

S U M M A R Y

FILE NO.	2297	Thomas Guide Map No.	660/661
		Date Received:	04/27/09
		Date Distributed:	04/28/09
ENTITY	City of North Bend	Date Filed:	
ACTION	Petition for Land Annexation	Expiration 45 Days:	06/11/09
TITLE	Tanner Area Annexation	Board Meeting:	05/14/09

Location	The Tanner Area Annexation is located on the east side of the City of North Bend. The northern boundary of the Annexation Area is variously formed by Highway 202, the Snoqualmie Valley Trail and the Middle Fork Snoqualmie River. The southern boundary is variously formed by SE Cedar Falls Way, SE 136 th Street, SE Tanner Road, and I-90. The western boundary is adjacent to the City of North Bend (generally formed by La Forest Drive SE – if extended.) The eastern boundary is variously formed by 468 th Avenue SE and 473 rd Avenue SE (if extended.)
Land Area	Approximately 732 acres
Land Use	Residential units, commercial uses, industrial uses. The site also includes vacant land estimated for future development with additional residences, commercial uses, and industrial uses.
Population	Approximately 850 persons
Assessed Valuation	\$183,696,381
County Comprehensive Plan/Zoning Designation	UR (Urban Reserve 1 dwelling unit (DU) per 5 acres); UR-SO (Urban Reserve 1 DU per 5 acres with Special Overlay District); RA-5 (Rural Area, 1 DU per 5 acres); RB-SO (Regional Business with Special Overlay District); RB-P (Regional Business with Parcel Specific Condition); I-SO (Industrial with Special Overlay District); I-P-SO (Industrial, Parcel Specific Condition with Special Overlay District); I-P (Industrial with Parcel Specific Condition.)
City Comprehensive Plan/ Zoning Designation	Residential Uses: Low Density to Medium Density (Zoning Range: R-4 – R-10: 4 homes per acre to 10 homes per acre); Employment Park 1- 2) which allows various commercial uses and mixed uses; Interchange Commercial which allows various commercial and industrial uses; and Neighborhood Business, which allows for various single-family uses, multi-family uses, commercial uses; and limited industrial uses.
District Comprehensive Plan	City of North Bend Comprehensive Plan

District Franchise

Sewer Service: The City of North Bend and King County have an agreement for service to this area. The proposed annexation will negate the requirement for a franchise to serve the Tanner Area; an agreement will continue to be required for North Bend to provide services to the remaining surrounding unincorporated area.

Water Services: The Sallal Water Association and King County have an existing agreement for service to the Tanner Area. Upon annexation, the City of North Bend and the Sallal Water Association will negotiate an agreement for water service to properties in the Tanner Area.

(Note: The State Department of Ecology has authorized an agreement with the City of North Bend to ensure that the community will receive water service for the existing City of North Bend and for all Potential Annexation Areas at both existing levels of development and at full future development.)

Urban Growth Area (UGA)

The site is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of North Bend Comprehensive Plan

SEPA Declaration

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: Snoqualmie

Fire Districts: King County Fire Protection District No. 38; Eastside Fire and Rescue (No. 10)

Water Districts: City of North Bend Water Services; Sallal Water Association; Fall City Water District; King County Water District No. 123

Sewer Districts: City of North Bend Sewer Services

School Districts: Snoqualmie Valley School District No. 410

SUMMARY (File No. 2297)

The City of North Bend proposes the annexation of approximately 732 acres into this jurisdiction. The annexation was initiated through the 60% Direct Petition method under RCW 35A.14.120, - RCW 35.A.14.150. Annexation is sought by the proponents to develop under City of North Bend regulations and processes and to receive public services from the City of North Bend. City officials adopted a Resolution in support of this action in April of 2009.

The Tanner Area Annexation is located on the east side of the City of North Bend. The northern boundary of the Annexation Area is variously formed by the Snoqualmie Valley Trail and the Middle Fork Snoqualmie River.) The southern boundary is variously formed by SE Cedar Falls Way, SE 136th Street, SE Tanner Road, and I-90. The western boundary is adjacent to the City of North Bend (generally formed by La Forest Drive SE – if extended.) The eastern boundary is variously formed by 468th Avenue SE and 473rd Avenue SE (if extended.)

(Note: A small number of properties proposed for the Tanner Annexation are bisected by the Middle Fork Snoqualmie River/Snoqualmie Valley Trail. Land area south of the River/Trail is included in the Tanner Area. Land north of the River/Trail will remain in Unincorporated King County.)

City officials report that the Tanner Area is included in the City of North Bend Comprehensive Plan "Annexation Element" and is located within the North Bend Potential Annexation Area. The proposed action is reportedly consistent with City of North Bend Comprehensive Plan policies addressing annexation, including those provisions which call for inclusion of urban areas within the City and provision of services to incorporated areas. For example, the City's Comprehensive Plan supports the Tanner Area Annexation through the following goals and policies:

- Preserve "small town" quality of life and natural environment through coordination of future planning for annexation areas (LU Goal 2)
- Provide utilities needed to accommodate growth and development in accord with Plan goals (Utility – Goal 1; CF – Goal 2)
- Provide capital facilities needed to accommodate growth and development in accord with Plan goals (CF – Goal 1)
- Provide a full-range of cost-effective services to all citizens within the City of North Bend and Potential Annexation Areas (CF-6)
- Annexation of lands in response to citizen interest (LU – Goal 8)
- Work with King County to encourage retention of productive resource lands within the City's Potential Impact Area (NRL Policies 5.1-5.5.)

Presently, under the governance of King County, the Tanner Area is designated for Residential Uses (e.g., Urban Reserve, Rural Area); Regional Business (with specific use restrictions); and Industrial Uses (with specific use conditions.)

The City of North Bend has planned for governance and services to the Tanner Area. The City is prepared to provide development review for properties in the Tanner Area under North Bend Zoning Regulations that establish standards to guide ongoing uses and redevelopment on Tanner Area properties. While the community has considerable existing development, there is substantial opportunity for new development in the Tanner Area; there is also opportunity for redevelopment of existing uses.

The City proposes to permit a range of residential uses including single-family homes at a density of four homes per acre. In designated zones, cottage housing will also be permitted at densities up to 10 units per acre. Similarly various types of multi-family uses will be permitted. The Tanner Area will also accommodate a range of commercial uses, office uses, and industrial uses.

In addition, the City is prepared to provide environmental review to the Tanner Area based upon local, regional and state regulations for protection of environmentally sensitive areas (e.g., Snoqualmie River). Guidelines include, but are not limited to the: Shorelines Management Act, Critical Areas Ordinances; Drainage/Surface Water Control Standards.

The City of North Bend is reportedly prepared to provide local governance and urban services (directly or by service contract) to the Tanner Area including police, fire, emergency medical, water, sewer, surface water management, road maintenance, land use and transportation planning, community services, development services as follows:

Storm Water Management: The City of North Bend will provide for surface water management in keeping with King County and Washington State standards for design and management for basic surface water control in development projects. The City may require mitigation based upon the standards established by the Washington State Department of Ecology. Higher standards may be applied through environmental review in conjunction with the City's local regulatory standards relating to critical area management and storm water management.

Water Services: The City of North Bend (under an agreement with the Sallal Water Association) will provide water service to properties in the Tanner Area.

Sewer Services: The City of North Bend is the designated sewer service provider for the Tanner Area. A majority of the Tanner area is inside the City's ULID No 6 which is bringing sewer to the area.

Presently this community is served by septic systems and may retain existing service until the septic systems are deemed to be inadequate or hazardous and that, therefore, sewers to be necessary to protect public health and welfare.

When that occurs, property owners are obligated to hook up to public sewer. If public sewer is not available, property owners must sign an agreement to be a signator to a Local Improvement District to extend those sewers, hook up when the sewers get to the property. Owners may seek a single deferment from the requirement to connect to sewers if such service is not available within 200 feet of the property.

New development/redevelopment will be required to be connected to sanitary sewer service systems.

Emergency Services: The Office of the King County Sheriff, under contract with the City of North Bend, will provide services to the Tanner Area Annexation.

The City of North Bend, operating in a consortium with and Fire Protection District #38 and Eastside Fire & Rescue, will provide fire protection and medical emergency service to the entire Tanner Area.

Other Community Services: County and City facilities would be available to the community. The City would provide either directly (or by contract with King County) for law and justice services, public health services, and other human services. Citizens will continue to have access to the Rural Library District. Citizens would be able to access regional and local recreational facilities.

There would be no change in School District boundaries following annexation to the City of North Bend. Children of the Tanner Area would continue to attend schools in the Snoqualmie Valley School District No. 410.

The City of North Bend 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, annexation reportedly would be consistent with RCW 36.70A.020 (1), and RCW 36.70A.020 (12), which encourage local jurisdictions to govern, permit appropriate development, and support corollary public services/facilities in urban areas. Environmentally sensitive areas would also be preserved under the provisions of this annexation.

