

King County is supporting and participating in the Subarea Plan and Annexation Feasibility being conducted by the City of Federal Way for the unincorporated Urban area to the East of the current city limits. This unincorporated area is designated as Federal Way's Potential Annexation Area.

Background/Purpose

Washington's Growth Management Act (GMA) requires preparation of a 20-year comprehensive plan addressing land use, rural use (counties only), housing, capital facilities, utilities, and transportation elements. Optionally, a city or county may choose to include subarea plans and/or other elements. The comprehensive plan must address property within the county or city jurisdictional boundaries. For cities, a comprehensive plan may also address an urban growth area beyond the city limits if an agreement is reached between the city and associated county. Pursuant to the GMA, urban growth must occur in designated urban growth areas, and urban governmental services should primarily be provided by cities.

Consistent with the GMA, King County's Comprehensive Plan identifies Urban Growth Areas where future urban development is targeted to occur. Through the GMA-required Countywide Planning Policies, the County, in consultation with the cities, helped facilitate the designation of Potential Annexation Areas (PAA) inside Urban Growth Areas. Within its designated PAA, a city would ultimately annex and provide services. The City of Federal Way adopted its Comprehensive Plan addressing its city limits in particular, as well as an identified PAA, largely to the east of I-5 and near the existing northwest City limits in the Redondo neighborhood.

Over time, property owners in the PAA have made annexation requests to the City of Federal Way, which requires the City make a thorough analysis of service/capital expenditures, revenues, and other issues. To review its PAA comprehensively and in advance of individual requests, the City of Federal Way, with the support of King County, is preparing a PAA Subarea Plan and Annexation Feasibility Study.

The Federal Way PAA Subarea Plan and Annexation Feasibility Study will produce two distinct but interrelated products: a Subarea Plan for integration into the City's Comprehensive Plan containing policies and plans and addressing the full range of land use, infrastructure, and environmental issues; and an Annexation Feasibility Study that will guide the City and inform the citizens about feasibility and phasing of annexations.

Phases of the Planning Process

The PAA Subarea Plan and Annexation Feasibility Study will generally proceed according to the following phases:

- **Inventory and Data Collection:** The inventory will identify current environmental, public service, and fiscal conditions.
- **Analysis:** Several analyses will be undertaken, including land use and population review, levels of service (roads, surface water, police, etc.), and preliminary cost and revenue estimates.
- **Draft Plan:** A Draft Subarea Plan will be prepared containing draft policies and plans. The Draft Plan will be the basis for environmental review and a thorough fiscal analysis.
- **Preferred Plan:** Based on public input and the fiscal review of the Draft Plan, a preferred Subarea Plan will be prepared. It will be the basis for final Annexation Feasibility analysis, including strategic alternatives such as annexation area phasing and service provision phasing.
- **Final Plan:** After public hearings, the Planning Commission will make recommendations and the City Council will adopt the Final Subarea Plan.

Public Participation

Key to the development of the PAA Subarea Plan and Annexation Feasibility Study will be public participation. Public participation methods for the PAA Subarea Plan and Annexation Feasibility Study will vary, allowing citizens to participate in a manner they find comfortable:

- Articles for inclusion in City and Utility District newsletters, and City and County web pages, as well as a link from the Federal Way School District web page to City and County web sites.
- PAA Steering Committee, Planning Commission, and City Council regular meetings open to the public.
- Public open houses where citizens can review information of interest relevant to their neighborhood, and talk individually with Officials and Staff.
- Public hearings before the Planning Commission and/or City Council to present formal testimony, including written comments in advance of the public hearings.

The PAA Steering Committee has been especially formed for the duration of the PAA Subarea Plan and Annexation Feasibility Study to act as a “sounding board” reviewing products of the Subarea Plan and Annexation Feasibility Study, and assessing the direction of the project, particularly the Subarea Plan. The Steering Committee members include:

- Eric Faison: Federal Way City Council
- Hope Elder: Federal Way Planning Commission
- Bill Drake: Federal Way Planning Commission
- Larry Gunn: Resident Representative
- Lois Kutcha: Resident Representative
- Paul Reitenbach: King County, Office of Regional Policy and Planning
- Dolores Shull: Federal Way Chamber of Commerce
- Geri Walker: Federal Way School District
- *Open*: Resident Representative

In particular for the public open houses and hearings, notification methods will generally include the following:

- Direct mail to persons that are on a mailing list.
- Listing on Federal Way and King County web pages.
- If timely, articles in the City and/or Utility Districts’ Newsletter for General Public Notification.
- Press Releases and Display ads in a local newspaper(s) for General Public Notification.
- ePress Release system, sending all City Hall Press Releases directly to email addresses.

If you would like to receive direct mail to your residence or business, please contact Rox Burhans, Associate Planner, City of Federal Way, Rox.Burhans@cityoffederalway.com, 253-661-4082, and provide your name and address. You may also register to receive ePress Releases in the City News section of the City of Federal Way website, www.cityoffederalway.com.

For Further Information

Questions or comments regarding the PAA Subarea Plan and Annexation Feasibility Study should be directed to Rox Burhans, Associate Planner, City of Federal Way, Rox.Burhans@cityoffederalway.com, 253-661-4082.