

## S U M M A R Y

FILE NO. 2295

Thomas Guide Map No: 656

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ENTITY City of Renton

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ACTION Resolution for Land Annexation

Date Filed:

TITLE Duvall South Annexation

Expiration 45 Days: 05/28/09

Board Meeting: 05/14/09

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<b>Location</b>	The Duvall South Annexation site is located on the eastern side of the City of Renton. The site is bordered on the north by SE 134 <sup>th</sup> Street and SE 135 <sup>th</sup> Street. The southern boundary of the site is generally formed by SE 136 <sup>th</sup> Street. The site is generally bordered on the east by 140 <sup>th</sup> Avenue NE. The site is generally bordered on the west by Bremerton Place NE.
<b>Land Area</b>	11.6 acres
<b>Land Use:</b>	<i>Existing:</i> Single-family homes (25 dwelling units); vacant land <i>Estimated Future:</i> Single-family homes (38 dwelling units)
<b>Population</b>	<i>Existing:</i> Approximately 58 people <i>Anticipated Future:</i> Approximately 87 people
<b>Assessed Valuation:</b>	<i>Existing Value:</i> \$8,588,500 <i>Estimated Future Value:</i> \$19,000,000
<b>County Comprehensive Plan Designation</b>	Residential Use – Urban Medium Density
<b>County Zoning</b>	R-4 (single-family; four units – 12 units per gross acre)
<b>City Comprehensive Plan</b>	Proposed: Single-Family Use
<b>City Zoning</b>	Proposed: R-4 (four units per net acre); R-8 (8 units per net acre)
<b>District Comprehensive Plan</b>	Not applicable
<b>District Franchise</b>	Not applicable
<b>Urban Growth Area (UGA)</b>	The Duvall South 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.
<b>SEPA Declaration</b>	The Duvall South Area was addressed in an Environmental Impact Statement prepared for the City of Renton's Comprehensive Plan. The proposed Duvall South 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:** Not applicable

**Fire Districts:** 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

## **SUMMARY – File No. 2295**

The City of Renton proposes the addition of 11.6 acres, known as the Duvall South 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 Duvall South Annexation site is located on the eastern side of the City of Renton. The site is bordered on the north by SE 134<sup>th</sup> Street and SE 135<sup>th</sup> Street. The southern boundary of the site is generally formed by SE 136<sup>th</sup> Street. The site is generally bordered on the east by 140<sup>th</sup> Avenue NE. The site is generally bordered on the west by Bremerton Place NE.

The City of Renton reports that the proposed Duvall South 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 Duvall South Area is included in the "Land Use Element" of the City of Renton Comprehensive Plan. The Duvall South 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-1; 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 Duvall South 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 Duvall South 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 Duvall South 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) 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 148<sup>th</sup> 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 Duvall South 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 the Duvall South Area with general administrative services, with review of development, 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 land uses in order to protect environmentally sensitive areas.

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

The City of Renton will provide the Duvall South 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 Duvall South properties and will continue to do so. With annexation, the City will also directly provide sewer services to the Duvall South Area. Stormwater management will be provided consistent with the City of Renton Stormwater Manual, King County standards, and applicable State of Washington guidelines.

Duvall South 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 Duvall South Area. Students would be served by the Renton School District.

City officials report that the jurisdiction is prepared to undertake the costs for governance and service to the Duvall South Area in a manner equivalent to levels of service provided to citizens of the existing City of Renton. City of Renton officials report that the Duvall South Annexation is not expected to have a negative impact on cost and adequacy of services, finances, debt structure or rights of other governmental units.

More specifically, at annexation, upon annexation, property owners will assume their share of the regular taxes/fees (e.g., property taxes) and special levy rates of the City. As such, the City estimates revenue in the amount of \$39,726 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 \$75,982. Expenditures at annexation are estimated at \$38,265. Expenditures at full development are anticipated to be \$56,365.

On the basis on these studies, the City is estimated to realize revenues of \$1,460 in excess of expenditure at annexation. At future development, the City will receive revenue in excess of expenditures in the amount of \$19,617.

The City looks forward to serving the citizens of the Duvall South Area.

