

**S U M M A R Y**

<b>FILE NO.</b>	2257	<b>Thomas Guide Map No.</b>	508
		<b>Date Received:</b>	04/13/07
<b>ENTITY</b>	City of Duvall	<b>Date Distributed:</b>	04/16/07
<b>ACTION</b>	Petition for Land Annexation	<b>Date Filed:</b>	
<b>TITLE</b>	South Urban Growth Area Annexation	<b>Expiration 45 Days:</b>	05/28/07
		<b>Board Meeting:</b>	05/10/07

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<b>Location</b>	<p>The site is located on the southern side of the City of Duvall. The northern, western, and eastern boundaries of the site abut the southern boundary of the existing City of Duvall. The southern boundary of the site is formed by unincorporated King County.</p> <p>The northern boundary of the site is generally formed by NE 143<sup>rd</sup> Place. The western boundary is generally formed by 268<sup>th</sup> Avenue NE and by Broadway Avenue (if extended). The eastern boundary is generally formed by 272<sup>nd</sup> Avenue NE and 274<sup>th</sup> Place NE (if extended). The southern boundary of the site is formed by NE Big Rock Road.</p>
<b>Land Area</b>	Approximately 109 acres (29 parcels; right-of-way)
<b>Land Use</b>	Residential Uses; Vacant Land
<b>Population</b>	49 persons
<b>Assessed Valuation</b>	\$5,902,000.00
<b>County Comprehensive Plan Designation</b>	Urban Reserve
<b>County Zoning</b>	One dwelling unit per five acres
<b>City Comprehensive Plan</b>	Commercial; Residential Use
<b>City Zoning</b>	Residential Use (R-12); Mixed Use (MU-I and MU-12)
<b>District Comprehensive Plan</b>	City of Duvall Comprehensive Water & Sewer District Plan
<b>District Franchise</b>	No franchise is required for service to the South Urban Growth Area.
<b>Urban Growth Area (UGA)</b>	The site is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Duvall Comprehensive Plan
<b>SEPA Declaration</b>	The proposed annexation is exempt from SEPA pursuant to RCW 43.21C.222.

**ENTITIES/AGENCIES NOTIFIED:**

**King County Council Member(s)** Kathy Lambert

**King County:** Clerk of Council, Department of Natural Resources (DNR); Department of Development and Environmental Services (DDES), Department of Assessments, Department of Transportation (DOT), State Department of Ecology (DOE), King County "911" Program, Office of Management and Budget, Deputy Prosecuting Attorneys' Office, King County Records and Election Division, Fire Marshal Division, Historic Preservation Program, Puget Sound Regional Council, Community and Human Services, Public Health Department

**Cities:** Not Applicable

**Fire Districts:** King County Fire Protection District No. 45

**Water Districts:** City of Duvall Water Utilities Department

**Sewer Districts:** City of Duvall Sewer Utilities Department

**School Districts:** Riverview School District No. 407

## **SUMMARY (File No. 2257)**

The City of Duvall proposes the annexation of approximately 109 acres, known as the South Urban Growth Area Annexation. This annexation was proposed under the 60% petition method, pursuant to RCW 35A.14. Duvall City Council adopted the petition for annexation in April of 2007.

The site is located on the southern side of the City of Duvall. The northern, western, and eastern boundaries of the site abut the southern boundary of the existing City of Duvall. The southern boundary of the site is formed by unincorporated King County.

The northern boundary of the site is generally formed by NE 143<sup>rd</sup> Place. The western boundary is generally formed by 268<sup>th</sup> Avenue NE and by Broadway Avenue (if extended). The eastern boundary is generally formed by 272<sup>nd</sup> Avenue NE and 274<sup>th</sup> Place NE (if extended). The southern boundary of the site is formed by NE Big Rock Road.

The unincorporated area is included in the "Land Use Element" of the City of Duvall Comprehensive Plan and is located within the Duvall Potential Annexation Area. The proposed action is consistent with City of Duvall Comprehensive Plan policies addressing annexation, including those provisions which call for inclusion of urban areas within the City, those provisions which preserve and protect critical areas, and those provisions establish and deliver services to incorporated areas.

The South Urban Growth Area property owners are seeking annexation in order to develop properties under City of Duvall regulations and to receive public services (e.g., sewer services) from Duvall. The area includes both existing development and land available for future development. Based upon a Draft Pre-Annexation Zoning Agreement, the City of Duvall proposes residential zoning and mixed-use zoning at various levels of density (e.g., R-12, MU-I, and MU-12) in order to achieve urban development and efficiencies consistent with adopted Countywide goals and City policies for urban growth. This Agreement is scheduled for formal adoption on May 24, 2007.

More specifically, under the Pre-Annexation Zoning Agreement, the South Urban Growth Area has been slated, in part (55 acres), for a planned residential complex (single-family and multi-family uses) together with a commercial/institutional mix of uses (including a branch campus of Lake Washington Technical College). New housing – including a range of single-family and multi-family uses to accommodate families at various income levels – is anticipated for the remaining sections of the South Urban Growth Area.

The City of Duvall has planned for growth at this level of urban density and has established standards to guide ongoing uses and new development of residential, institutional, and commercial uses on the South Urban Growth Area properties following annexation. More specifically, the City of Duvall is prepared to provide development review based upon local standards and applicable King County guidelines. Similarly, the City will provide environmental review to the annexation area based upon local, regional and state regulations for protection of environmentally sensitive areas (e.g., wetlands, sloped terrain, habitat areas/populations).

The City of Duvall can directly provide (or contract for) urban services to the area. For example, upon annexation, the City will provide the South Urban Growth Area with police services. Fire District No. 45 will continue to provide fire protection services and emergency medical services. The City will also establish storm water management system requirements for the South Urban Growth Area. The City of Duvall will provide water service to the South Urban Growth Area. The City of Duvall Sewer Utilities Department will provide sewer services to the South Urban Growth Area.

City and County library facilities, law and justice facilities, parks and recreation facilities, and other essential public facilities would be available to the community. Children would continue to attend schools in Riverview School District No. 407.

The City of Duvall reports that the proposed annexation conforms to the State Growth Management Act (RCW 36.70A.) For example, the annexation is supported by RCW 36.70.20, which requires community planning goals, for urban growth, services and infrastructure, and environmental preservation. Additionally, the application reportedly is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public

services. It is also consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit urban growth – and protection of environmentally sensitive areas – as envisioned in the Growth Management Act.

Further, the South Urban Growth Area Annexation is reported to be consistent with the King County Comprehensive Plan. Following are examples of King County Comprehensive Plan/Countywide Planning Policies that are addressed by the proposed South Urban Growth Area Annexation:

<u>CA-3; CA-5; CA-9</u>	Jurisdictions shall develop plans to protect critical areas.
<u>FW-7; FW-12; LU-31:</u>	The County should identify urban development areas within the Urban Growth Area.
<u>FW-13; FW-30:</u>	Cities are the appropriate providers of local urban services to Urban Areas.
<u>LU-32:</u>	The County should encourage cities to annex territory within their designated potential annexation area.
<u>LU-25; LU-33:</u>	Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans.
<u>U-203:</u>	Population growth should be encouraged in Urban Growth Areas.
<u>U-204:</u>	The County should support annexations that are consistent with Countywide Planning Policies and the State Growth Management Act.
<u>U-208:</u>	Land capacity shall be provided for residential, commercial and industrial growth.
<u>U-304:</u>	Growth should be focused within city boundaries.

The proposed South Urban Growth Area Annexation is reportedly consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). For example, this annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This area is linked to Duvall by geographic features social fabric (e.g., similar land uses, open spaces, common terrain features).

Similarly, the annexation would be consistent with Objective 2, which calls for the use of physical boundaries to demarcate an annexation area. For the South Urban Growth Area, boundaries are primarily formed by roadways and by existing City boundaries.

The South Urban Growth Area Annexation would also be consistent with Objective 3, which calls for creation of logical service areas. Local residents have petitioned for annexation in order that all services and land use regulations affecting their area may be efficiently coordinated by a single local government unit. The City of Duvall is prepared to govern and serve the area.

The proposed annexation is also reportedly consistent with Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. While the proposed annexation is small in size, the area lies within the Duvall Potential Annexation Area and so this incorporation is consistent with City plans to govern and serve the area. This annexation would also be consistent with Objective 8, which calls for inclusion of urban areas within municipalities.

The City of Duvall has conducted fiscal analyses related to the proposed South Urban Growth Area Annexation. At full development, City revenues are estimated at \$22,216,784 and expenditures are estimated at \$4,607,713.00. The City estimates a net gain of approximately \$17,609,071 over ten years as development occurs within the South Urban Growth Area.

As such, City officials report that the jurisdiction will have sufficient resources to serve the area without a significant impact with respect to cost and adequacy of services, finances, debt structure, or rights of other governmental units. Property owners will assume their share of the regular and special levy rate of the City for capital facilities and public services. Future capital needs and costs will be examined and funded through the Duvall Capital Investment Program.

The City of Duvall supports this annexation in order to serve citizens of the area. New residential development and coordinated services would benefit the greater Duvall community.