



**Redmond**  
WASHINGTON

Connected Community  
Enhanced Livability  
Environmental Sustainability

State of Washington  
Boundary Review Board for King County  
Yesler Building, Suite 205  
400 Yesler Way  
Seattle, WA 98104

February 22, 2024

**SUBJECT: NOTICE OF INTENTION TO EXPAND THE CITY OF REDMOND  
CORPORATE LIMITS BY ANNEXATION**

Dear Board Members,

As required by Chapter 36.93 of the Revised Code of Washington (RCW), the City of Redmond hereby gives notice of intention to annex territory hereafter referred to as the "NE 97<sup>th</sup> street Annexation". This annexation is proposed under the 60% Direct Petition method in accordance with the applicable provisions of Chapter 35A.14 of the RCW.

The required articles and exhibits are enclosed and numbered in accordance with the Board's suggested format. The \$50.00 filing fee is enclosed. Should any questions arise during the review of information and exhibits provided with this Notice of Intention to Annex, please feel free to contact Odra Cardenas, Planner at 425-556-2439 and [ocardenas@redmond.gov](mailto:ocardenas@redmond.gov).

Please send notices and other communications regarding the proposed annexation to:

Odra Cardenas, Planner  
City of Redmond  
MS: 42PL  
PO Box 97010  
15670 NE 85<sup>th</sup> street  
Redmond, WA  
98052-9710

Thank you for your consideration.

Sincerely,

Angela Birney, Mayor

**City Hall**

PO Box 97010  
15670 NE 85th Street  
Redmond, WA  
98073-9710

King County Boundary Review Board  
Notice of Intention to Annex  
NE 97<sup>th</sup> street  
City of Redmond

**Contact:** Odra Cardenas  
Planner  
Long Range Planning  
City of Redmond  
MS:4SPL  
15670 NE 85<sup>th</sup> street  
PO Box 97010  
Redmond, WA  
98073-9710  
(425) 556-2439  
[ocardenas@redmond.gov](mailto:ocardenas@redmond.gov)

**I. BACKGROUND INFORMATION/MAPS**

**A. Basic Information**

- 1. A brief description of and reason for seeking the proposed action. Include a statement of the method used to initiate the proposed action (i.e., petition or election method), and the complete RCW designation.**

The City of Redmond submits this Notice of Intention to annex the NE 97<sup>th</sup> street territory as required by chapter 36.83 of the Revised Code of Washington. The proposal is located within the City of Redmond Potential Annexation Area (PAA). The area in the proposal is 13.5 acres and contains 13 parcels. The annexation was initiated through the 60% Direct Petition method under RCW 35A.14.120, 130, 140 and 150.

- 2. A signed and certified copy of the action accepting the proposal as officially passed.**

On September 5<sup>th</sup>, 2023, the Redmond City Council accepted the Notice of Intent to Annex the NE 97<sup>th</sup> street. See **Exhibit 1**.

- 3. Certification of any petitions for municipal annexation, as required by state law (RCW 35A.01.040 (4)).**

The annexation petition certification was made by the King County Assessor on February 13, 2024. See **Exhibit 2**.

- 4. A copy of the State Environmental Policy Act (SEPA) Determination and current SEPA checklist with adequate explanations to answers, including Section D, Government Non- project Actions, when applicable, or Environmental Impact Statement (EIS) if prepared. (Not required for city annexations, which are exempt from SEPA)**

Pursuant to RCW 43.21C.222, annexations are exempt from SEPA.

- 5. The legal description of the boundaries of the area involved in the proposed action. This must be legible, on a separate page from any other document, and in a form capable of reproduction by standard photocopiers.**

The legal description for the NE 97<sup>th</sup> street Annexation is included as **Exhibit 3**.

**B. The following maps are enclosed:**

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Notice of Intention to Annex  
NE 97<sup>th</sup> street  
City of Redmond

**Exhibit 4.** King county Assessor’s maps displaying the NE 97<sup>th</sup> street Annexation.

**Exhibit 5.** The City of Redmond existing corporate limits relative to the proposed annexation with surrounding streets clearly identified and labeled.

**Exhibit 6.** The City of Redmond existing corporate limits relative to the proposed annexation with major physical features.

**Exhibit 7.** The City of Redmond existing corporate limits relative to the proposed annexation and the boundaries of water districts having jurisdiction in or near the proposal.

**Exhibit 8.** The City of Redmond existing corporate limits relative to the proposed annexation and the boundaries of sewer districts having jurisdiction in or near the proposal.

**Exhibit 9.** The City of Redmond existing corporate limits relative to the proposed annexation and the boundaries of fire districts having jurisdiction in or near the proposal.

**Exhibit 10.** King County Urban Growth Area and the City of Redmond Potential Annexation Area boundaries established under the Growth Management Act.

**Exhibit 11.** The City of Redmond existing corporate limits relative to the proposed annexation and the existing water infrastructure in the area.

**Exhibit 12.** The City of Redmond existing corporate limits relative to the proposed annexation and the existing sewer infrastructure in the area.

## II. EVALUATION CRITERIA

### A. Overview

1. **Population.** The proposal has 13 parcels, of which 4 are vacant. The current population of the proposed annexation is estimated to be 20 residents in 8 dwelling units (7 single family units and 1 mobile home). The population of Redmond as of April 2023 was 77,490.
2. **Territory.** The proposed annexation area is 13.5 acres.
3. **Population density.** It is estimated that the proposed annexation area density is 1.48 persons per gross acre.
4. **Assessed valuation.** The assessed value in 2023 of the 13 parcels proposed for annexation is approximately \$10,620,000.

### B. Land Use

**Existing.** Currently, all parcels have a land use designation of urban residential medium.

**Proposal.** The proposed land use for this area will be single family urban.

### C. State Growth Management Act

#### 1. Conformance with the GMA.

The first objective of the Growth Management Act is to encourage development in urban areas that have adequate public facilities and access to services. The annexation proposal conforms specifically with this objective as the NE 97<sup>th</sup> street annexation is located within the city’s Potential Annexation Area and within the County’s Urban Growth Area shown in the King County Comprehensive Plan. The area is urban in nature, surrounded by incorporated territory of the City of Redmond and the City of Kirkland. Some services such as Water and Fire Prevention are already provided by the City of Redmond.

#### 2. King County Comprehensive Plan/Ordinances

**a. King County Planning under the GMA**

The proposed annexation is located within the city's Potential Annexation Area designated by King County. The territory is within the Urban Growth Area. The King County Comprehensive Plan calls for all property within the UGA to be annexed to incorporated areas.

**b. What King County Comprehensive Plan policies specifically support this proposal?**

The following policies in the King County Comprehensive Plan specifically support the proposal:

**Chapter 1 Regional Planning.**

**Policy RP- 108** King County shall implement the Countywide Planning Policies through its Comprehensive Plan and through Potential Annexation Area, preannexation and other interlocal agreements with its cities.

*The proposed annexation implements this policy by annexing this urbanized unincorporated Potential Annexation Area into the City of Redmond.*

**Policy RP-113** The Comprehensive Plan Land Map is adopted as part of this Plan. It depicts the Urban Growth Area, Urban Growth Area Boundary, Rural Area, Natural Resource Lands, and other land uses. The Land Use Map at the end of this chapter generally represents the official Comprehensive Plan Land Use Map.

*The proposed annexation is one of the PAAs established in the King County Comprehensive Plan Land Use Map.*

**Policy RP-203** King County shall continue to support the reduction of sprawl by focusing growth and future development in the Urban Growth Area, consistent with adopted growth targets.

*The proposed annexation supports the policy of reducing sprawl as it is located inside the Urban Growth Area and has future development potential.*

**Chapter 2 Urban Communities.**

**Policy U-204.** King County shall support annexation proposals that are consistent with the Countywide Planning Policies and the Washington State Growth Management Act, when the area proposed for annexation is wholly within the annexing city's officially adopted PAA, and when the area is not part of a contested area.

*The proposed annexation is completely within the officially adopted PAAs. It is not within a contested area and is consistent with the Countywide Planning Policies and the Growth Management Act.*

**Chapter 7 Utilities and Facilities.**

**Policy F-102.** King County shall work with cities, special purpose districts, other local service providers and residents to identify and distinguish local, countywide, and regional services. Over time, cities will assume primary responsibility for coordinating the provision of local services delivery in urban areas. In general, the county will continue to provide local services delivery within the Rural Area and Natural Resource Lands. Special purpose districts may still provide services, where appropriate. The county will also assume primary responsibility for coordinating the provision of countywide services, including countywide services that must be delivered within city boundaries. The county will also work with cities, special purpose districts, and other counties to identify regional service and facility needs and develop strategies to provide them.

*The City of Redmond is prepared to assume primary responsibility to provide service delivery to the area.*

**c. Countywide Planning Policies**

The proposed annexation is consistent with the following Countywide Planning Policies:

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**DP-2** Prioritize housing and employment growth in cities and centers within the Urban Growth Area, where residents and workers have higher access to opportunity and high-capacity transit. Promote a pattern of compact development within the Urban Growth Area that includes housing at a range of urban densities, commercial and industrial development, and other urban facilities, including medical, governmental, institutional, and educational uses and schools, and parks and open space. The Urban Growth Area will include a mix of uses that are convenient to and support public transportation to reduce reliance on single occupancy vehicle travel for most daily activities.

**DP-4** Focus housing growth in the Urban Growth Area within cities, designated regional centers, countywide centers, locally designated local centers, areas of high employment, and other transit supported areas to promote access to opportunity. Focus employment growth within designated regional and countywide manufacturing/industrial centers and within locally designated local centers.

*The proposed annexation promotes compact development within the Urban Growth Area, and it has potential to accommodate future housing growth.*

**DP-24** Designate Potential Annexation Areas in city comprehensive plans and adopt them in the Countywide Planning Policies. Affiliate all Potential Annexation Areas with adjacent cities to ensure they do not overlap or leave unincorporated islands between cities. Except for parcel or block-level annexations that facilitate service provision, commercial areas, and residential areas shall be annexed holistically rather than in a manner that leaves residential urban unincorporated islands. Annexation is preferred over incorporation.

*The proposed annexation is one of the city's Potential Annexation Areas.*

**DP-26.** Facilitate the annexation of unincorporated areas that are already urbanized and are within a city's Potential Annexation Area to increase the provision of urban services to those areas.

*The proposed annexation is an island of unincorporated area surrounded by urban incorporated territory.*

**DP-28.** Allow cities to annex territory only within their designated Potential Annexation Area as shown in the Potential Annexation Areas Map in Appendix 2. Phase annexations to coincide with the ability of cities or existing special purpose districts to coordinate the provision of a full range of urban services to areas to be annexed.

*The City of Redmond is prepared to provide government services to this area, including police, local government, and other community services. The area receives fire suppression and emergency service from Redmond as it is within the Fire District 34 service area. Water service is provided by the City of Redmond. This would not change with annexation. When the area is redeveloped sewer service would be extended.*

**DP-30** Evaluate proposals to annex or incorporate urban unincorporated land based on the following criteria:

- a) Conformance with the Countywide Planning Policies including the Urban Growth Area boundary.
- b) The ability of the annexing or incorporating jurisdiction to efficiently provide urban services at standards equal to or better than the current service providers.
- c) The effect of the annexation or incorporation in avoiding or creating unincorporated islands of development.
- d) The ability of the annexing or incorporating jurisdiction to serve the area in a manner that addresses racial and social equity and promotes access to opportunity; and

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- e) Outreach to community, the interest of the community in moving forward with a timely annexation or incorporation of the area.

*The proposed annexation supports this policy in that:*

- a) *The proposed annexation is located within the city's Potential Annexation Area*
- b) *The city of Redmond should provide an increased level of urban services, specifically police and eventually sewer service.*
- c) *The proposed annexation does not create an unincorporated island of development.*
- d) *The proposal was brought to the City of Redmond by the property owners under the Direct Petition method.*

**PF-3** Provide reliable and cost-effective services to the public through coordination among jurisdictions and special purpose districts.

**PF-4** Recognize cities as the appropriate providers of services to the Urban Growth Area, either directly or by contract. Extend urban services through the use of special districts only where there are agreements with the city in whose Potential Annexation Area the extension is proposed. Within the Urban Growth Area, as time and conditions warrant, cities will assume local urban services provided by special service districts.

*The City of Redmond will be the provider of local urban service once the territory is annexed.*

**PF-12** Require all development in the Urban Growth Area to be served by a public sewer system except:

- a) Single-family residences on existing individual lots that have no feasible access to sewers may utilize individual septic systems on an interim basis; or
- b) Development served by alternative technology that:
- 1) Provide equivalent performance to sewers;
  - 2) Provide the capacity to achieve planned densities; and
  - 3) Will not create a barrier to the extension of sewer service within the Urban Growth Area.

*The City of Redmond will work with the property owner regarding sewer extensions necessary for any redevelopment of the site.*

**d. What is the adopted plan classification/zoning? (number of lots permitted under this classification)**

According to the King County Comprehensive Plan, the proposed annexation area is designated as Urban Residential Medium 4-12 du/ac and is zoned King County R-4. Based on this zoning the area could allow an estimated 32 additional dwelling units on the site.

The City of Redmond has adopted a pre-annexation zone of R-5, which would allow 5 du/acre. Based on this zoning, this area could allow an estimated 47 additional dwelling units on the site.

**e. Will city regulations supplant KC regulations for the protection of sensitive areas, preservation of agricultural or other resource lands, preservation of landmarks or landmark districts, or surface water control?**

City of Redmond regulations will supplant King County regulations if the area is annexed. The ordinances and regulations that apply to the proposed action include the following:

**Sensitive Areas**

The City of Redmond has adopted critical area regulations in compliance with the Growth

Management Act in Redmond Zoning Code chapter 21.64. These regulations preserve the city's important environmental features while allowing development to occur if compatible with and in consideration with critical areas. The proposed annexation area is in the Critical Wildlife area of the Rose Hill Neighborhood and part of a wetland is present in the southeast part of parcel 0325059082. If the area were to be redeveloped, it would need to comply with the critical area regulations.

#### **Preservation of Agricultural or other resource lands**

The proposed annexation is not designated for agricultural or resource lands in the King County Comprehensive Plan and is not currently under agricultural use.

#### **Preservation of Landmarks**

There are no landmark sites or landmark districts in the subject annexation area.

#### **Surface Water Control**

The City of Redmond has adopted Stormwater control regulations in Redmond Municipal Code chapter 13.06 Storm Water Management Code and RMC 15.24 Clearing, Grading, and Stormwater Management. If redevelopment of the area occurs it would need to comply with all applicable stormwater regulations adopted by the city.

### **D. Jurisdictional Comprehensive Plan/Franchise**

#### **1. How does the jurisdiction's planning under the Growth Management Act (GMA) relate to this proposal?**

The City of Redmond plans under the Growth Management Act and has adopted a Comprehensive Plan that addresses Annexations and service provision in its Annexation and Regional Planning Element. The policies in this chapter support the GMA by preserving the Urban Growth Area and by supporting the annexation of its remaining Potential Annexation Areas.

#### **2. Has the jurisdiction adopted a Potential Annexation Area (PAA) under the Growth Management Act?**

The City of Redmond has adopted Potential Annexation Areas. The Comprehensive Plan Annexation and Regional Planning Element identifies the PAAs and establishes policies to annex into the city as well as addressing the provision of services into these areas. The Land Use Map in the Comprehensive Plan also designates land use for these areas and the Zoning District Map establishes the preannexation zoning adopted before 2011.

#### **3. When was your Comprehensive Plan approved? Does this plan meet requirements set by the State of Washington? Does this plan meet requirements set by King County?**

The City of Redmond most recent Comprehensive Plan was adopted in December of 2011, and it is consistent with the Growth Management Act requirements and King County Countywide Planning Policies as it supports the preservation of the Urban Growth Area and promotes the Annexation of existing PAAs.

#### **4. Is this proposal consistent with and specifically permitted in the jurisdiction's adopted Comprehensive Plan, or will a plan amendment be required? If so, when will that amendment be completed?**

The proposal is consistent with the Annexation and Regional Planning Element in the City of Redmond Comprehensive Plan and a plan amendment will not be required. The policies in the Element support the annexation of this PAA are the following:

A-8: Pursue actively the annexation of all land within the Potential Annexation Area (PAA) in collaboration with residents or property owners within the PAA and concurrently adjust growth

targets between the City and County.

A-9 Provide all necessary City of Redmond support for annexation efforts.

A-10 Require annexation prior to extending utility service to utility service to unincorporated areas except for the following cases:

- Where Redmond is required to serve due to preexisting service agreements.
- Where an individual well or septic failure occurs, immediate annexation is not possible or expedient, and the property owner is willing to sign an agreement to annex the property in a timely manner.

A-11 Use easily identified landmarks for boundaries, such as streets, streams, and permanent physical features; strive to retain neighborhood integrity in adjusting Potential Annexation boundaries.

A-15 Require to the extent practical that individual annexation proposals have logical boundaries that include streets, natural topographical breaks, streams, and other physical features.

A-16 Avoid individual annexations that create islands or unincorporated land.

A-18 Support preservation of the existing Urban Growth Area (UGA) near Redmond except for changes supporting annexation of municipally owned facilities such as parks. Participate and collaborate with King County and the other cities on UGA issues.

A-19 Support permanent protection of designated rural and agricultural lands outside of the Urban Growth Area, including the Bear and Evans Creek floodplains, wetlands and salmon habitats.

**5. Is a franchise required to provide service to this area? If so, is the area included within your current franchise?**

N/A

**6. Has this area been the subject of an Interlocal Agreement?**

The area has not been subject to an Interlocal Agreement.

**7. Has this area been the subject of a pre-Annexation Zoning Agreement?**

The City of Redmond adopted pre-annexation zoning for its Potential Annexation Areas prior to 2011. R-5 zoning that will become effective upon annexation.

**8. What is the proposed land use designation in your adopted Comprehensive Plan? When were your proposed zoning regulations adopted?**

The proposed land use designation for the annexation area was adopted in 2011 with the Redmond Comprehensive Plan. The land use designation for this area is Single-Family Urban.

## **E. Revenues/Expenditures Planning Data**

**1. Estimate City expenditures.**

The proposed annexation is not expected to result in a significant increase in city expenditures due to its very small size.

**2. Estimate City revenues to be gained.**

The city estimates \$9,188 revenues to be gained by this annexation based on the 2024 property tax for the city.

**3. Estimate County revenues lost.**



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The city estimates \$15,182 revenues to be lost by this annexation based on the 2024 property tax for roads.

**4. Estimate County expenditure reduction**

The proposed annexation is not expected to make a significant reduction in county expenditures due to its very small size.

**5. Estimate fire district revenue lost**

The city estimates \$10,658 revenues to be lost as a result of this annexation based on the 2024 property tax for fire. King County Fire District 34 currently serves the area. Redmond Fire Department provides service to this area under contract with Fire District 34.

**6. Estimate fire district expenditure reduction**

The proposed annexation is not expected to make a significant reduction in fire district expenditures due to its very small size.

**F. Services**

The following table provides a summary of services and service providers prior to and after annexation:

Service	Provider before annexation	Provider after annexation	Notes
Police	King County Sheriff	City of Redmond Police Department	
Fire	Redmond Fire Department, under contract with Fire District 34	Redmond Fire Department	
Library	King County Library System	King County Library System	
Parks & Recreation	City of Redmond	City of Redmond	
Water	City of Redmond	City of Redmond	Extension and improvement of services would be funded by new development
Sewer	Septic tanks	City of Redmond	Extension of services would be funded by new development
Solid Waste	Waste Management	Waste Management	The city will notify the provider upon annexation which will begin the ten-year grace period

**1. Water**

The area is served directly by the City of Redmond. The city's water supply comes from its wells and the Cascade Water Alliance (CWA). The water distribution system area for this annexation is the Rose Hill Service Area. The primary supply for the Rose Hill Service Area is Seattle's Tolt Eastside Supply Line (TESSL). The Rose Hill Service Area is currently supplied from three metered supply interties (supply stations) to the TESSL. The nearest supply station to the annexation proposal is the Supply Station No 2 located at NE 85<sup>th</sup> street and 132<sup>nd</sup> Ave NE. The

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property is served by a 16-inch transmission main located in the 132<sup>nd</sup> Ave NE and an 8-inch distribution main pipe. The property is within the city's 425 and 545 pressure zones.

There are water lines and hydrants in the area that will need to be extended if future development occurs. These improvements would be funded by new development.  
See **Exhibit 11**

**2. Sewer Service**

Currently, the dwelling units in the proposed annexation are served by septic tanks. When the area becomes part of the City of Redmond and if development occurs, improvements and extensions of sanitary sewer service would be funded by new development.  
See **Exhibit 12**

**3. Fire Service**

The KC Fire District 34 currently provides fire service to the annexation area through a contract with the Redmond Fire Department. Fire Station 11 serves this area and its fully staffed. The Fire Station has the following equipment:

- Fire Engine company
- ALS transport-capable medic unit
- BLS transport-capable Aid Car.

The response time is 4 minutes.

**G. General**

**1. In case of extension of services, has an annexation agreement been required? If so, please attach a recorded copy of this agreement.**

No annexation agreements for extension of service have been required for the proposed annexation.

**2. Describe topography and natural boundaries of the proposal**

The boundaries are all comprised of parcel lines, there are no natural boundaries that define the boundary. The area is limited on 2 sides by streets (132<sup>nd</sup> Ave NE and NE 97<sup>th</sup> street). The area descends from approximately 321 ft at its highest point on 132<sup>nd</sup> Ave NE to 270 ft on the intersection of NE 97<sup>th</sup> street and NE 93<sup>rd</sup> street. The critical areas present on the site include part of a wetland in the southeast part of parcel 0325059082.

**3. How much growth has been projected for this area in the next 10 years? What source is the basis for this projection.**

According to the pre-annexation zoning that has been adopted for this area of R-5 (5 du/acre) the growth that this area has projected is of 47 additional dwelling units for a total of 67 units.

**4. Describe any other municipal or community services relevant to this proposal.**

The residents of this annexation would have access to a full range of urban services provided by the City of Redmond, including police, fire, parks, community services and access to local municipal government.

**5. Describe briefly any delay in implementing service delivery to the area.**

There are no expected delays in implementing service delivery to this area. Currently, Waste Management provides solid waste removal service to unincorporated areas such as this one under the UTC contract and will continue to do so for up to 10 years when the area will be wrapped into the city contract and rates.

**6. Briefly state your evaluation of the present adequacy, cost, rates of service to the area and how you see future needs and costs increasing.**

Existing services to the area appear to be adequate. Most services will remain the same, such as fire, water, and library. The main change would be to have access to the Redmond Police department and the extension of the sewer service. This cost for extending the sewer service would be largely borne from new development. Police services are funded by the City through property, sales, and other taxes and fees.

**III. OBJECTIVES**

The proposal complies with most of the objectives of the Boundary Review Board:

**1. Preservation of Natural neighborhoods and communities.**

There are no anticipated detrimental impacts to existing communities or neighborhoods as a result from the proposal.

**2. Use of physical boundaries.**

The proposal is bounded by parcel lines, and Kirkland's city limits. Acceptance of the proposal will annex an island of unincorporated territory to the city of Redmond and create a straight boundary with the City of Kirkland.

**3. Creation and preservation of logical service areas.**

The area is served by the City of Redmond for water and KC Fire District 34. Annexation will not impact water or fire service. The area currently has septic tanks and at the time it is redeveloped, sewer service would be extended. The UTC Garbage Hauler will continue to provide service for up to 10 years, before the area is wrapped up into the city contract and rates.

**4. Prevention of abnormally irregular boundaries.**

The annexation will not create an irregular boundary.

**5. Discouragement of multiple incorporations of small cities.**

N/A

**6. Dissolution of inactive special purpose districts.**

N/A

**7. Adjustment of impractical boundaries.**

The proposal is not being undertaken to adjust impractical boundaries.

**8. Annexation to cities of unincorporated areas which are urban in character.**

The area is currently surrounded by incorporated urban area and it is designated by King County for urban development with a low residential zoning.

**9. Protection of agricultural lands.**

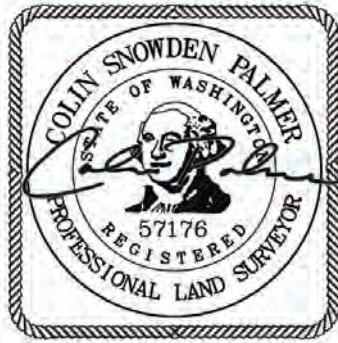
No portion of the annexation proposal is designated as rural or protected agricultural lands.

# EXHIBIT 3

## LEGAL DESCRIPTION

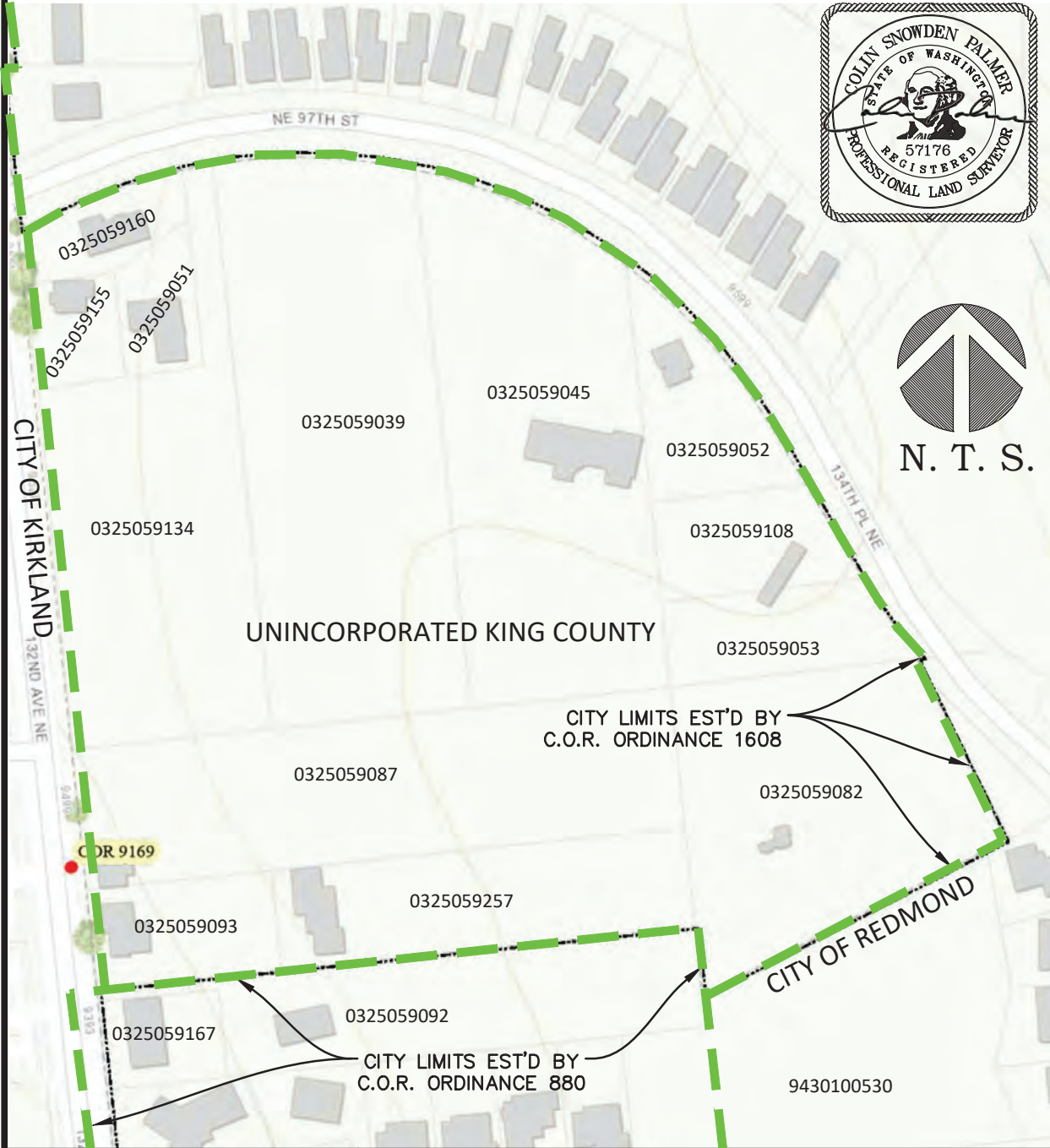
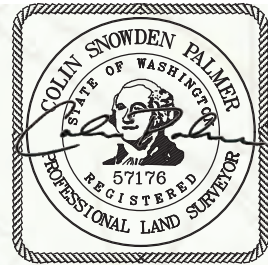
THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

LYING NORTH AND WEST OF THE CITY LIMITS ESTABLISHED BY CITY OF REDMOND ORDINANCES 880 AND 1608, WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF 134<sup>TH</sup> PLACE NE, SOUTH OF THE SOUTHERLY RIGHT-OF-WAY LINE OF NE 97<sup>TH</sup> STREET, AND EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF 132<sup>ND</sup> AVE NE.



12/14/23

# EXHIBIT "A"



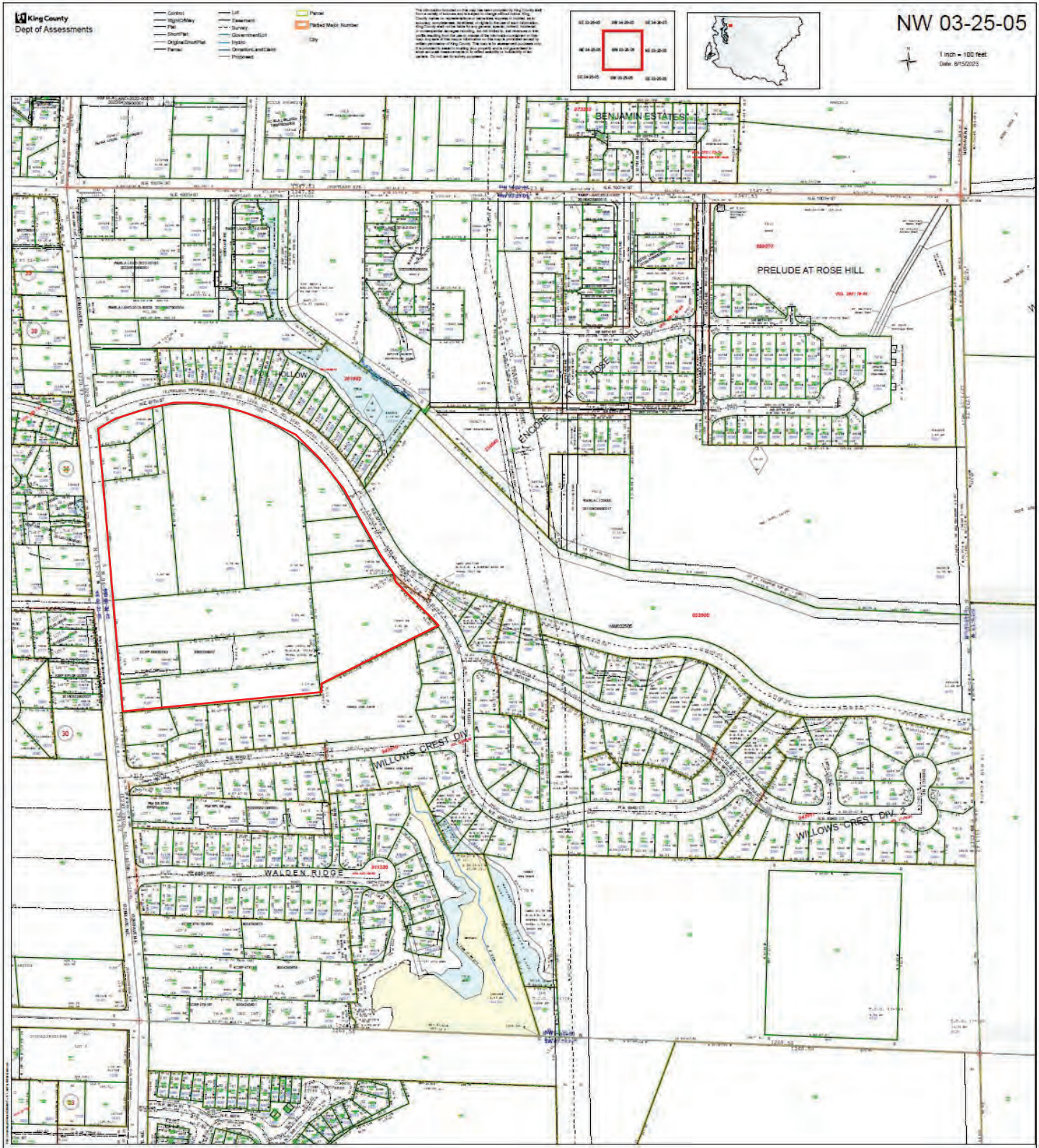
ANNEXATION  
EXHIBIT  
HIRSCHLER PROJECT  
KIRKLAND, WA 98033

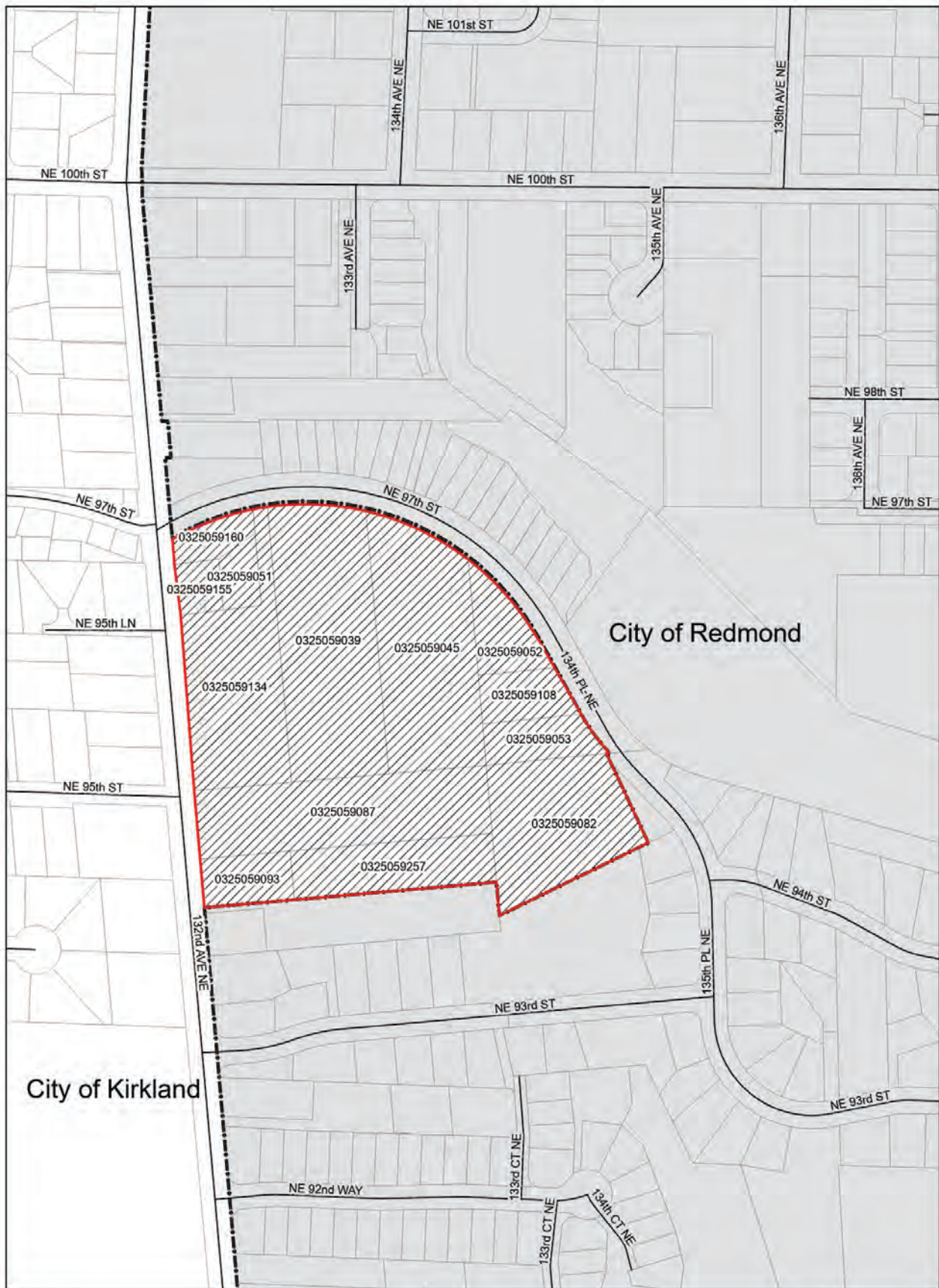
JOB NO. 231866  
DATE: 12/06/23

# TERRANE

10801 Main Street, Suite 102  
Bellevue, WA 98004  
p: 425-458-4488 | e: info@terrane.net

# EXHIBIT 4: King County Assessors Map





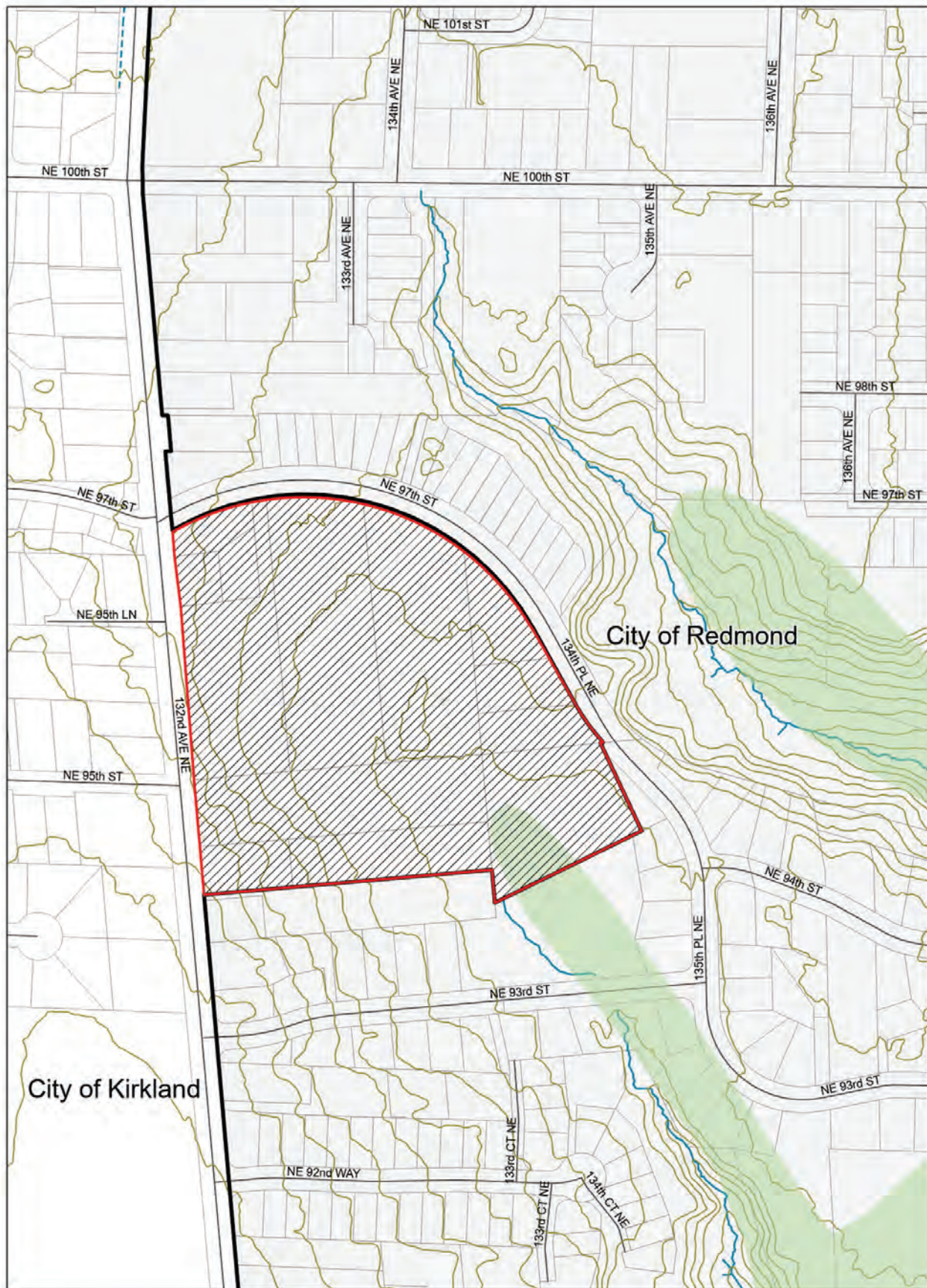
**NE 97th Street  
Annexation Area**  
Exhibit 5. Vicinity map



- Legend**
- Annexation Boundary
  - City Limit
  - Centerline
  - Parcel



Date: 2/20/2024



**NE 97th Street  
Annexation Area**

Exhibit 6. Major  
Physical Features

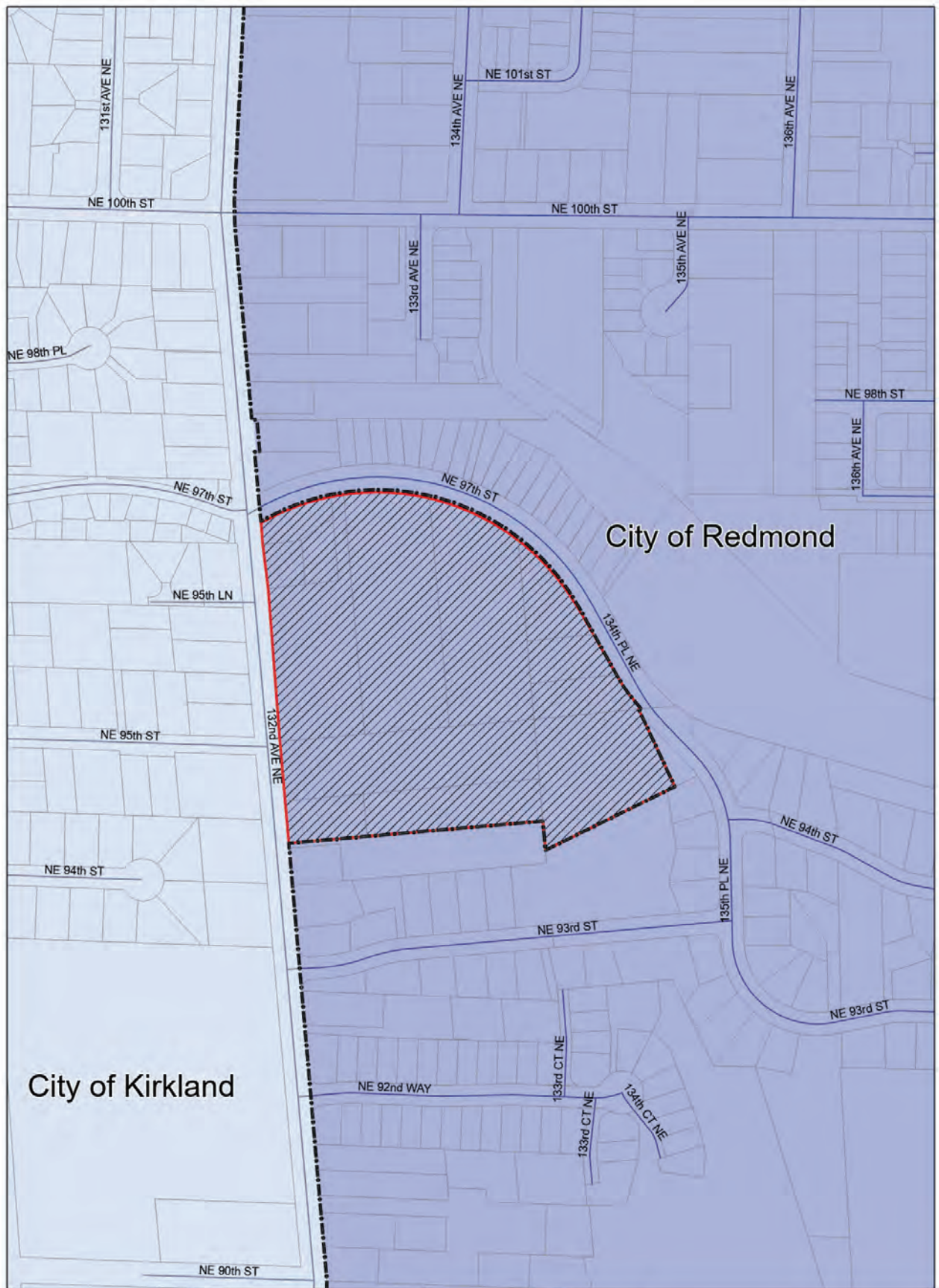


- Legend**
- Annexation Boundary
  - City Limit
  - Parcel
  - Centerline
  - Wetland
  - 10' Contours
  - Streams
  - Open
  - Pipe



Date: 2/20/2024





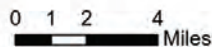
City of Kirkland

City of Redmond



**NE 97th Street  
Annexation Area**

Exhibit 7. Water Districts



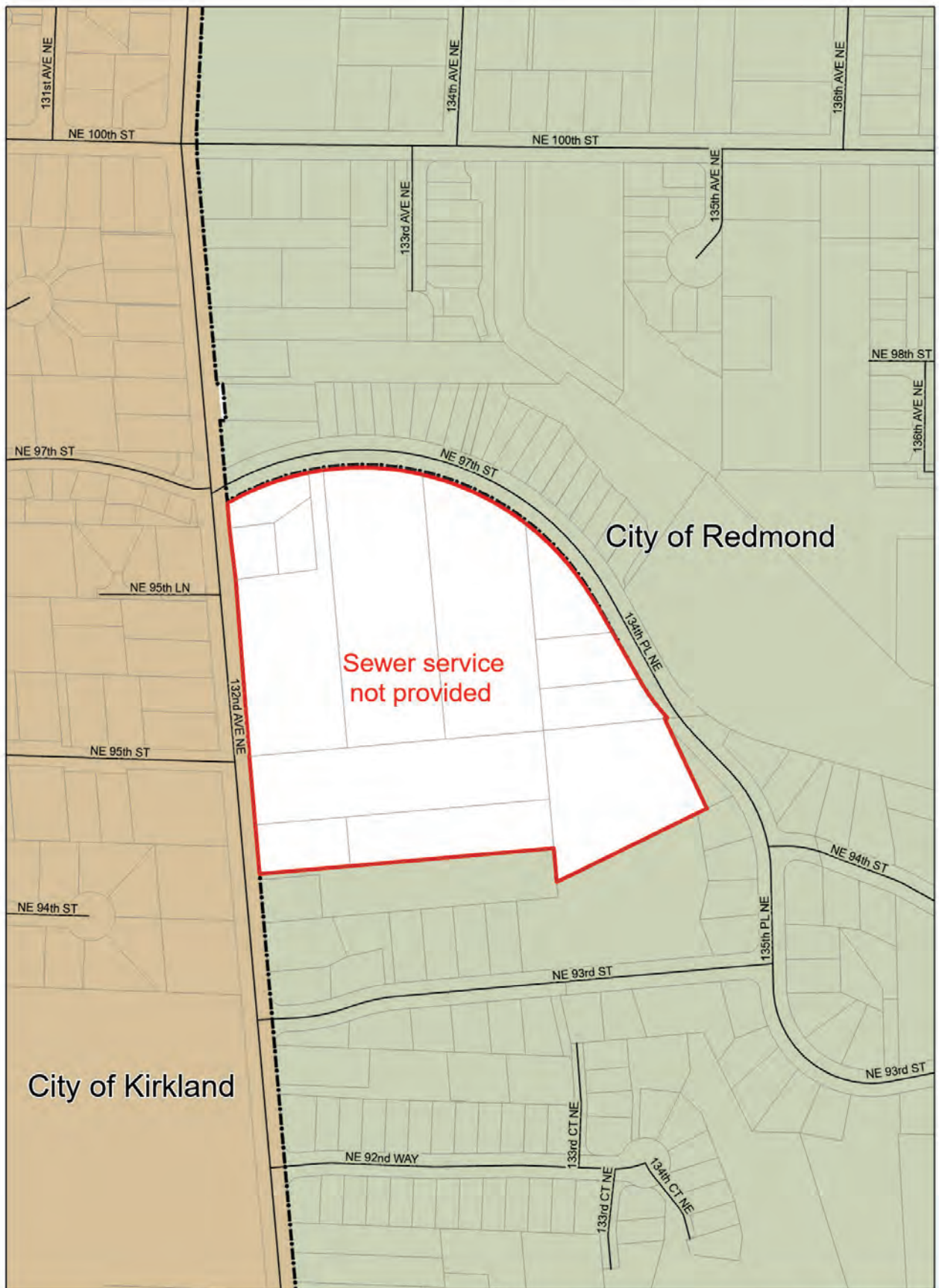
- Parcel
- Annexation Boundaries
- City Limit

**Legend**

- Water Districts**
- City of Kirkland
- City of Redmond

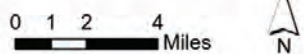


Date: 2/20/2024



**NE 97th Street  
Annexation Area**

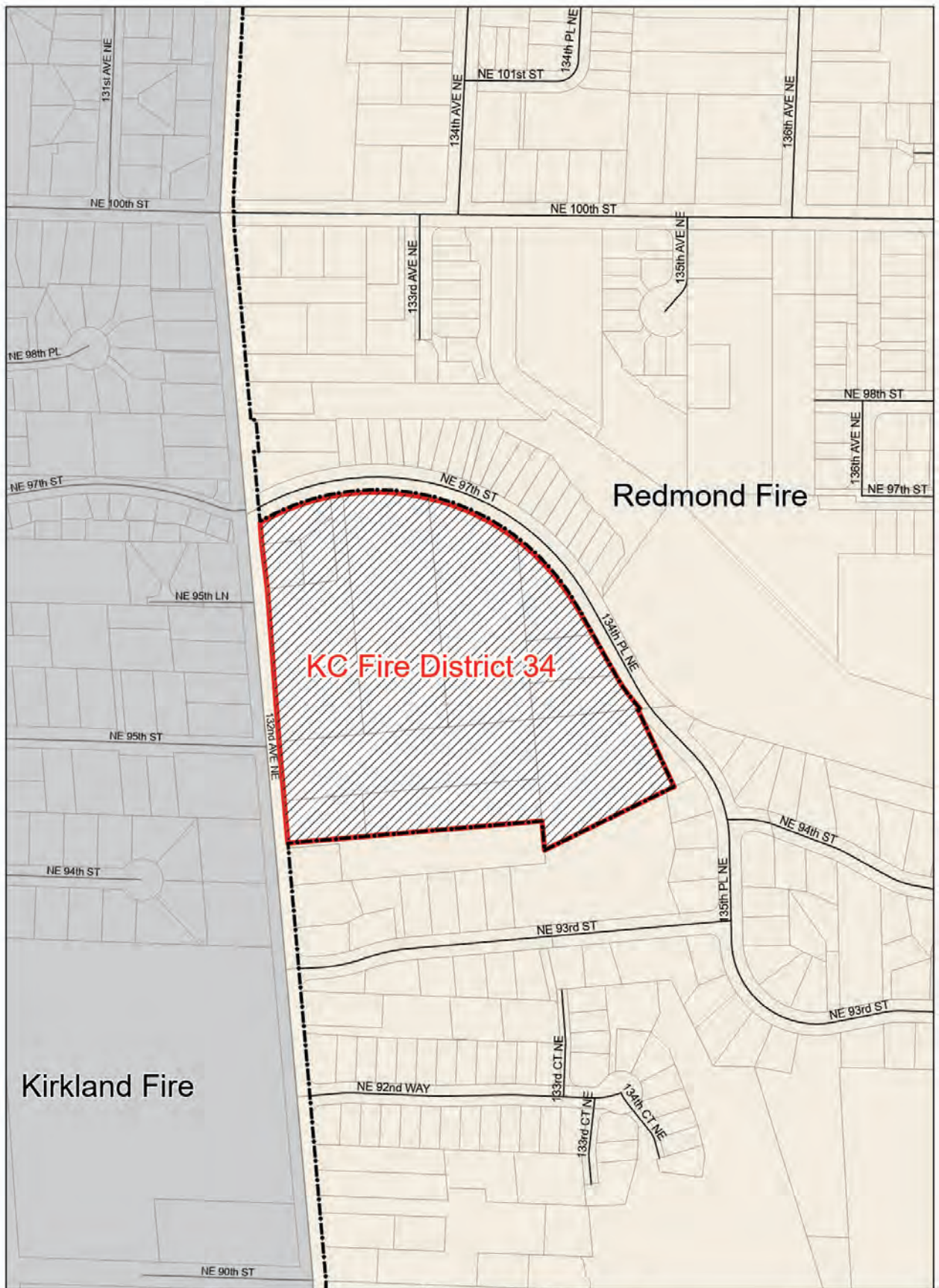
Exhibit 8. Sewer Districts



- Legend**
- Parcel
  - Annexation Boundaries
  - City Limit
  - Sewer District: City of Redmond
  - Sewer District: City of Kirkland

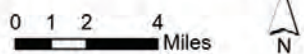


Date: 2/20/2024



**NE 97th Street  
Annexation Area**

Exhibit 9. Fire Districts



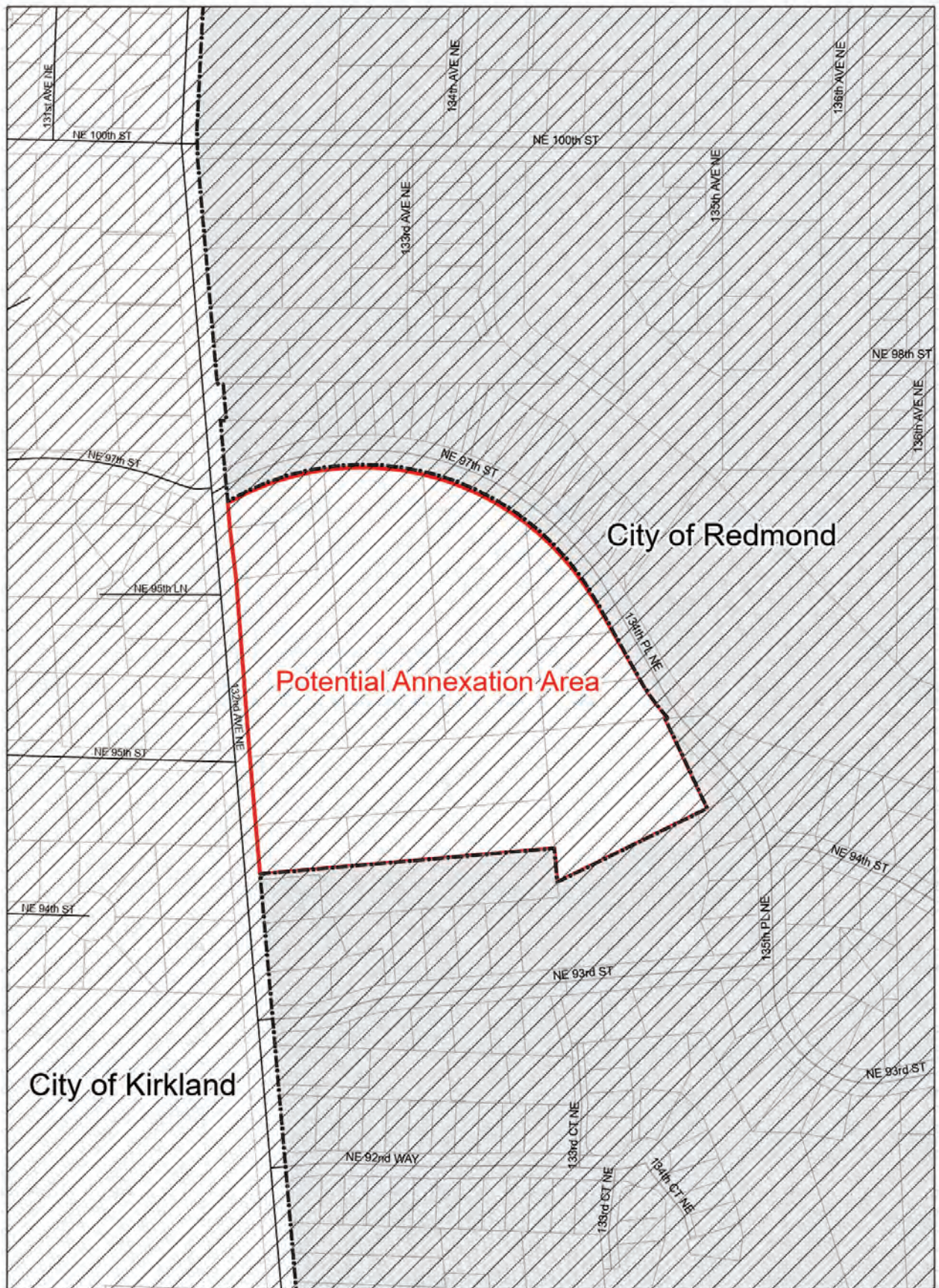
- Parcel
- Annexation Boundary
- City Limit

**Legend**

- Fire Districts**
- Redmond Fire
- Kirkland Fire
- KC Fire District 34



Date: 2/21/2024



**NE 97th Street  
Annexation Area**  
Exhibit 10. Urban Growth  
Area and Annexation Area

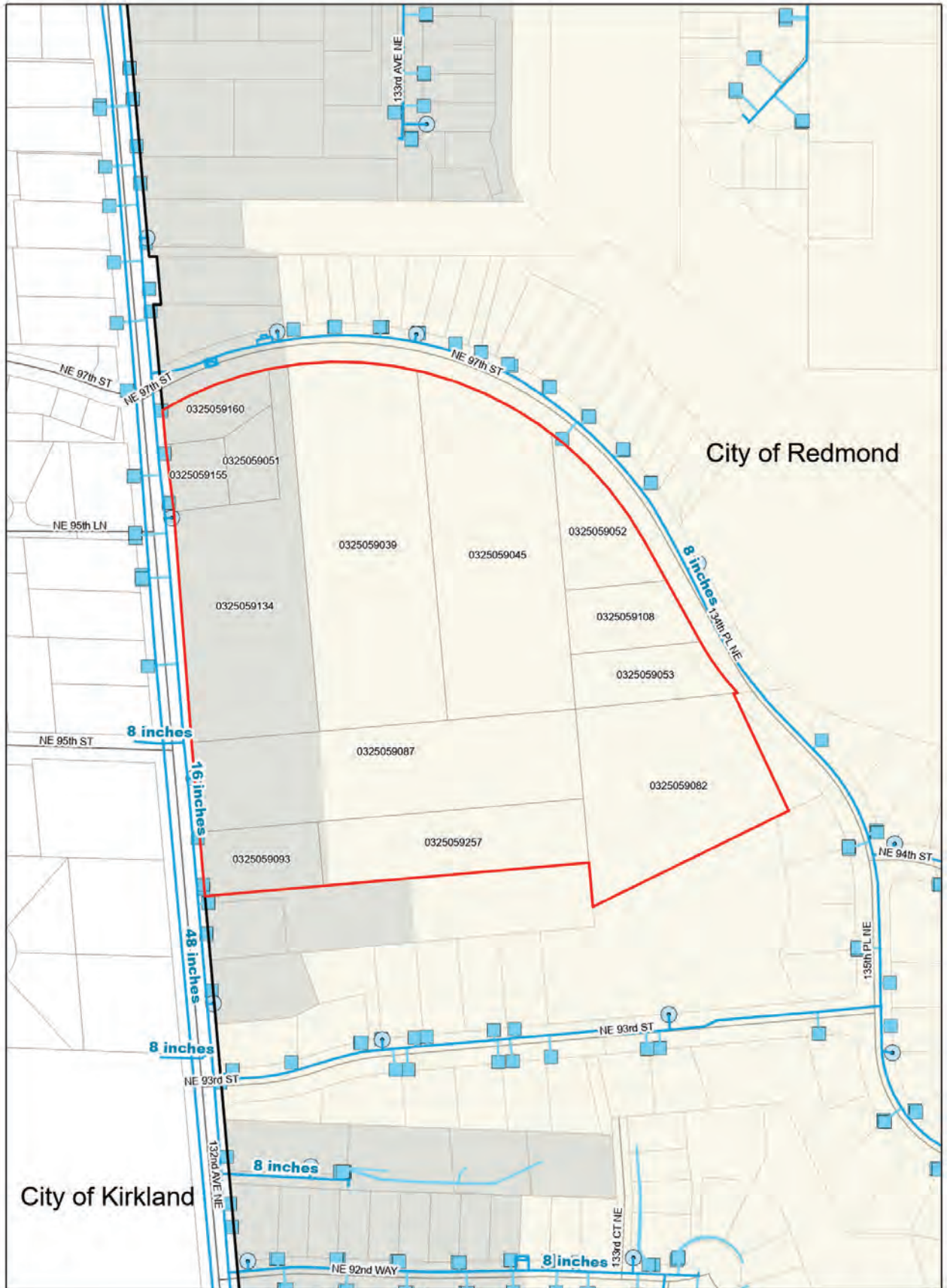


**Legend**

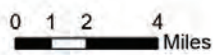
- KC Urban Growth Area
- City Limit
- Potential Annexation Area
- Parcel
- Centerline



Date: 2/20/2024



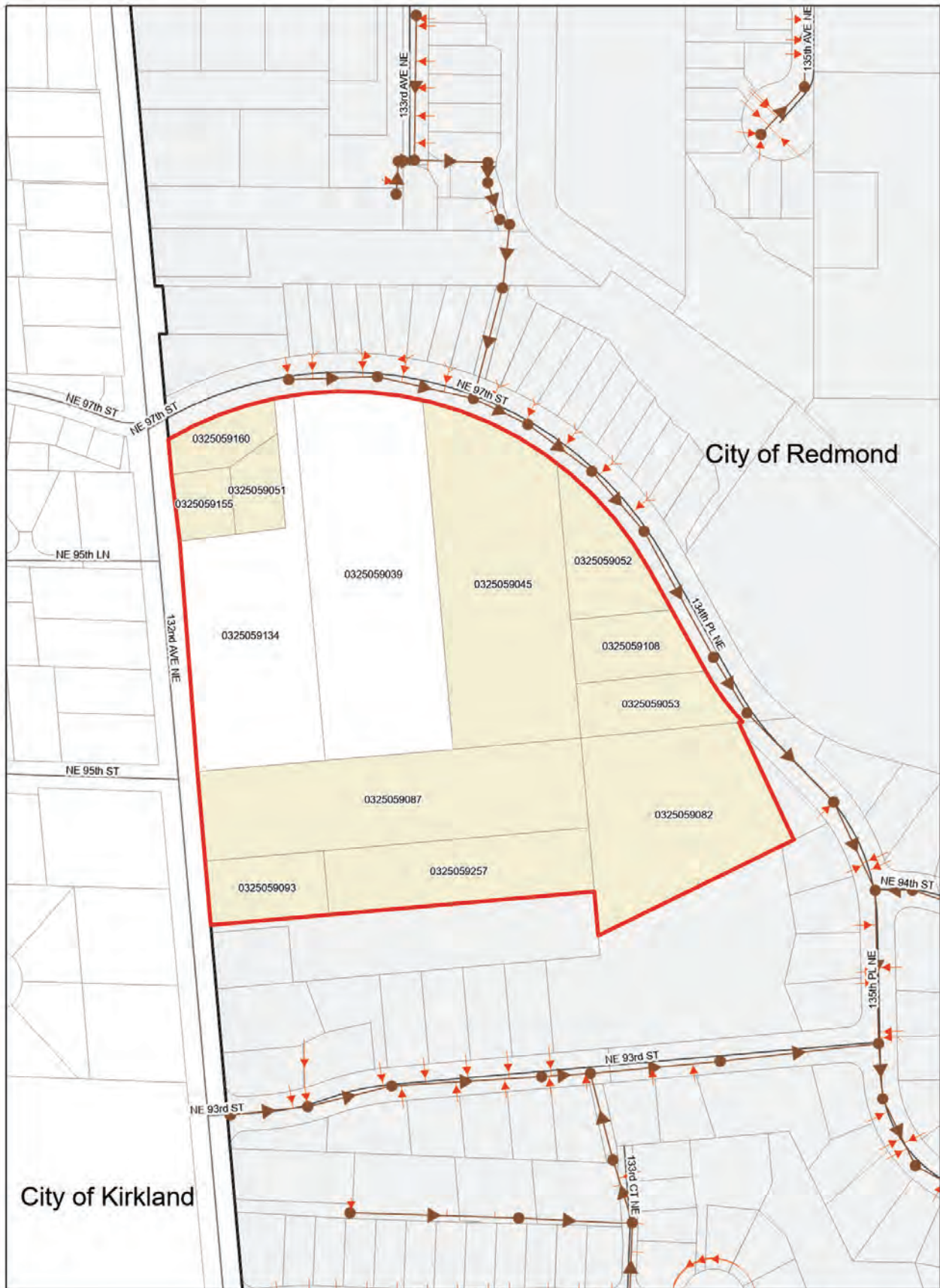
**NE 97th Street  
Annexation Area**  
Exhibit 11. Water service



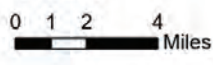
- ▭ Annexation Proposal
- City Limit
- Water Pipe
- Water Service Pipe
- Water Meter
- Hydrant
- Pressure Zone 425
- Pressure Zone 545
- Centerline



Date: 2/21/2024



**NE 97th Street Annexation Area**  
**Exhibit 12. Waste water service**



**Legend**

City Limit	Side Sewer Pipe
Annexation Proposal	Waste Water Pipe
Septic Parcel	Waste Water Node
Parcel	Centerline



Date: 2/21/2024

# Direct Petition for NE 97<sup>th</sup> street (Rose Hill) Annexation

I/We, the undersigned, being the owners of the real property lying contiguous to the City of Redmond, Washington herein depicted on **Exhibit A** and legally described in **Exhibit B**, do hereby petition that such territory be annexed to and made a part of the City of Redmond.

I/We understand that this petition must be signed by the owners of not less than sixty (60) percent in value, according to the assessed valuation for general taxation purposes, of the property described in **Exhibit B** in order for that property to be annexed.

I/We understand and agree to accept our proportionate share of the City of Redmond's outstanding indebtedness. I/We also understand and agree that the property proposed for annexation will be zoned as provided in the City of Redmond Comprehensive Plan and zoning ordinance, with much of the property being zoned R-5, single family urban.

I/We also understand and agree that the property proposed for annexation shall be subject to the Redmond Comprehensive Plan and the subsequent proceeding pursuant thereto.

**WARNING: Every person who signs this petition with any other than his true name, or who knowingly signs more than one of these petitions or signs this petition when he is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.**

1. NAME: **Mike Wierleski**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

ADDRESS: 13209 NE 97th Street, Redmond, WA 98033-5249

Tax Lot Number: 032505-9160

2. NAME: **Suresh Kumar Buddhavarapu or Venkata Ramana Buddhavarapu**  
(please circle name of person signing)

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

ADDRESS: 9548 132nd Ave NE, Redmond, WA 98033-5298

Tax Lot Number: 032505-9155

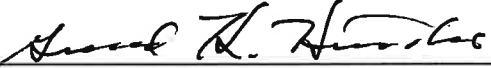
3. NAME: **Apurva Dalia or Parul Dalia**  
(please circle name of person signing)

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
ADDRESS: 9534 132nd Ave NE, Redmond, WA 98033-5298  
Tax Lot Number: 032505-9051


4. NAME: **Gerald K. Hirschler, as Trustee of The Gerald K. Hirschler Living Trust under Declaration of Trust dated November 12, 1991**

SIGNATURE:  DATE: 1-12-24  
ADDRESS: N/A  
Tax Lot Number: 032505-9134

5. NAME: **Gerald K. Hirschler, as Trustee of The Gerald K. Hirschler Living Trust under Declaration of Trust dated November 12, 1991**

SIGNATURE:  DATE: 1-12-24  
ADDRESS: N/A  
Tax Lot Number: 032505-9039

6. NAME: **Gerald K. Hirschler, as Trustee of The Gerald K. Hirschler Living Trust under Declaration of Trust dated November 12, 1991**

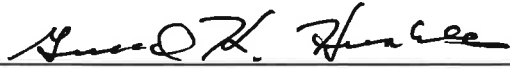
SIGNATURE:  DATE: 1-12-24  
ADDRESS: 13255 NE 97th Street, Redmond, WA 98033-5249  
Tax Lot Number: 032505-9045

7. NAME: **Gerald K. Hirschler, as Trustee of The Gerald K. Hirschler Living Trust under Declaration of Trust dated November 12, 1991**

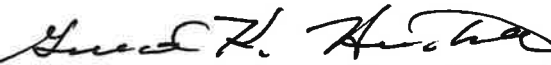
SIGNATURE:  DATE: 1-12-24  
ADDRESS: N/A  
Tax Lot Number: 032505-9052



8. NAME: **Gerald K. Hirschler, as Trustee of The Gerald K. Hirschler Living Trust under Declaration of Trust dated November 12, 1991**

SIGNATURE:  DATE: 1-12-24  
ADDRESS: N/A  
Tax Lot Number: 032505-9108


9. NAME: **Gerald K. Hirschler, as Trustee of The Gerald K. Hirschler Living Trust under Declaration of Trust dated November 12, 1991**

SIGNATURE:  DATE: 1-12-24  
ADDRESS: 9521 134th Place NE, Redmond, WA 98033-5260  
Tax Lot Number: 032505-9053

10. NAME: **Gerald K. Hirschler, as Trustee of The Gerald K. Hirschler Living Trust under Declaration of Trust dated November 12, 1991**

SIGNATURE:  DATE: 1-12-24  
ADDRESS: 9561 134th Place NE, Redmond, WA 98033-5260  
Tax Lot Number: 032505-9082

11. NAME: **Gerald K. Hirschler**

SIGNATURE:  DATE: 1-12-24  
ADDRESS: 9348 132nd Ave NE, Redmond, WA 98052-6426  
Tax Lot Number: 032505-9087

12. NAME: **Denis Trapido**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
ADDRESS: 9334 132nd Ave NE, Redmond, WA 98052-6426  
Tax Lot Number: 032505-9257

13. NAME: **Petko Vasilev or Joanna Podgoetsky**  
(please circle name of person signing)

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
ADDRESS: 9336 132nd Ave NE, Redmond, WA 98052-6426  
Tax Lot Number: 032505-9093

8. NAME: **Gerald K. Hirschler, as Trustee of The Gerald K. Hirschler Living Trust under Declaration of Trust dated November 12, 1991**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

ADDRESS: N/A

Tax Lot Number: 032505-9108

9. NAME: **Gerald K. Hirschler, as Trustee of The Gerald K. Hirschler Living Trust under Declaration of Trust dated November 12, 1991**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

ADDRESS: 9521 134th Place NE, Redmond, WA 98033-5260

Tax Lot Number: 032505-9053

10. NAME: **Gerald K. Hirschler, as Trustee of The Gerald K. Hirschler Living Trust under Declaration of Trust dated November 12, 1991**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

ADDRESS: 9561 134th Place NE, Redmond, WA 98033-5260

Tax Lot Number: 032505-9082

11. NAME: **Gerald K. Hirschler**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

ADDRESS: 9348 132nd Ave NE, Redmond, WA 98052-6426

Tax Lot Number: 032505-9087

12. NAME: **Denis Trapido**

SIGNATURE:  \_\_\_\_\_ DATE: 1/26/2024

ADDRESS: 9334 132nd Ave NE, Redmond, WA 98052-6426

Tax Lot Number: 032505-9257

13. NAME: **Petko Vasilev or Joanna Podgoetsky**  
(please circle name of person signing)

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

ADDRESS: 9336 132nd Ave NE, Redmond, WA 98052-6426

Tax Lot Number: 032505-9093

8. NAME: **Gerald K. Hirschler, as Trustee of The Gerald K. Hirschler Living Trust under Declaration of Trust dated November 12, 1991**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

ADDRESS: N/A

Tax Lot Number: 032505-9108

9. NAME: **Gerald K. Hirschler, as Trustee of The Gerald K. Hirschler Living Trust under Declaration of Trust dated November 12, 1991**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

ADDRESS: 9521 134th Place NE, Redmond, WA 98033-5260

Tax Lot Number: 032505-9053

10. NAME: **Gerald K. Hirschler, as Trustee of The Gerald K. Hirschler Living Trust under Declaration of Trust dated November 12, 1991**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

ADDRESS: 9561 134th Place NE, Redmond, WA 98033-5260

Tax Lot Number: 032505-9082

11. NAME: **Gerald K. Hirschler**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

ADDRESS: 9348 132nd Ave NE, Redmond, WA 98052-6426

Tax Lot Number: 032505-9087

12. NAME: **Denis Trapido**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

ADDRESS: 9334 132nd Ave NE, Redmond, WA 98052-6426

Tax Lot Number: 032505-9257

13. NAME: **Petko Vasilev or Joanna Podgoetsky**

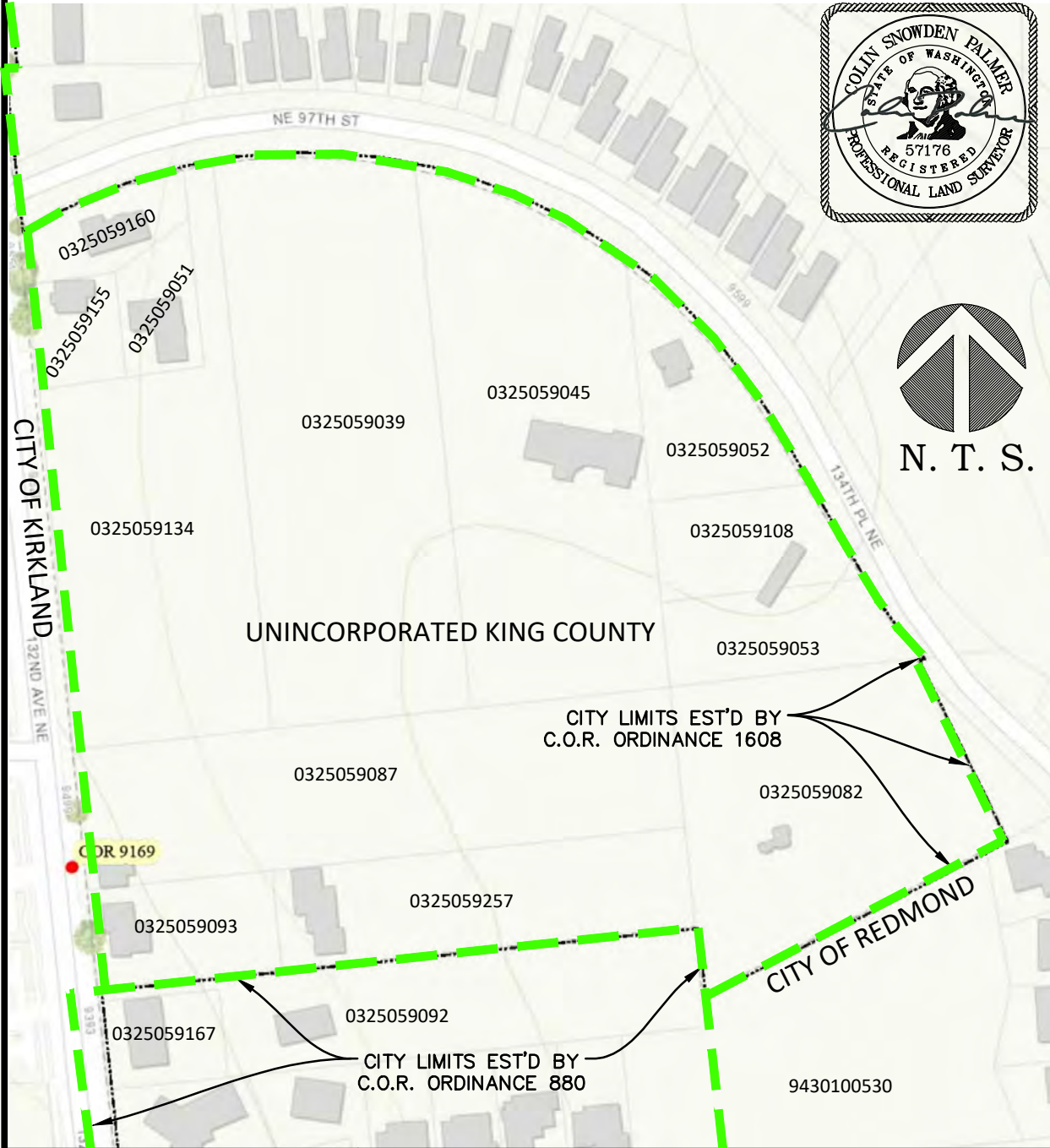
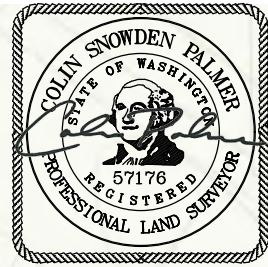
(please circle name of person signing)

SIGNATURE: Petko Vasilev \_\_\_\_\_ DATE: 1/23/24

ADDRESS: 9336 132nd Ave NE, Redmond, WA 98052-6426

Tax Lot Number: 032505-9093

# EXHIBIT "A"



ANNEXATION  
EXHIBIT  
HIRSCHLER PROJECT  
KIRKLAND, WA 98033

JOB NO. 231866  
DATE: 12/06/23

# TERRANE

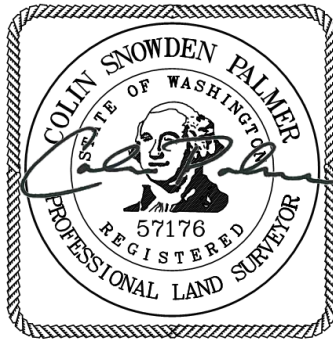
10801 Main Street, Suite 102  
Bellevue, WA 98004  
p: 425-458-4488 | e: info@terrane.net

# EXHIBIT B

## LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

LYING NORTH AND WEST OF THE CITY LIMITS ESTABLISHED BY CITY OF REDMOND ORDINANCES 880 AND 1608, WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF 134<sup>TH</sup> PLACE NE, SOUTH OF THE SOUTHERLY RIGHT-OF-WAY LINE OF NE 97<sup>TH</sup> STREET, AND EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF 132<sup>ND</sup> AVE NE.





**Frequently Asked Questions about Annexation**  
*Prepared for you by City of Redmond Planning Department*



**Taxes & Fees**

**Will my taxes increase because of annexation?**

The table below compares property taxes levied in unincorporated King County vs. within Redmond city limits.

2023 Tax Rate Comparisons	Unincorporated	City of Redmond
State School Fund	2.31104	2.31104
(King) County	1.09023	1.09023
Port	0.09429	0.09429
(King County) Road	1.24031	0
School	2.15080	2.15080
Fire	0.84137	0
Hospital	0.18890	0.18890
Library	0.26223	0.26223
EMS	0.20922	0.20922
Flood	0.06717	0.06717
Sound Transit	0.15576	0.15576
(Redmond) City	0	0.81014
<b>Total</b>	<b>8.61132</b>	<b>7.33978</b>

*Note: the City and County assess stormwater fees differently, and the City assesses utility taxes whereas the County does not.*

**Bonded Indebtedness**

The city has no Unlimited Tax General Obligation Bonds (UTGO) that are paid for by an excess property tax levy. Nor do we have a Local Improvement District that would encompass that part of the city.



**Home Address**

**Will my address change as a result of annexation?**

If you currently have a home address in Redmond, there will be no change. If you have a Kirkland address, the Post Office will change the city and zip.



**Streets and Sidewalks**

**Will the streets and sidewalks in the neighborhood change because of annexation?**

The City of Redmond consistently applies a method to determine the need for signals and stop signs across the city. The City maintains transportation plans to ensure rational, fair and orderly improvements to the transportation infrastructure. This includes streets, sidewalks, signals, and signs.



**Emergency and General Services**

**Will emergency services change because of annexation?**

Fire/Emergency medical service will continue to be provided by Redmond Fire/Fire District 34. Police protection will change from King County Sheriff to the Redmond Police Department.

**Who will issue permits and licenses?**

The City of Redmond issues permits such as building permits and business licenses.



**Voting**

**Will my political representation change?**

You will continue to vote for a King County council member. You will be able to vote for Redmond mayor and all city council positions.



**Septic Systems and Sanitary Sewer**

**After annexation, will the City of Redmond require existing homes with working septic systems to be connected to sanitary sewer?**

The Public Works Director has the authority to require properties to connect to the sanitary sewer system if they are within 200 feet of the pipe even if a property's septic system is working. For at least the last 20 years, it has not been the City's practice to exercise that authority. There is currently no indication that the practice will change.

**After annexation, will the City of Redmond allow a property owner to repair a failing septic system?**

The King County Board of Health is the lead agency for septic repairs, and they would decide whether a septic system can be repaired. In these cases, the Board of Health typically contacts the City to determine if sewer is available. If it is available, the Board of Health would most likely not permit the repair and the property owner would need to work through Redmond to connect to the sewer. If sewer is not available, the King County Board of Health would work with the property owner to repair the septic system if feasible.

**Who can I contact if I have more questions?**

Odra Cardenas (425) 556-2414  
[ocardenas@redmond.gov](mailto:ocardenas@redmond.gov)

# Direct Petition for NE 97<sup>th</sup> street (Rose Hill) Annexation

I/We, the undersigned, being the owners of the real property lying contiguous to the City of Redmond, Washington herein depicted on **Exhibit A** and legally described in **Exhibit B**, do hereby petition that such territory be annexed to and made a part of the City of Redmond.

I/We understand that this petition must be signed by the owners of not less than sixty (60) percent in value, according to the assessed valuation for general taxation purposes, of the property described in **Exhibit B** in order for that property to be annexed.

I/We understand and agree to accept our proportionate share of the City of Redmond's outstanding indebtedness. I/We also understand and agree that the property proposed for annexation will be zoned as provided in the City of Redmond Comprehensive Plan and zoning ordinance, with much of the property being zoned R-5, single family urban.


I/We also understand and agree that the property proposed for annexation shall be subject to the Redmond Comprehensive Plan and the subsequent proceeding pursuant thereto.

**WARNING: Every person who signs this petition with any other than his true name, or who knowingly signs more than one of these petitions or signs this petition when he is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.**

1. NAME: **Mike Wierleski**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
ADDRESS: 13209 NE 97th Street, Redmond, WA 98033-5249  
Tax Lot Number: 032505-9160

2. NAME: **Suresh Kumar Buddhavarapu or Venkata Ramana Buddhavarapu**  
(please circle name of person signing)

SIGNATURE:  \_\_\_\_\_ DATE: 01/30/2024  
ADDRESS: 9548 132nd Ave NE, Redmond, WA 98033-5298  
Tax Lot Number: 032505-9155





## King County

Department of Assessments  
Accounting Division  
201 S. Jackson Street KSC-AS-0708  
Seattle, WA 98104

(206) 263-2308 FAX (206) 296-0106  
Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)  
<http://www.kingcounty.gov/assessor/>

**John Wilson**  
*Assessor*

## ANNEXATION PETITION CERTIFICATION

THIS IS TO CERTIFY that the petition submitted February 1, 2024, to the King County Department of Assessments by Odra Cardenas, Planner with City of Redmond, supporting annexation of the property described in the NE 97<sup>th</sup> Street (Rose Hill) Annexation of Petition Agreement has been examined, the property taxpayers, tax parcel numbers, and assessed values of each property listed thereon carefully compared with the King County tax roll records, and as a result of such examination, found to be sufficient under the provisions of the Revised Code of Washington, Section 35A.01.040.

The Department of Assessments has not verified that the signatures on the petition are valid through comparison with any record of actual signatures, nor that the signatures were obtained or submitted in an appropriated timeframe and this document does not certify such to be the case.

Dated this 12<sup>th</sup> day of February 2024

*John Wilson*

[John Wilson \(Feb 12, 2024 22:06 EST\)](#)

John Wilson, King County Assessor

September 5, 2023

**CALL TO ORDER**

A Regular Meeting of the Redmond City Council was called to order by Mayor Angela Birney at 7:00 p.m. The meeting was held in the Redmond City Hall Council Chambers.

**ROLL CALL AND ESTABLISHMENT OF A QUORUM**

Present: Councilmembers Anderson, Carson, Fields, Forsythe, Khan, Kritzer and Stuart

Absent: None

**SPECIAL ORDERS OF THE DAY:**

Proclamation: National Hispanic Heritage Month

Mayor Birney read the proclamation into the record.

**ITEMS FROM THE AUDIENCE**

Mayor Birney opened Items from the Audience at this time. The following persons spoke:

- Alex Tsimerman - politics;
- Donna Lurie - providing mental health professionals through a co-responder model;
- Angelica Graham - providing a culturally sensitive behavior health specialist response alongside community based programs;
- Janet Richards - equity in public safety, allocated funding for a behavioral health specialist and oversight;
- Susan Cozzens - not in support of the plan for a Community Health Program and changes that should be made;
- Joy Randall - need to establish a comprehensive, transparent and accountable community health program;
- Matt Gleason - landlord responses to renter protections, in support of the community responder model;
- Michel Beard - not in support of a contract with the Fire District 45;
- David Morton - in support of item 3 on the Consent Agenda; and
- Linda Seltzer - Providing fresh produce to seniors and the Parks report.

September 5, 2023

Written comments received:

- Mary Tremain - in support of the development of Redmond's Mental Health crisis response; and
- Keith Krumm - resolution in support for a community responder program.

**CONSENT AGENDA**

MOTION: Councilmember Stuart moved to approve the Consent Agenda. The motion was seconded by Councilmember Anderson.

VOTE: The motion to approve the Consent Agenda passed without objection. (7 - 0)

1. Approval of the Minutes: August 2, 2023, Special Meeting
2. Approval of Payroll/Direct Deposit and Claims Checks

PAYROLL/DIRECT DEPOSITS AND WIRE TRANSFERS:

#152401 through #152408  
#1606 through #1606

\$9,746.93

#187863 through #187887  
#152409 through #153186  
#1607 through #1611

\$4,229,197.73

#187889 through #187913  
#153187 through #153959  
#1612 through #1616

\$4,379,880.21

CLAIMS CHECKS:

#14 through #724

\$20,328,793.31

3. AM No. 23-118: Acceptance of the 2023-2025 Pollution Prevention Assistance Interagency Agreement

September 5, 2023

4. AM No. 23-119: Approval of Consultant Services Agreement Supplement 1 with Perteet Engineering, in the Amount of \$110,384, for the Avondale Road Preservation Project
5. AM No. 23-120: Acceptance of the Rose Hill (NE 97th Street) Annexation Notice of Intent

**ITEMS REMOVED FROM THE CONSENT AGENDA: NONE**

**HEARINGS AND REPORTS**

Public Hearing: None

Staff Reports:

- a. AM No. 23-121: Update to Bike and Scooter Share Pilot Program

Jason Lynch, Deputy Director of Planning and Community Development, introduced this item, staff provided a presentation and responded to Councilmember inquiries.

- b. AM No. 23-122: Redmond 2050: Economic Vitality, PARCC, Housing, and Centers Policies

Jason Lynch, Deputy Director of Planning and Community Development, introduced this item, staff provided a presentation and responded to Councilmember inquiries.

Ombudsperson Reports:

Councilmember Carson reported receiving resident contacts regarding: customer service ticket; drowning that was avoided; gas powered leaf blowers; home ownership in downtown Redmond; election signs; Derby Days booth; emissions from a City Hall generator; urban fire preparedness; crosswalk signal; participation in an event; community responder program; meeting presentation; sleeping in public; nighttime construction noise; and candidate forum.

Councilmember Fields reported receiving an email from a resident with concerns about proper processes being followed.

September 5, 2023

Councilmember Stuart reported receiving resident contacts regarding: Redmond Pride Festival; 90<sup>th</sup> Street Pond; Parks Department staff and Redmond summer activities; Art Walk Council booth; and playgrounds.

Councilmember Kritzer reported receiving resident contacts regarding: first/last mile mobility; cultural arts center; tenant protections; community responders; rainbow crosswalk and inclusivity.

Councilmember Forsythe reported receiving resident contacts regarding: traffic; traffic signals; climate change; leaf blowers; community responders; use of chambers; King County housing repair; rainbow crosswalk; and 2050 planning.

Committee Reports:

Councilmember Forsythe provided a committee report:

- King County Public Health.

Councilmember Stuart provided a committee report:

- Committee of the Whole - Planning and Public Works.

Councilmember Kritzer provided committee reports:

- WRIA 8; and
- King Conservation District Advisory Committee

Councilmember Fields provided a committee report:

- Lodging Tax Advisory Committee.

**UNFINISHED BUSINESS: NONE**

**NEW BUSINESS: NONE**

**EXECUTIVE SESSION:**

- A. Potential Litigation RCW 42.30.110 (1)(i) - 30 minutes
- B. Potential Litigation RCW 42.30.110 (1)(i) - 15 minutes

Mayor Birney announced the Council will now leave the business meeting and go into Executive Session to discuss potential litigation RCW 42.30.110(1)(i) for 45 minutes. Following the

September 5, 2023

end of the Executive Session, the Council will reconvene in open session.

*The Executive Session began at 9:18 pm and ended at 10:10 pm.*

MOTION: Councilmember Forsythe moved to accept the settlement amount as discussed in Executive Session. The motion was seconded by Councilmember Carson.

VOTE: The motion passed without objection. (7 - 0)

**ADJOURNMENT**

There being no further business to come before the Council the regular meeting adjourned at 10:11 p.m.

DocuSigned by:  
*Angela Birney*  
F678C3A6CA90451...  
\_\_\_\_\_  
ANGELA BIRNEY, MAYOR

DocuSigned by:  
*Cheryl Xanthos*  
E03FC4A7F815471...  
\_\_\_\_\_  
CITY CLERK

*Minutes Approved: September 19, 2023*