

S U M M A R Y

FILE NO.	2303	Thomas Guide Map No.	625, 626, 655, 656
		Date Received:	08/06/09
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ENTITY	City of Renton	Date Filed:	
ACTION	Petition/Resolution by Renton City Council for Land Annexation (Election Method)	Expiration 45 Days:	09/20/09
TITLE	West Hill Annexation	Board Meeting:	09/10/09

Introduction:	The City of Renton, at the request of citizens, proposes annexation of the West Hill Area. The annexation has been proposed by the petition/election method (RCW 35A.14).
Location	The West Hill Annexation Area is located on the northwestern boundary of the City of Renton. The Annexation Area is generally bordered on the north by Rainier Avenue. The westernmost boundary generally follows the Burlington Northern Railroad Line (in the vicinity of I-5.) Martin Luther King Junior Way and SW Sunset Highway (immediately adjacent to the City of Renton) generally form the southern boundary of the West Hill Area. The eastern boundary of the site is entirely formed by the existing City of Renton.
Land Area	1897acres
Land Use	<u>Existing:</u> Approximately 5453 residential dwelling units (4063 single-family units; 1390 multi-family units); Commercial Uses; Industrial Uses; Public Open Spaces <u>Estimated Future:</u> Residential Uses – 6934 units (Single-Family; Multi-Family); Commercial Uses; Industrial Uses; Public Open Spaces
Population	<u>Existing:</u> 14,608 persons <u>Estimated Future:</u> 18,311 persons
Assessed Valuation	\$1,323,500,000
County Comprehensive Plan/Zoning Designations	Residential Use – Urban Density: Single-Family, Multi-Family – Zoning Range from R-6 - > R-48; Commercial Uses; Industrial Uses; Open Space/Recreation

City Comprehensive Plan/ Zoning	<u>Proposed</u> : Residential Uses (Single-Family Use; Multi-Family Use – Zoning Range R-8 – R-14 per net acre); Commercial Uses; (e.g., Neighborhood, Corridor; Arterial; Office); Light Industrial Uses
District Comprehensive Plan	Not applicable.
District Franchise	Not applicable
Urban Growth Area (UGA)	The West Hill 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 West Hill Area was addressed in an Environmental Impact Statement prepared for the City of Renton's Comprehensive Plan. The proposed West Hill Annexation is exempt from SEPA pursuant to RCW 43.21C.222

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Reagan Dunn; 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: Seattle, Tukwila

Fire Districts: Skyway/Bryn Mawr/Lakeridge District (No. 20); Renton Fire and Emergency Services

Water Districts: Skyway Water and Sewer District, Renton Water and Sewer Services

Sewer Districts: Skyway Water and Sewer District, Renton Water and Sewer Services

School District: Renton School District #403; Tukwila School District #406

SUMMARY (File No. 2303)

The City of Renton proposes the annexation of 1897 acres known as the West Hill Area. The annexation is proposed in response to interest expressed by citizens of the West Hill in joining the City of Renton.

The West Hill Area Annexation Notice of Intention is based upon a Resolution by the Renton City Council approving a plan to incorporate this territory. This annexation is proposed method pursuant to RCW 35A.14.015. Renton's City Council adopted the Resolution for annexation in December of 2008. The City of Renton Resolution calls for an annexation election to permit the citizens of the West Hill Area to ultimately decide whether or not to join the City of Renton.

The West Hill Annexation Area is located on the northwestern boundary of the City of Renton. The Annexation Area is generally bordered on the north by Rainier Avenue. The westernmost boundary generally follows the Burlington Northern Railroad Line (in the vicinity of I-5.) Martin Luther King Junior Way and SW Sunset Highway (immediately adjacent to the City of Renton) generally form the southern boundary of the West Hill Area. The eastern boundary of the site is entirely formed by the existing City of Renton.

The City of Renton reports that the proposed West Hill Annexation also 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, the application 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), which calls for public services to support permitted development.

The unincorporated West Hill Area is included in the "Land Use Element" of the City of Renton Comprehensive Plan. The Plan was established in 1995 and has been updated annually since that initial adoption. Based upon that Comprehensive Plan, and pursuant to RCW 35A.14, the City proposes annexation of the West Hill Area. The proposed West Hill Area Annexation would be consistent with the City of Renton Plan (e.g., Annexation Policies and Land Use Policies), including those provisions relating to land development, service provision, and mutual social and economic benefits – e.g., Objective LU-I, LU-36; LU-37.5; LU-41; LU-42.)

Annexation would permit the City of Renton to establish land use designations and zoning standards for West Hill. The City is likely to propose residential designations that permit less intensive uses than those designations established by King County for the West Hill Area. Annexation would permit development of primary land uses and corollary public services (e.g., roadways) as envisioned in RCW 36.70A and as appropriate to the West Hill Area. More specifically:

- As established by RCW 36.70A, upon annexation of the West Hill Area, the City is prepared to provide development review services and general administrative services to the annexation area under local, regional, and state standards. At present West Hill is substantially developed with approximately a range of single-family and multi-family dwellings housing approximately 14,608 persons in 6934 residential units, including single-family homes, multi-family homes, and mobile home. There are opportunities for redevelopment and new development which could bring new residents to the West Hill Area. At full development, the population of this community is estimated to house 18,311 persons in 6934 residential units.
- As established by RCW 36.70A, upon annexation the City is prepared to govern environmentally sensitive lands and water bodies within the West Hill Area through Renton Comprehensive Plan Goals and Policies, Critical Areas Ordinances, Surface Water Management guidelines, and other similar regulatory authorities. The City of Renton is prepared to provide environmental review (including evaluation and regulation of environmentally sensitive areas.) Environmentally sensitive areas in and near to West Hill would also be preserved with the proposed annexation.

Further, the West Hill Annexation is reported to be consistent with the King County Comprehensive Plan. Following are examples of King County Comprehensive Plan/Countywide Planning Policies that are addressed by the proposed West Hill Annexation:

U-115: The County shall provide adequate land capacity for residential, commercial and industrial growth in the urban unincorporated area.

U-204: King County shall support annexation proposals that are consistent with King County policies and the State Growth Management Act.

LU-31: The County should identify urban development areas within the Urban Growth Area

LU-32: The County should encourage cities to annex territory within their designated potential annexation area

LU-33: Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans

The proposed West Hill Annexation is reportedly consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). For example, this annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This area is linked to Renton by natural/built geographic features and by social fabric (e.g., similar land uses, regional and local open spaces and (e.g., topography, water bodies, roadways.)

Similarly the annexation would reportedly be consistent with Objective 2 which calls for the use of physical boundaries to determine an annexation area. The borders of the West Hill Area follow municipal lines, roadways, property lines and other physical boundaries.

This annexation would also reportedly be consistent with Objective 3, which calls for creation of logical service areas, and Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. Although the West Hill Area possesses a rather unusual configuration, the lands within these borders are specifically established for annexation by Renton under the City of Renton Comprehensive Plan (approved by the State of Washington). Further the boundaries of the proposed annexation area reflect citizen interest in affiliation with this local jurisdiction.

Note: City of Renton representatives have noted that the West Hill Potential Annexation Area has two sections along South Ryan Street that are jointly governed by the City of Seattle and King County. A similar situation exists for some parcels adjacent to Lake Washington Boulevard. Upon annexation the City of Renton would seek to adjust the boundary lines to ensure governance by a single jurisdiction.

With annexation to Renton, all services and land use regulations for the West Hill Area reportedly may be efficiently coordinated under unified regulatory authorities administered by a single local government unit. Upon annexation, the City of Renton will include the West Hill properties in its Service Area. The City of Renton has planned and can provide urban services to the area either directly or via agreements between the City and service providers.

More specifically, the City of Renton will assume responsibility for policing services to the West Hill Area. Currently Skyway/Bryn Mawr/Lakeridge District (No. 20) provides fire and emergency services to the West Hill Area. At annexation, the City will provide fire/emergency services to the West Hill Annexation properties. The City is working to develop a timely plan for transition of assets, real property, and personnel to the City from Fire District No. 20.

The Skyway Water and Sewer District, and Renton Water and Sewer Services will continue to provide water services and wastewater services to the area. The City reports that the Districts have sufficient capacity to accommodate the build out of the estimated remaining developable land in the entire proposed West Hill Annexation Area (1897 acres). The City will provide stormwater management systems in accord with the King County Surface Water Design Manual.

Area students would be served by the Renton School District and the Tukwila School District.

