

SUMMARY

FILE NO. 2291

Thomas Guide Map No. 626

Date Received: 02/17/09

ENTITY City of Renton

Date Distributed: 02/18/09

ACTION Petition for Land Annexation

Date Filed:

TITLE MacKay Annexation

Expiration 45 Days: 04/03/09

Board Meeting: 03/12/09

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| Location | The MacKay Annexation site is located on the eastern side of the City of Renton. The site is bounded on the west and on the north by the City of Renton. The northern boundary of the site is formed primarily by NE 26 th Street with a small portion bounded by May Valley Road. The site is bounded on the east by unincorporated King County at 148 th Avenue SE. The site is bounded on the south by SE 102 nd Street. |
| Land Area | 7.4 acres |
| Land Use: | Five Single-family homes; seven vacant properties |
| Population | Approximately 12 people |
| Assessed Valuation | <i>Existing Value:</i> \$2,914,000 <i>Anticipated Future Value:</i> \$5,500,000 |
| County Comprehensive Plan Designation | Residential Use – Low Density and Medium Density |
| County Zoning | R-1 (single-family - one dwelling unit per gross acre); R-4 (single-family; four units – 12 units per gross acre) |
| City Comprehensive Plan | Proposed: Single-Family Low Density |
| City Zoning | Proposed: R-1(one unit per acre) |
| District Comprehensive Plan | Not applicable |
| District Franchise | Not applicable |
| Urban Growth Area (UGA) | The MacKay Area is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Renton Comprehensive Plan. |
| SEPA Declaration | The MacKay Area was addressed in an Environmental Impact Statement prepared for the City of Renton’s Comprehensive Plan. The proposed MacKay Annexation is exempt from SEPA pursuant to RCW 43.21C.222 |

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Reagan Dunn

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: City of Newcastle

Fire Districts: King County Fire District No. 10; Renton Fire and Emergency Services

Water Districts: King County Water District No. 90

Sewer Districts: Renton Public Works Department

School District: Issaquah School District No. 411

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The City of Renton proposes the addition of 7.4 acres, known as the MacKay Annexation. Renton City Council adopted this annexation proposal in December 2008. The City of Renton reports that the annexation is based upon a petition by property owners seeking annexation in order to develop properties under City of Renton regulations and to receive public services (e.g., sewer services) from Renton.

The MacKay Annexation site is located on the eastern side of the City of Renton. The site is bounded on the west and on the north by the City of Renton. The northern boundary of the site is formed primarily by NE 26th Street with a small portion bounded by May Valley Road. The site is bounded on the east by unincorporated King County at 148th Avenue SE. The site is bounded on the south by SE 102nd Street.

The City of Renton reports that the proposed MacKay 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, annexation 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), calling for public services to support permitted development.

The unincorporated MacKay Area is included in the "Land Use Element" of the City of Renton Comprehensive Plan. The MacKay unincorporated area is identified in the "Annexation Element" of the City of Renton Comprehensive Plan and is located within the Renton Potential Annexation Area. The proposed action is consistent with City of Renton Comprehensive Plan policies addressing annexation, including those provisions which call for inclusion of urban areas and provision of services e.g., LU-I; LU-37.1; LU 37.5; LU-36; LU-41 and LU-42.)

The proposal is reportedly also consistent with King County Comprehensive Plan/Countywide Planning Policies for annexation. For example, the MacKay Annexation is reported to address King County policies that call for contiguous orderly growth of local jurisdictions and for local services to urban areas (e.g., Comprehensive Plan: U-304, U-208, U-301, U-304.). The King County Countywide Planning Policies also establish cities as the appropriate providers of local governance and urban services (e.g., FW-13, CO-1, CO-3; LU-31, LU-32, LU-33).

The City of Renton reports that the proposed MacKay annexation is consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). More specifically, RCW 36.93.180 requires that annexations be evaluated with respect to nine objectives. In this application, the City of Renton has stated that several key objectives have been identified as being potentially relevant for specific consideration.

For example, City of Renton officials report that MacKay annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods as this area is linked to Renton by social fabric (e.g., similar land uses, shared community gathering areas, roadways) and by natural/built geographic features (e.g., access routes).

This annexation would also reportedly be consistent with Objective 2 which calls for the use of physical boundaries. The site is bounded by the City of Renton and by public rights-of-way (e.g., 148th Avenue SE. Further, the annexation would be consistent with Objective 3, which calls for creation of logical service areas, and Objective 4 through Objective 7, which call for the achievement of reasonable boundaries for a jurisdiction. Local residents are seeking annexation in order that all services and land use regulations affecting their area may be efficiently coordinated by a single local government unit.

Similarly, the City reports that this annexation would be consistent with Objective 8, which calls for inclusion of urban areas within municipalities. The MacKay Area has been established for annexation through the Renton Comprehensive Plan. This action is supported as well by the State Growth Management Act and the King County Comprehensive Plan.

The City of Renton is prepared to provide MacKay properties with development review, environmental review (including evaluation and regulation of environmentally sensitive areas, storm water/flood management), and will provide general administrative services to the annexation area. For example, the City's Critical Areas Ordinance regulates critical areas, describes permitted and prohibited uses, and establishes permit processes for environmentally sensitive areas.

The City of Renton will directly provide police service and fire service (Renton Fire & Emergency Service) to the MacKay Annexation properties.

The City of Renton will provide the MacKay properties with utility services either by direct administration or contractual agreement with service providers. For example, King County Water District No. 90 currently provides water services to the MacKay properties and will continue to do so. With annexation, the City will also directly provide sewer services to the MacKay Area. Stormwater management will be provided consistent with the City of Renton Stormwater Manual, King County standards, and applicable State of Washington guidelines.

MacKay Area residents would have access to schools in the Issaquah School District. Renton libraries, parks, and recreation facilities would be available to residents of the area. Law and justice services and human services would, similarly, be provided to the citizens of the MacKay Area.

City of Renton officials report that the MacKay Annexation is not expected to have a significant impact on cost and adequacy of services, finances, debt structure or rights of other governmental units. Upon annexation, property owners will assume their share of the regular and special levy rate of the City. More specifically, at annexation, the City would receive revenue in the amount of \$10,594 per year from property taxes, as well as utility tax revenue, and revenue from a variety of other taxes. At full development, revenue is anticipated to be \$20,623. Expenditures at annexation are estimated at 12,159. Expenditures at full development are anticipated to be \$22,238. On the basis on these fiscal studies, the City anticipates only a modest increase in expenditures for providing facilities and services in the Annexation Area in a manner equivalent to levels of service provided to citizens of the existing City of Renton. The City is prepared to undertake the costs for governance and service to the MacKay Area.

The City looks forward to serving the citizens of the MacKay Area.