

S U M M A R Y

FILE NO.	2234	Thomas Guide Map No.	654
		Date Received:	05/23/06
		Date Distributed:	05/23/06
ENTITY	Southwest Suburban Sewer District	Date Filed:	
ACTION	Resolution for Annexation	Expiration 45 Days:	07/06/06
TITLE	2006-03 Island Annexation Seahurst Park	Board Meeting:	06/08/06

Location	The annexation area is entirely within the City Limits of Burien. The northern boundary of the site is generally formed by SW 144th Street. The western boundary is formed by Puget Sound. The southern boundary is located at approximately SW 150 th Street. The east boundary is formed by 24 th Avenue SW.
Land Area	Approximately 45 acres (61 parcels)
Existing Land Use	Single Family Residential
Population	Estimated at 127 people
Assessed Valuation	Approximately \$26,025,000
County Comprehensive Plan/County Zoning	Not applicable
City Comprehensive Plan	Low Density Residential Use
City Zoning	Residential (RS-12000 - maximum 4 units per acre)
District Comprehensive Plan	Southwest Suburban Sewer District Comprehensive Plan (Adopted 2006)
District Franchise	The City of Burien and the Southwest Suburban Sewer District have a Franchise Agreement which provides for service to properties in the 2006-03 – Seahurst Island Area.
Urban Growth Area (UGA)	The 2006-03 Island Annexation Area is located within the Urban Growth Area as established by the King County Comprehensive Plan.
SEPA Declaration:	An Environmental Checklist was prepared for the 2006-03 Island Area. A Determination of Non-Significance was issued in April 2006.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Dow Constantine

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: Burien; Normandy Park; Des Moines; SeaTac

Fire Districts: King County Fire Protection District No. 2 and No. 26

Water Districts: King County Water District No. 20, No. 49 and No. 54; Highline Water District

Sewer Districts: Midway Sewer District; Val Vue Sewer District

School District: Highline School District No. 401

SUMMARY - File No. 2234

The Southwest Suburban Sewer District proposes to annex approximately 45 acres of land (61 parcels) within the corporate limits of the City of Burien. The northern boundary of the site is generally formed by SW 144th Street (a vacated right-of-way). The western boundary is formed by Puget Sound. The southern boundary is located at approximately SW 150th Street. The eastern boundary is formed by 24th Avenue SW.

The Southwest Suburban Sewer District includes the Annexation Area in its Comprehensive Plan. Southwest Suburban Sewer District representatives report that the District has the necessary capacity to serve the 2006-03 Seahurst Island Area.

The 2006-03 Seahurst Island Annexation is being proposed by the Southwest Suburban Sewer District at this time in order to facilitate the provision of coordinated sewer services to currently developed properties and to new development. Annexation will also provide residents an opportunity to participate in elections for the Southwest Suburban Sewer District.

The Southwest Suburban Sewer District initiated this annexation proposal pursuant to RCW 57.24.170 (Annexation of Unincorporated Territory) which permits the District Board of Commissioners to resolve to annex territory that is less than 100 acres in size and has at least 80% of its boundaries contiguous to municipal corporations. The proposed annexation area (at 61 acres) includes boundaries that are essentially entirely contiguous to the existing District service area. A Resolution for Annexation was approved by the District on May 2, 2006.

Southwest Suburban Sewer District representatives report that the proposed annexation is also consistent with the King County Comprehensive Plan. The proposed Annexation specifically addresses King County Countywide Planning Policies. For example, the Annexation is reportedly consistent with Policies FW-29, FW-30 and FW-31 which call for areas within the Urban Growth Boundaries to be provided a full range of urban services. The Annexation is similarly consistent with Policies CO-1 – CO-13, F-203, F-245, and F-246 pertaining to the provision of public sewer services within the Urban Growth Area. Provision of sanitary sewer service also facilitates environmental protection consistent with the King County Comprehensive Plan.

Southwest Suburban Sewer District representatives state that the proposed annexation is also consistent with the City of Burien Comprehensive Plan. For example, the Annexation is reportedly consistent with City of Burien Goal UT-1 (Policy UT-1.6), and Goal UT-3 which address requirements for provision of urban services to lands within the City of Burien.

Within the 2006-03 Seahurst Island Annexation Area a total of two residences are currently being serviced by outside user agreements with the Southwest Suburban Sewer District. Within the existing 2006-03 Annexation Area, it is estimated that 50 parcels have on-site disposal systems and the remaining parcels are undeveloped.

The 2006-03 Seahurst Island Annexation will not have any impact on the City of Burien's underlying land designations, zoning, population allocations, or other public facilities/services associated with growth management planning for the 2006-03 Island Area. The City will continue to plan for and implement regulations for land designation/use, protection of environmentally sensitive areas (e.g., steep slopes, habitat), and for provision of public services/facilities to the Seahurst Island community.

With the incorporation of the 2006-03 Seahurst Island Annexation Area into the Southwest Suburban Sewer District's boundaries, the District will be able to provide service for future expansion. Further, the District has sufficient capacity to replace failed septic systems if such failures should occur.

Southwest Suburban Sewer District representatives report that the proposed annexation is consistent with RCW 36.93.180 (Objectives of the Boundary Review Board). For example, the annexation would be consistent with (Objective 1) Preservation of Natural Neighborhoods and Communities; (Objective 2) Use of Physical Boundaries; and (Objective 3) Creation of Logical Service Areas. Similarly, the

annexation would be consistent with Objective 4 and Objective 7 which call for regular and practical boundaries. The Southwest Suburban Sewer District reportedly has approved plans, technology, and resources required to provide coordinated, orderly service to properties within the District.

The Seahurst Island Area will continue to receive all other necessary public services (e.g., fire district services or water district services) from the City of Burien and/or regional service providers.