

SUMMARY

FILE NO. 2418
ENTITY: CITY OF REDMOND
ACTION: PETITION METHOD
TITLE: NE 97TH STREET

THOMAS GUIDE MAP: 536
DATE FILED: 2/23/24
DISTRIBUTED: 3/8/24
EXPIRATION 45 DAYS: 4/8/24
BOARD MEETING: 3/14/24

NOI Link: <https://cdn.kingcounty.gov/-/media/king-county/independent/governance-and-leadership/government-oversight/boundary-review-board/docs/nois/2418.pdf?rev=9b8e8b1412454e56b86ac53ec37e07fa&hash=4EF52F0F87E2190E0FDEF6F7C6E673E3>

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| Introduction | The proposed annexation would add territory to the City of Redmond. The proposed annexation area is comprised of all 13 parcels that make up the NE 97 th Street Potential Annexation Area. |
| Location | The proposed annexation area is comprised of the NE 97 th Street Potential Annexation and is situated between the cities of Redmond and Kirkland. Specifically, the proposed annexation area is located in the Northwest Quarter of Section 3, Township 25 North, Range 5 East, Willamette Meridian. The area is bounded by 134 th Place NE to the north and east and 132 nd Avenue NE to the west. |
| Land Area | 13.5 acres |
| No. of Parcels | 13 |
| Parcel Nos. | 0325059160, 0325059155, 0325059155, 0325059134, 0325059039, 0325059045, 0325059052, 0325059108, 0325059053, 0325059087, 0325059082, 0325059093, 0325059257 |
| Existing Land Use | The proposed annexation area is comprised of 13 parcels, 4 of which are vacant. There are currently 8 dwelling units in the proposed annexation area (7 single family homes and 1 mobile home.) The current land use designation is urban residential medium. |
| Population | Approximately 20 residents |
| Assessed Valuation | \$10,620,000 |
| County Zoning: | R-4 |
| County Comprehensive Plan | The County Comprehensive Plan identifies this area as the NE 97 th Street Potential Annexation Area associated with the City of Redmond. It zones the area R-4. |
| City Comprehensive Plan/City Zoning | The City of Redmond has adopted pre-annexation zoning of R-5. The NE 97 th Street Potential Annexation Area is one of Redmond's potential annexation areas. Redmond's most recent comprehensive plan was adopted in 2011. It is currently working on its Redmond 2050 Plan. |
| Franchises/Interlocal Agreements | A franchise is not required. An ILA has not yet been negotiated. |
| Special Purpose Districts | Fire protection service would change from Redmond Fire Department under contract with Fire District 34 to Redmond Fire Department as part of its regular city service. |
| Urban Growth Area (UGA) | The proposed annexation territory is located within the Urban Growth Area. |
| SEPA Declaration: | N/A |

ENTITIES/AGENCIES NOTIFIED:

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| King County Councilmember: | Claudia Balducci, District 6 |
| King County Departments | KCIT, King County Council, Department of Assessments, Department of Community and Human Services, Department of Executive Services, Department of Local Services, Department of Natural Resources and Parks, King County Elections, King County Executive's Office, King County Prosecuting Attorney's Office, King County Sheriff's Office, Public Health Seattle & King County |
| Cities: | Seattle, Mercer Island, Newcastle, Issaquah, Sammamish, Bellevue, Medina, Clyde Hill, Hunts Point, Yarrow Point, Beaux Arts, Kirkland, Duvall, Woodinville, Bothell, Kenmore, Lake Forest Park, Shoreline |
| Fire Districts & Regional Fire Authorities: | Shoreline Fire Department, King County Fire Protection District No. 16, Woodinville Fire and Rescue, King County Fire Protection District No. 45, King County Fire Protection District No. 34, King County Fire Protection District No. 10, King County Fire Protection District No. 27, King County Fire Protection District No. 25, Renton Regional Fire Authority |
| Water Districts: | Woodinville Water District, Lake Forest Park Water District, North City Water District, King County Water District No. 117, Coal Creek Utility District, Sammamish Plateau Water and Sewer District, Northshore Utility District, Northeast Sammamish Sewer and Water District, |
| Sewer Districts: | N/A |
| School District: | Shoreline, Seattle, Northshore, Lake Washington, Riverview, Snoqualmie Valley, Bellevue, Issaquah, Renton, Mercer Island |
| Other: | Puget Sound Regional Council, Puget Sound Energy |

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The City of Redmond "Redmond" proposes to annex the approximately 13.5-acre NE 97th Street Potential Annexation Area (PAA) of Unincorporated King County. This PAA is assigned to Redmond. This proposed annexation area "the Territory" is comprised of thirteen parcels and is located within the Urban Growth Area as identified under the WA State Growth Management Act and the King County Comprehensive Plan. The Territory is currently zoned R-4, urban residential medium. However, Redmond has adopted a denser pre-annexation zoning of R-5. Four of the Territory's parcels are currently vacant, while the others are currently used for single family residential housing (7 houses and one mobile home.) Redmond officials report that additional housing development is planned for the Territory upon annexation.

Redmond initiated this annexation proposal, based upon a property owner petition, pursuant to RCW 35A.14.120 (Annexation of Unincorporated Territory to a Charter Code City) which permits annexation of territory by a city's legislative body. The Redmond City County accepted an annexation proposal from at least 10% of property owners in the annexation area on September 5, 2023. A petition for annexation was then filed with Redmond which was signed by property owners representing at least 60% of the proposed annexation area in January 2024. This petition was certified by the King County Assessor's Office on February 12, 2024.

Redmond officials report that city services will be available to the Territory upon annexation. Specifically, Redmond officials report the following general service changes to the Territory upon annexation:

| Service | Provider before annexation | Provider after annexation | Notes |
|-------------------------------|---|-----------------------------------|--|
| Police | King County Sheriff | City of Redmond Police Department | |
| Fire | Redmond Fire Department, under contract with Fire District 34 | Redmond Fire Department | |
| Library | King County Library System | King County Library System | |
| Parks & Recreation | City of Redmond | City of Redmond | |
| Water | City of Redmond | City of Redmond | Extension and improvement of services would be funded by new development |
| Sewer | Septic tanks | City of Redmond | Extension of services would be funded by new development |
| Solid Waste | Waste Management | Waste Management | The city will notify the provider upon annexation which will begin the ten-year grace period |

Redmond has reportedly conducted a fiscal analysis related to the proposed annexation of the Territory. Based upon this analysis, Redmond officials report that municipal services to Territory would not have a significant impact on its costs or to the costs of other jurisdictions. Specifically, Redmonds predict that it will experience a small gain in property tax income (\$9,188,) but this this would be paired a similar loss (-\$10,658) as it will no longer be paid by King County Fire District No. 34 for fire service to the Territory. Further, Redmond officials predicts that King County will experience a small loss (-\$15,184) in Roads

revenues. However, the provided financial analysis does not detail the financial impact for either Redmond or King County associated with the change of police services from the King County Sheriff's Office to the Redmond Police Department. Finally, animal services will continue to be provided by Regional Animal Services of King County (RASKC,) but service (costs not detailed in financial analysis) will now need to be funded by the Redmond via its contract with RASKC.

Redmond representatives state that the proposed action is consistent with applicable provisions of the Growth Management Act (RCW 36.70A.020), the Redmond Comprehensive Plan, the King County Comprehensive Plan and King County Countywide Planning Policies. Per Redmond staff, the Growth Management Act, Redmond Comprehensive Plan, King County Comprehensive Plan and King County Countywide Planning Policy sections which support this action include:

Growth Management Act

"The first objective of the Growth Management Act is to encourage development in urban areas that have adequate public facilities and access to services. The annexation proposal conforms specifically with this objective as the NE 97th street annexation is located within the city's Potential Annexation Area and within the County's Urban Growth Area shown in the King County Comprehensive Plan. The area is urban in nature, surrounded by incorporated territory of the City of Redmond and the City of Kirkland. Some services such as Water and Fire Prevention are already provided by the City of Redmond."

Redmond Comprehensive Plan

- **A-8:** Pursue actively the annexation of all land within the Potential Annexation Area (PAA) in collaboration with residents or property owners within the PAA and concurrently adjust growth targets between the City and County.
- **A-9:** Provide all necessary City of Redmond support for annexation efforts.
- **A-10:** Require annexation prior to extending utility service to utility service to unincorporated areas except for the following cases:
 - Where Redmond is required to serve due to preexisting service agreements.
 - Where an individual well or septic failure occurs, immediate annexation is not possible or expedient, and the property owner is willing to sign an agreement to annex the property in a timely manner.
- **A-11:** Use easily identified landmarks for boundaries, such as streets, streams, and permanent physical features; strive to retain neighborhood integrity in adjusting Potential Annexation boundaries.
- **A-15:** Require to the extent practical that individual annexation proposals have logical boundaries that include streets, natural topographical breaks, streams, and other physical features.
- **A-16:** Avoid individual annexations that create islands or unincorporated land.
- **A-18:** Support preservation of the existing Urban Growth Area (UGA) near Redmond except for changes supporting annexation of municipally owned facilities such as parks. Participate and collaborate with King County and the other cities on UGA issues.
- **A-19:** Support permanent protection of designated rural and agricultural lands outside of the Urban Growth Area, including the Bear and Evans Creek floodplains, wetlands and salmon habitats.

King County Comprehensive Plan

- **RP-108** King County shall implement the Countywide Planning Policies through its Comprehensive Plan and through Potential Annexation Area, pre-annexation and other interlocal agreements with its cities.
 - *"The proposed annexation implements this policy by annexing this urbanized unincorporated Potential Annexation Area into the City of Redmond."*

- **RP-113** The Comprehensive Plan Land Map is adopted as part of this Plan. It depicts the Urban Growth Area, Urban Growth Area Boundary, Rural Area, Natural Resource Lands, and other land uses. The Land Use Map at the end of this chapter generally represents the official Comprehensive Plan Land Use Map.
 - *“The proposed annexation is one of the PAAs established in the King County Comprehensive Plan Land Use Map.”*
- **RP-203** King County shall continue to support the reduction of sprawl by focusing growth and future development in the Urban Growth Area, consistent with adopted growth targets.
 - *“The proposed annexation supports the policy of reducing sprawl as it is located inside the Urban Growth Area and has future development potential.”*
- **U-204** King County shall support annexation proposals that are consistent with the Countywide Planning Policies and the Washington State Growth Management Act, when the area proposed for annexation is wholly within the annexing city’s officially adopted PAA, and when the area is not part of a contested area.
 - *“The proposed annexation is completely within the officially adopted PAAs. It is not within a contested area and is consistent with the Countywide Planning Policies and the Growth Management Act.”*
- **F-102** King County shall work with cities, special purpose districts, other local service providers and residents to identify and distinguish local, countywide, and regional services. Over time, cities will assume primary responsibility for coordinating the provision of local services delivery in urban areas. In general, the county will continue to provide local services delivery within the Rural Area and Natural Resource Lands. Special purpose districts may still provide services, where appropriate. The county will also assume primary responsibility for coordinating the provision of countywide services, including countywide services that must be delivered within city boundaries. The county will also work with cities, special purpose districts, and other counties to identify regional service and facility needs and develop strategies to provide them.
 - *“The City of Redmond is prepared to assume primary responsibility to provide service delivery to the area.”*

King County Countywide Planning Policies

- **DP-2:** Prioritize housing and employment growth in cities and centers within the Urban Growth Area, where residents and workers have higher access to opportunity and high-capacity transit. Promote a pattern of compact development within the Urban Growth Area that includes housing at a range of urban densities, commercial and industrial development, and other urban facilities, including medical, governmental, institutional, and educational uses and schools, and parks and open space. The Urban Growth Area will include a mix of uses that are convenient to and support public transportation to reduce reliance on single occupancy vehicle travel for most daily activities.
- **DP-4:** Focus housing growth in the Urban Growth Area within cities, designated regional centers, countywide centers, locally designated local centers, areas of high employment, and other transit supported areas to promote access to opportunity. Focus employment growth within designated regional and countywide manufacturing/industrial centers and within locally designated local centers.
 - *“The proposed annexation promotes compact development within the Urban Growth Area, and it has potential to accommodate future housing growth.”*
- **DP-24:** Designate Potential Annexation Areas in city comprehensive plans and adopt them in the Countywide Planning Policies. Affiliate all Potential Annexation Areas with adjacent cities to ensure they do not overlap or leave unincorporated islands between cities. Except for parcel or block-level annexations that facilitate service provision, commercial areas, and residential areas shall be annexed holistically rather than in a manner that leaves residential urban unincorporated islands. Annexation is preferred over incorporation.
 - *“The proposed annexation is one of the city’s Potential Annexation Areas.”*

- **DP-28:** Facilitate the annexation of unincorporated areas that are already urbanized and are within a city's Potential Annexation Area to increase the provision of urban services to those areas.
 - *"The proposed annexation is an island of unincorporated area surrounded by urban incorporated territory."*
- **DP-28** Allow cities to annex territory only with their designated Potential Annexation Area as shown on the Potential Annexation Areas Map in Appendix 2. Phase Annexations to coincide with the ability of cities or existing special purpose districts to coordinate the provision of a full range of urban services to areas to be annexed.
 - *"The City of Redmond is prepared to provide government services to this area, including police, local government, and other community services. The area receives fires suppression and emergency service from Redmond as it is within the Fire District 34 service area. Water service is provided by the City of Redmond. This would not change with annexation. When the area is redeveloped sewer service would be extended."*
- **DP-30:** Evaluate proposals to annex or incorporate unincorporated land based on the following criteria:
 - a) Conformance with Countywide Planning Policies including the Urban Growth Area boundary;
 - b) The ability of the annexing or incorporating jurisdiction to provide urban services at standards equal to or better than the current service providers; and
 - c) The effect of the annexing or incorporating jurisdiction to serve the area in a manner that will avoid creating unincorporated islands of development.
 - d) The ability of the annexing or incorporating jurisdiction to serve the area in a manner that addresses racial and social equity and promotes access to opportunity; and
 - e) Outreach to community, the interest of the community in moving forward with a timely annexation or incorporation of the area.
 - *"The proposed annexation supports this policy in that:*
 - a) *The proposed annexation is located within the city's Potential Annexation Area*
 - b) *The city of Redmond should provide an increased level of urban services, specifically police*
 - c) *and eventually sewer service.*
 - c) *The proposed annexation does not create an unincorporated island of development.*
 - d) *The proposal was brought to the City of Redmond by the property owners under the Direct Petition method."*
- **PF-3:** Provide reliable and cost-effective services to the public through coordination among jurisdictions and special purpose districts.
- **PF-4** Recognize cities as the appropriate providers of services to the Urban Growth Area, either directly or by contract. Extend urban services through the use of special districts only where there are agreements with the city in whose Potential Annexation Area the extension is proposed. Within the Urban Growth Area, as time and conditions warrant, cities will assume local urban services provided by special service districts.
 - *"The City of Redmond will be the provider of local urban service once the territory is annexed."*
- **PF-12:** Require all development in the Urban Growth Area to be served by a public sewer system except:
 - a) Single-family residences on existing individual lots that have no feasible access to sewers may utilize individual septic systems on an interim basis; or
 - b) Development served by alternative technology that:

- 1) Provide equivalent performance to sewers;
- 2) Provide the capacity to achieve planned densities; and
- 3) Will not create a barrier to the extension of sewer service within the Urban Growth Area.
 - *“The City of Redmond will work with the property owner regarding sewer extensions necessary for any redevelopment of the site.”*

Redmond officials report that the proposed annexation of the Territory is consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). Specifically, RCW 36.93.180 requires that such actions be evaluated with respect to nine objectives. In this application, the Redmond has identified the two following key objectives as being potentially relevant for specific consideration:

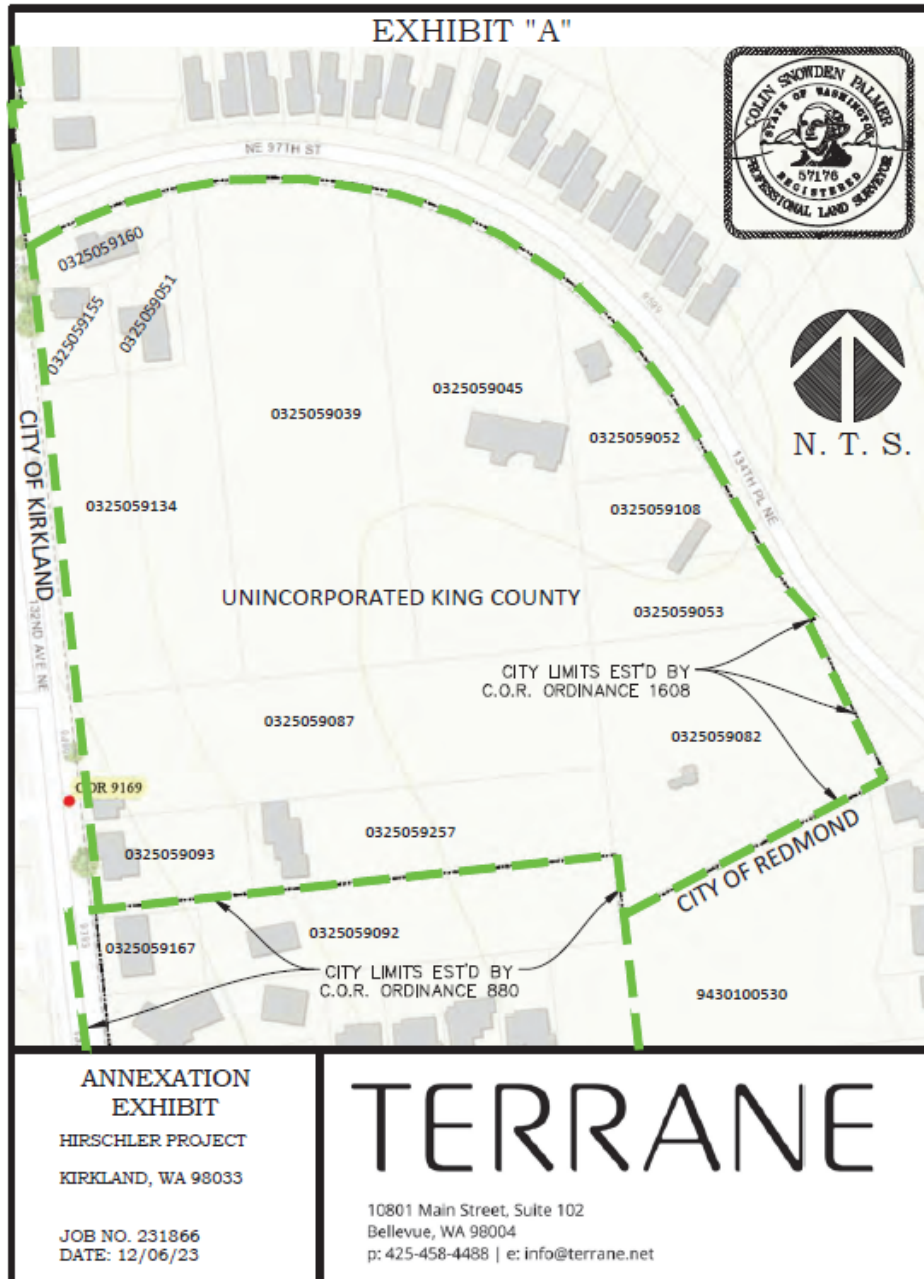
- Objective 1:** Preservation of natural neighborhoods and communities
 - *“There are no anticipated detrimental impacts to existing communities or neighborhoods as a result from the proposal.”*
- Objective 2:** Use of physical boundaries, including but not limited to bodies of water, highways, and land contours
 - *“The proposal is bounded by parcel lines, and Kirkland’s city limits. Acceptance of the proposal will annex an island of unincorporated territory to the city of Redmond and create a straight boundary with the City of Kirkland.”*
- Objective 3:** Creation and preservation of logical service areas
 - *“The area is served by the City of Redmond for water and KC Fire District 34. Annexation will not impact water or fire service. The area currently has septic tanks and at the time it is redeveloped, sewer service would be extended. The UTC Garbage Hauler will continue to provide service for up to 10 years, before the area is wrapped up into the city contract and rates.”*
- Objective 4:** Prevention of abnormally irregular boundaries
 - *“The annexation will not create an irregular boundary.”*
- Objective 7:** Adjustment of impractical boundaries
 - *“The proposal is not being undertaken to adjust impractical boundaries.”*
- Objective 8:** Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character
 - *“The area is currently surrounded by incorporated urban area and it is designated by King County for urban development with a low residential zoning.”*
- Objective 9:** Protection of agricultural lands.
 - *“The proposal is not being undertaken to adjust impractical “boundaries.”*

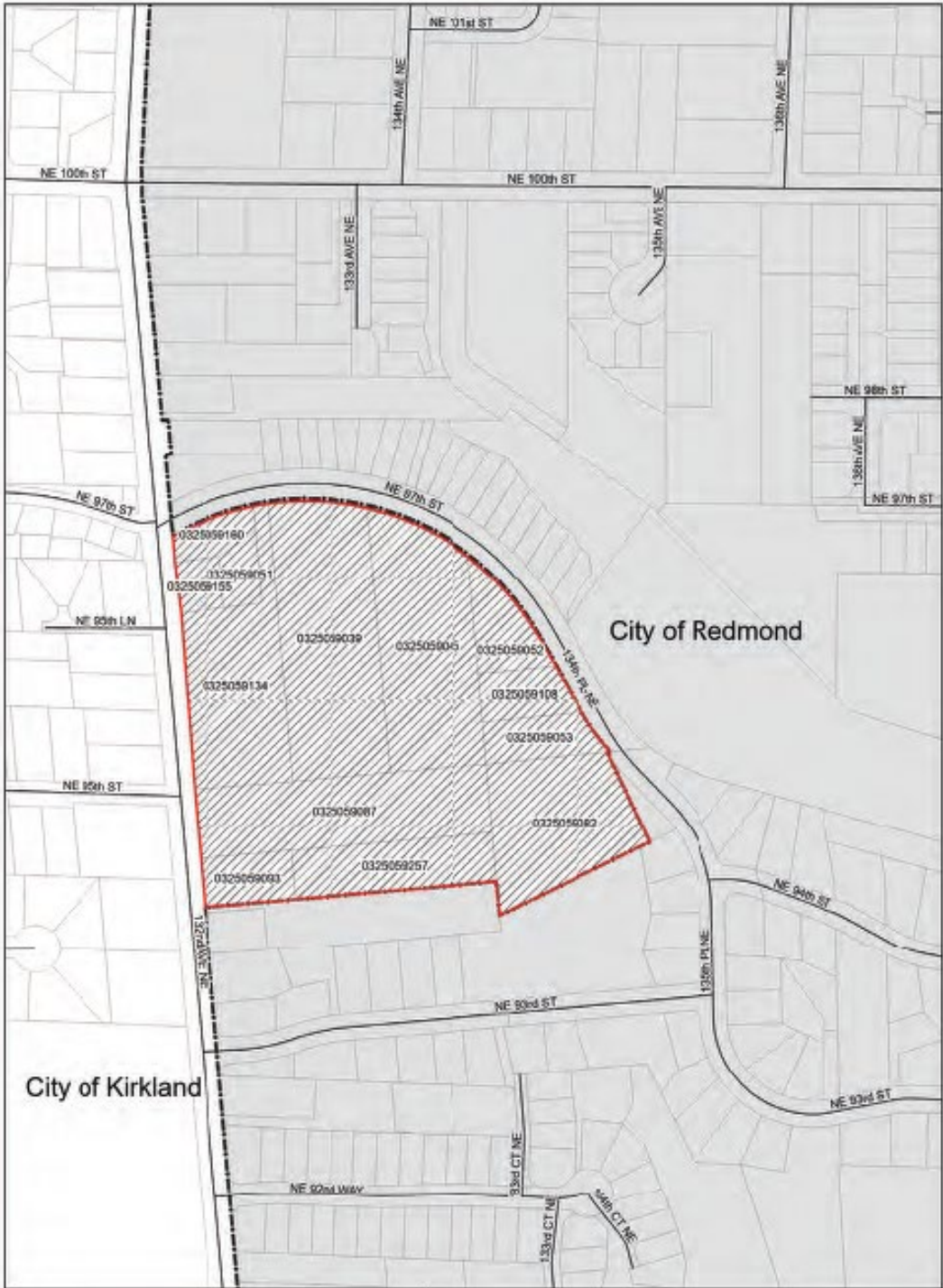
MAPS - FILE NO. 2418

FILE NO. 2418-CITY OF REDMOND - NE 97TH STREET ANNEX. MAPS

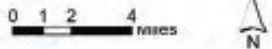
Link to Unmarked Assessor's Office Map - NW 03-25-05

https://aqua.kingcounty.gov/assessor/emap/InternetPDF/qs_NW032505.pdf





**NE 97th Street
Annexation Area**
Exhibit 5. Vicinity map



Legend

- Annexation Boundary
- City Limit
- Parcel
- Centerline



Date: 2/20/2024