

S U M M A R Y

FILE NO. 2294

Thomas Guide Map No. 626

Date Received: 04/13/09

ENTITY City of Renton

Date Distributed: 04/15/09

ACTION Resolution for Land Annexation

Date Filed:

TITLE Honey Creek Estates Annexation

Expiration 45 Days: 05/28/09

Board Meeting: 05/14/09

Location	The Honey Creek Estates Annexation site is located on the eastern side of the City of Renton. The site is bordered on the north by SE 112 th Street. The southern boundary of the site is generally formed by SE 113 th Street and SE 115 th Street (if extended.) The site is bordered on the east by 148 th Avenue NE. The site is bounded on the west by 144 th Avenue SE and 145 th Avenue SE (if extended).
Land Area	18.2 acres
Land Use:	Single-family homes (46 units); Vacant land
Population	<i>Existing:</i> Approximately 106 people <i>Anticipated Future:</i> Approximately 133 people
Assessed Valuation	<i>Existing Value:</i> \$12,154,000 <i>Anticipated Future Value:</i> \$28,500,000
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-4 (four units per net acre)
District Comprehensive Plan	Not applicable
District Franchise	Not applicable
Urban Growth Area (UGA)	The Honey Creek Estates 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 Honey Creek Estates Area was addressed in an Environmental Impact Statement prepared for the City of Renton's Comprehensive Plan. The proposed Honey Creek Estates 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 Newcastle

Fire Districts: Eastside Fire & Rescue; 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

SUMMARY – File No. 2294

The City of Renton proposes the addition of 18.2 acres, known as the Honey Creek Estates Annexation. Renton City Council adopted this annexation proposal in March, 2009. The annexation is proposed under RCW 35A.14 ("Island Method" Annexation.)

The City of Renton is seeking annexation to resolve an unincorporated island area in order to more efficiently govern and serve the Area. The proposed annexation is also in keeping with interests by citizens in joining the City in order to participate in local government, to administer land uses under City of Renton regulations, and to receive public services (e.g., sewer services) from Renton.

The Honey Creek Estates Annexation site is located on the eastern side of the City of Renton. The site is bordered on the north by SE 112th Street. The southern boundary of the site is generally formed by SE 113th Street and SE 115th Street (if extended.) The site is bordered on the east by 148th Avenue NE. The site is bounded on the west by 144th Avenue SE and 145th Avenue SE (if extended).

The City of Renton reports that the proposed Honey Creek Estates 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 Honey Creek Estates Area is included in the "Land Use Element" of the City of Renton Comprehensive Plan. The Honey Creek Estates 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 Honey Creek Estates 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 Honey Creek Estates 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 Honey Creek Estates 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., municipal boundaries, access routes, topography, water bodies) and by social fabric (e.g., similar land uses, shared commercial centers, community gathering areas.)

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 on the north, south and west sides. The east side of the site is bordered by 148th Avenue SE (public right-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. The City is seeking annexation in order that all services and land use regulations affecting this area may be efficiently coordinated by a single local government unit to the benefit of the community.

Similarly, the City reports that this annexation would be consistent with Objective 8, which calls for inclusion of urban areas within municipalities. The Honey Creek Estates 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 Honey Creek Estates properties with general administrative services, with review of developments, and with environmental protection (including evaluation and regulation of environmentally sensitive areas, storm water/flood management.) For example, the City's Land Use Regulations set standards for existing and new residences, commercial uses, public uses, and open spaces. Critical Areas control permitted and prohibited uses in order to protect environmentally sensitive areas.

The City of Renton will directly provide police service to the Honey Creek Estates Area. The City will provide fire service to the Honey Creek Estates Annexation properties via Renton Fire and Emergency Services.

The City of Renton will provide the Honey Creek Estates properties with utility services either directly or by contractual agreement with service providers. For example, King County Water District No. 90 currently provides water services to the Honey Creek Estates properties and will continue to do so.

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

Honey Creek Estates Area residents would have access to Renton libraries, parks, and recreation facilities. Law and justice services and human services would, similarly, be provided to the citizens of the Honey Creek Estates Area. Students would continue to be served by the Issaquah School District.

City of Renton officials report that the Honey Creek Estates 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 estimates revenue in the amount of \$66,938 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 \$113,972. Expenditures at annexation are estimated at \$69,108. Expenditures at full development are anticipated to be \$84,854.

On the basis on these studies, the City is estimated to incur expenditures of \$2,170 in excess of revenue at annexation. At future development, the City will receive revenue in excess of expenditures in the amount of \$29,118. City officials report that the jurisdiction is prepared to undertake the costs for governance and service to the Honey Creek Estates 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 Honey Creek Estates Area.

