

S U M M A R Y

FILE NO.	2239	Thomas Guide Map No.	656
		Date Received:	08/16/06
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ENTITY	City of Renton	Date Filed:	
ACTION	Petition for Land Annexation	Expiration 45 Days:	09/29/06
TITLE	Hudson Annexation	Board Meeting:	09/13/06

Location	The site is located on the east side of the City of Renton. The northern boundary of the site abuts the southern boundary of the existing City of Renton. The northern boundary of the site is formed by Benson Road South and SE 168 th Street. The southern boundary of the site is generally formed by SE 169 th Street (if extended). The western boundary of the site is generally formed by 107 th Avenue SE (if extended). The eastern boundary is formed by 111 th Avenue SE.
Land Area	Approximately 13.69 acres
Land Use	<u>Current:</u> 17 single-family homes; 86 multi-family dwelling units <u>Future:</u> Approximately 105 single-family homes.
Population	<u>Current:</u> Approximately 194 persons <u>Future:</u> Approximately 211 persons
Assessed Valuation	<u>Current:</u> \$7,482,400. <u>Future:</u> \$7,632,000
County Comprehensive Plan Designation	Urban Residential Use; Commercial
County Zoning	R-12/R-18 (12/18 dwelling per gross acre); Neighborhood Business (NB)
City Comprehensive Plan	Residential Use – Single-Family/Low Density
City Zoning	Residential Use: R-8 (Maximum 8 dwelling units per net acre) R-10 (Maximum 10 dwelling units per net acre)
District Comprehensive Plan	City of Renton Comprehensive Water & Sewer District Plan
District Franchise	No franchise is required for service to the Hudson Area.
Urban Growth Area (UGA)	The site 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 proposed 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: Kent

Fire Districts: King County Fire Protection District No. 40; City of Renton Fire Department

Water Districts: Soos Creek Water and Sewer District; City of Renton Water Utilities Department

Sewer Districts: Soos Creek Water and Sewer District; City of Renton Sewer Utilities Department

School Districts: Renton School District No. 403

SUMMARY (File No. 2239)

The City of Renton proposes the annexation of approximately 13.69 acres, known as the Hudson Annexation. This annexation was proposed under the 60% petition method, pursuant to RCW 35A.14. Renton City Council adopted the petition for annexation in June of 2006.

The site is located on the east side of the City of Renton. The northern boundary of the site abuts the southern boundary of the existing City of Renton. The northern boundary of the site is formed by Benson Road South and SE 168th Street. The southern boundary of the site is generally formed by SE 169th Street (if extended). The western boundary of the site is generally formed by 107th Avenue SE (if extended). The eastern boundary is formed by 111th Avenue SE.

The unincorporated area is included 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 within the City together with protection of and provision of services to incorporated areas (e.g., LU-1; LU 37.3; LU-37.5; LU-36; LU-41, and LU-42).

The Hudson property owners are seeking annexation in order to develop properties under City of Renton regulations and to receive public services (e.g., sewer services) from Renton. Presently the area includes approximately 17 single-family residences and 86 multi-family dwellings. The City of Renton proposes residential zoning at R-8 – R-10 (maximum 8 -10 dwelling units per net acre) in order to achieve urban densities and efficiencies consistent with adopted Countywide goals and City policies for urban growth. In the City of Renton, at full development, Hudson would include a total of approximately 105 housing units which would house approximately 211 persons.

The City of Renton has planned for growth at this level of urban density and has established standards to guide ongoing uses and new development on the Hudson properties following annexation. More specifically, the City of Renton is prepared to provide development review based upon local standards and applicable King County guidelines. Similarly, the City will provide environmental review to the annexation area based upon local, regional and state regulations for protection of environmentally sensitive areas (e.g., sloped terrain, vegetated areas).

The City of Renton can directly provide (or contract for) urban services to the area. For example, upon annexation, the City will provide the Hudson Area with police services, fire protection services and emergency medical services. The City will also establish storm water management system requirements for the Hudson Area. Soos Creek Water and Sewer District will continue to provide water service to the Hudson Annexation Area. Soos Creek Water and Sewer District will provide sewer services to the Hudson Annexation Area.

City and County library facilities, law and justice facilities, and parks and recreation facilities (slated for improvements) would be available to the community. Children would continue to attend schools in Renton School District No. 403.

The City of Renton reports that the proposed 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, 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 also permit urban growth – and protection of environmentally sensitive areas – as envisioned in the Growth Management Act.

Further, the Hudson 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 Hudson 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: Population growth should be encouraged in Urban Growth Areas.

U-204: The County should support annexations that are consistent with Countywide Planning Policies and the State Growth Management Act.

U-208: Land capacity shall be provided for residential, commercial and industrial growth.

U-304: Growth should be focused within city boundaries.

The proposed Hudson 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 geographic features social fabric (e.g., similar land uses, open spaces, common terrain features).

Similarly, the annexation would be consistent with Objective 2, which calls for the use of physical boundaries to demarcate an annexation area. For the Hudson Area, boundaries are primarily formed by roadways and by existing City boundaries.

The Hudson Annexation would also be consistent with Objective 3, which calls for creation of logical service areas. Local residents have petitioned for annexation in order that all services and land use regulations affecting their area may be efficiently coordinated by a single local government unit. The City of Renton is prepared to govern and serve the area.

The proposed annexation is also reportedly consistent with Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. While the proposed annexation is small in size, the area lies within the Renton PAA and so this incorporation is consistent with City plans to govern and serve the area. This annexation would also be consistent with Objective 8, which calls for inclusion of urban areas within municipalities.

The City of Renton has conducted fiscal analyses related to the proposed Hudson Annexation. At full development, City expenditures are estimated at \$91,247 and revenues are estimated at \$58,797. The City will experience a net deficit of approximately \$30,000 – both a current development levels and at full development – although, property owners will assume their share of the regular and special levy rate of the City for capital facilities and public services.

However, City officials report that the jurisdiction will, nonetheless, have sufficient resources to serve the area without a significant impact with respect to cost and adequacy of services, finances, debt structure, or rights of other governmental units. Future capital needs and costs will be examined and funded through the Renton Capital Investment Program.

The City of Renton supports this annexation in order to serve citizens of the area. New residential development and coordinated services would benefit the greater Renton community.