

**S U M M A R Y**

<b>FILE NO.</b>	2231	<b>Thomas Guide Map No.</b>	657
		<b>Date Received:</b>	03/30/06
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<b>ENTITY</b>	City of Renton	<b>Date Distributed:</b>	04/03/06
		<b>Date Filed:</b>	
<b>ACTION</b>	Petition/Resolution by Renton City Council for Land Annexation (Election Method)	<b>Expiration 45 Days:</b>	05/14/06
<b>TITLE</b>	Preserve Our Plateau Annexation	<b>Board Meeting:</b>	04/20/06

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**Introduction:** The City of Renton, at the request of citizens, proposes annexation of the Preserve Our Plateau Area. The annexation has been proposed by the petition/election method (RCW 35A.14). The City has invoked jurisdiction to permit public review of the annexation proposal by the Washington State Boundary Review Board for King County, an independent, quasi-judicial agency.)

**Location** The Preserve Our Plateau Annexation Area is located on the eastern edge of the City of Renton. The Annexation Area is generally bordered on the west by the City of Renton. The remainder of the Annexation Area is bordered by Unincorporated King County.

**Land Area** 1475 acres

**Land Use** Existing: 1630 Single Family Homes  
Estimated Future: 2400 Single Family Homes

**Population** Existing: 4672 persons  
Estimated Future: 6212 persons

**Assessed Valuation** \$505,000,000

**County Comprehensive Plan Designation** Existing: Residential Use – Urban Density (R-4 – R-12); Office Uses

**County Zoning** Existing: R-4 (Primary Zoning Designation); R-6 (Permits 4 - 6 dwelling units per gross acre plus bonuses and transfer of development rights)

**City Comprehensive Plan** Proposed: Residential Uses (Low Density Single-Family Residential)

**City Zoning** Proposed: R-4 (Four dwelling units per net acre)

**District Comprehensive Plan** Not applicable.

**District Franchise** Not applicable

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

**ENTITIES/AGENCIES NOTIFIED:**

**King County Council Member(s)** Reagan Dunn

**King County:** Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

**Cities:** Not Applicable

**Fire Districts:** King County Fire Protection District No. 25; Eastside Fire and Rescue (District No. 10)

**Water Districts:** King County Water District No. 90; City of Renton Public Works Department

**Sewer Districts:** City of Renton Public Works Department

**School District:** Renton School District #403; Issaquah School District #411

## **SUMMARY (File No. 2231)**

The City of Renton proposes the annexation of 1475 acres, known as the Preserve Our Plateau Area.

The Preserve Our Plateau Area Annexation is proposed based upon a Resolution by the Renton City Council approving a plan to incorporate this territory. This Resolution was approved in February of 2006.

With the annexation application based upon the Resolution, the City of Renton has invoked jurisdiction at the Boundary Review Board. The City is seeking a public hearing in order to provide an opportunity for Preserve Our Plateau citizens to comment upon the proposed annexation. Further, the City of Renton Resolution calls for an annexation election to permit the citizens of the Preserve Our Plateau Area to ultimately decide whether or not to join the City of Renton.

The Preserve Our Plateau Annexation Area is located on the eastern edge of the City of Renton. The Annexation Area is generally bordered on the west by the City of Renton. The Annexation Area is bordered on the north, east and the south by unincorporated King County.

The unincorporated Preserve Our Plateau 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 Preserve Our Plateau Area.

The proposed Preserve Our Plateau 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., L-5.2.1, L-5.3.2, L-5.4, and L-5.6.)

The City of Renton reports that the proposed Preserve Our Plateau 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.

Annexation would permit the City of Renton to establish land use designations and zoning standards for Preserve Our Plateau. The City proposes residential designations that permit less intensive uses than those designations established by King County for the Preserve Our Plateau Area. Thus, 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 Preserve Our Plateau Area. More specifically:

- As established by RCW 36.70A, upon annexation of the Preserve Our Plateau 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 Preserve Our Plateau is substantially developed with approximately 1630 homes. There are opportunities for redevelopment and new development which could bring a total of approximately 2400 single-family homes to the Area.

- As established by RCW 36.70A, upon annexation the Preserve Our Plateau Area will be governed by the City of Renton's critical areas ordinances. 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 Preserve Our Plateau would also be preserved with the proposed annexation.

Further, the Preserve Our Plateau 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 Preserve Our Plateau Annexation:

FW-13: Cities are the appropriate providers of local urban services to Urban Areas.

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

U-203 Land within Urban Growth Area is encouraged to support the preponderance of population and employment growth.

U-301 King County should work with cities to support annexations within the Urban Growth Area when consistent with the King County Comprehensive Plan.

U-304 King County should support annexation proposals when such annexation would accommodate urban densities and efficient land use patterns consistent with the King County Comprehensive Plan.

The proposed Preserve Our Plateau 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 social fabric (e.g., similar land uses, regional and local open spaces and by natural/built geographic features (e.g., plateau terrain).

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. The present Preserve Our Plateau Area is an "island" of unincorporated land. Although the Preserve Our Plateau 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 in 1995). Further the boundaries of the proposed annexation area reflect citizen interest in affiliation with this local jurisdiction.

With annexation to Renton, all services and land use regulations for the Preserve Our Plateau 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 Preserve Our Plateau 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. For example, the City of Renton will assume responsibility for provision of fire/emergency services to the Preserve Our Plateau Annexation properties. The Renton Police Department would serve the residents. King County Water District No. 90 will continue to provide water services to the area.

The City of Renton would provide sewer services to the Preserve Our Plateau Area. Portions of the Annexation Area are currently being served by the City of Renton in areas in which Sewer Availability Certificates were issued prior to December of 2005. At that time, the City invoked a moratorium on the issuance of sewer availability certificates in the Annexation Area. Annexation would permit

citizens to determine the likely form of future development (together with the policies relating to the issuance of sewer availability certificates). The City has sufficient capacity to accommodate the build out of the estimated remaining developable land in the entire proposed Preserve Our Plateau Annexation Area (1475 acres).

Area students would be served by the Renton School District and the Issaquah School District. The City of Renton Library and the King County Library would be accessible to citizens.

Local and regional recreation facilities would be available to residents. Existing parks are available for utilization as currently developed and/or for redevelopment to preserve open spaces and upgrade recreational facilities.

This annexation would also reportedly be consistent with Objective 8, which calls for inclusion of urban areas within municipalities. Annexation would permit citizens to affiliate with a local government and thus to participate in the local government process.

The City of Renton has reportedly conducted fiscal analyses related to the proposed Preserve Our Plateau Annexation. Study findings report that existing facilities and services in the Annexation Area are generally adequate while less than levels of service provided to citizens of Renton. More specifically, municipal resources will be provided to ensure sufficient funds to serve the area in a manner that will address impacts on cost and adequacy of services, finances, debt structure or rights of other governmental units. The City is committed to hiring staff as necessary to ensure equivalent levels of service for the Preserve Our Plateau Area both at current development and at estimated maximum development.

Further, study findings indicate that the costs of services will be essentially offset by property taxes, standard service fees, and other revenues based on population. For example, upon annexation, property owners will assume their share of the regular and special levy rate of the City for capital facilities and public services.

If the City were to assume responsibility for this Area at current levels of development and current staffing levels, a subsidy would be required at an estimated \$284,658 each year (based upon 2006 values). At full development, estimated to occur in 2016, the subsidy would be reduced to \$132,224 per year (based on 2006 values).

The City reportedly supports the Preserve Our Plateau Annexation so that Renton may serve citizens of the area.