

SUMMARY

FILE NO.	2292	Thomas Guide Map No.	626; 656
		Date Received:	03/02/09
ENTITY	City of Renton	Date Distributed:	03/03/09
ACTION	Petition for Land Annexation	Date Filed:	
TITLE	Shamrock Annexation	Expiration 45 Days:	04/16/09
		Board Meeting:	03/12/09

Location	The Shamrock Annexation site is located on the eastern side of the City of Renton. The site is variously bounded on the north by SE 114 th Street, SE 117 th Street, and by SE 120 th Street. The southern boundary of the site is formed by SE 126 th Street. The site is generally bounded on the east by Pasco Avenue NE and by Rosario Avenue NE. The site is bounded on the west by 145 th Avenue SE (if extended).
Land Area	124 acres
Land Use:	Single-family homes (142 existing homes; 103 homes vested for future development); 5 vacant parcels
Population	Approximately 327 people
Assessed Valuation	Existing Value: \$69,040,500 Anticipated Future Value: \$173,000,000
County Comprehensive Plan Designation	Residential Use – Urban Medium Density
County Zoning	R-4 (single-family; four units – 12 units per gross acre)
City Comprehensive Plan	Proposed: Single-Family Low Density
City Zoning	Proposed: R-41(four units per net acre)
District Comprehensive Plan	Not applicable
District Franchise	Not applicable
Urban Growth Area (UGA)	The Shamrock 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 Shamrock Area was addressed in an Environmental Impact Statement prepared for the City of Renton's Comprehensive Plan. The proposed Shamrock Annexation is exempt from SEPA pursuant to RCW 43.21C.222

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Julia Patterson; 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 Bellevue; City of Newcastle

Fire Districts: King County Fire District No. 10; King County Fire District No. 25; Renton Fire and Emergency Services

Water Districts: King County Water District No. 90

Sewer Districts: Renton Public Works Department

School District: Renton School District No. 403; Issaquah School District No. 411

SUMMARY – File No. 2292

The City of Renton proposes the addition of 124 acres, known as the Shamrock Annexation. Renton City Council adopted this annexation proposal in February, 2009. 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 Shamrock Annexation site is located on the eastern side of the City of Renton. The site is variously bounded on the north by SE 114th Street, SE 117th Street, and by SE 120th Street. The southern boundary of the site is formed by SE 126th Street. The site is generally bounded on the east by Pasco Avenue NE and by Rosario Avenue NE. The site is bounded on the west by 145th Avenue SE (if extended).

The City of Renton reports that the proposed Shamrock 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 Shamrock Area is included in the "Land Use Element" of the City of Renton Comprehensive Plan. The Shamrock 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 Shamrock 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 Shamrock 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 Shamrock annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods as this area is linked to Renton by natural/built geographic features (e.g., access routes) and by social fabric (e.g., similar land uses, shared commercial centers, community gathering areas, roadways.)

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. 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 Shamrock 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 Shamrock 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 to the Shamrock Area. The City will provide fire service to the Shamrock Annexation properties via Renton Fire and Emergency Services.

The City of Renton will provide the Shamrock 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 Shamrock properties and will continue to do so.

With annexation, the City will also directly provide sewer services to the Shamrock Area. Stormwater management will be provided consistent with the City of Renton Stormwater Manual, King County standards, and applicable State of Washington guidelines.

Shamrock Area residents would continue to be served by 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 Shamrock Area.

City of Renton officials report that the Shamrock 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 \$233,539 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 \$648,711. Expenditures at annexation are estimated at \$219,561. Expenditures at full development are anticipated to be \$546,219.

On the basis on these studies, the City anticipates an immediate positive fiscal impact in the amount of \$13,978 and a positive fiscal impact of \$102,491 at full development for the Shamrock Area. City officials report that the jurisdiction is prepared to undertake the costs for governance and service to the Shamrock Area in a manner equivalent to levels of service provided to citizens of the existing City of Renton.

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