FEET TO SOUTH LINE OF SAID SECTION;  
THENCE EAST 473.5 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Exhibit B

