

SUMMARY

FILE NO. 2300

Thomas Guide Map No: 656

Date Received: 05/18/09

ENTITY City of Renton

Date Distributed: 05/19/09

ACTION Petition for Land Annexation

Date Filed:

TITLE Earlington Annexation

Expiration 45 Days: 07/\_\_/09

Board Meeting: 06/18/09

**Location** The Earlington Annexation site is located on the western side of the City of Renton. The site is bordered on the north by South 130<sup>th</sup> Street and NW 2<sup>nd</sup> Street. The southern boundary of the site is formed by South 134<sup>th</sup> Street. The easternmost boundary of the site is generally formed by Hardie Avenue NW. The site is bordered on the west by 80<sup>th</sup> Avenue South.

**Land Area** Approximately 101 acres (83 developed acres and 18 acres vacant land)

**Land Use:**  
*Existing:* 127 dwelling units (single-family and multi-family units); vacant land  
*Estimated Future:* 254 dwelling units resulting from new development and redevelopment of land.

**Population**  
*Existing:* Approximately 292 people  
*Anticipated Future Total:* Approximately 626 people

**Assessed Valuation:**  
*Existing Value:* \$43,610,800  
*Estimated Future Value:* \$199,500,000

**County Comprehensive Plan/Zoning Designation** Residential Use – Urban Medium Density (R-6 – R-10); Commercial Uses

**City Comprehensive Plan** *Proposed:* Medium Density Residential Uses

**City Zoning** *Proposed:* R-8 (eight units per net acre); R-10 (ten units per net acre); R-14 (14 units per net acre.)

**District Comprehensive Plan** City of Renton Comprehensive Plan

**District Franchise** Not applicable

**Urban Growth Area (UGA)** The Earlington 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 Earlington Area was addressed in an Environmental Impact Statement prepared for the City of Renton's Comprehensive Plan. The proposed Earlington Annexation is exempt from SEPA pursuant to RCW 43.21C.222

**ENTITIES/AGENCIES NOTIFIED:**

**King County Council Member(s)** Julia Patterson

**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:** Tukwila

**Fire Districts:** King County Fire Protection District No. 20; Renton Fire and Emergency Services

**Water Districts:** Renton Public Works Department

**Sewer Districts:** Renton Public Works Department

**School District:** Renton School District No. 403

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The City of Renton proposes the addition of approximately 101 acres, known as the Earlington Annexation. Renton City Council adopted this annexation proposal in April, 2009. The annexation is proposed under RCW 35A.14.

The City of Renton is seeking 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 Earlington Annexation site is located on the western side of the City of Renton. The Earlington Annexation site is located on the western side of the City of Renton. The site is bordered on the north by South 130<sup>th</sup> Street and NW 2<sup>nd</sup> Street. The southern boundary of the site is formed by South 134<sup>th</sup> Street. The easternmost boundary of the site is generally formed by Hardie Avenue NW. The site is bordered on the west by 80<sup>th</sup> Avenue South.

The City of Renton reports that the proposed Earlington 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 Earlington Area is included in the "Land Use Element" of the City of Renton Comprehensive Plan. The Earlington 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 Earlington 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 Earlington 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 Earlington 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 primarily bordered by the City of Renton on the north, east and south boundaries sides. The western boundary of the site is formed by Unincorporated King County.

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

The City of Renton will directly provide the Earlington properties with utility services. With annexation, the City will directly provide water services and wastewater management services to the Earlington Area. Stormwater management will be provided consistent with the City of Renton Stormwater Manual, King County standards, and applicable State of Washington guidelines.

Earlington 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 Earlington Area. Students would continue to be served by the Renton School District.

City officials report that a fiscal study was undertaken pursuant to the proposed Earlington Annexation. It has been determined that, at annexation, the City would realize revenue in the amount of 179,486 and expenditures of \$196,084, constituting a net cost to the City of \$16,600. At full development, the City anticipates revenue in the amount of \$748,088 and expenditures in the amount of \$631,366, resulting in a net surplus in the amount of \$116,700.

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

This study was based upon the assumption that, upon annexation, property owners will provide a share of the regular and special levy rate of the City for general capital facilities and public services (e.g., road maintenance, fire protection, police protection, parks maintenance, law and justice.) 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.

Future capital needs and costs will be established and funded through the City treasury and/or other funding systems as appropriate to the service (e.g., water, sewer service). The City would particularly be interested in improving parks and recreation areas for the community.

Further, if Earlington Area citizens decide that they wish to have other local services, the City of Renton is prepared to work with the community to develop tools, such as Local Improvement Districts, to address benefits and costs to property owners for such amenities.

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

