



City of Woodinville
Washington State Boundary Review Board Notice of Intent
Brown Annexation

I. BACKGROUND/MAPS

A. Basic Information

1. The proposal known as the Brown Annexation is located on the southwest corner of NE 171st Street and 140th Avenue NE within the City's Urban Growth Boundary. The annexation proposal consists of 3 parcels equaling a total of 1.75-acres. The proponent stated to the City Council the reason for requesting the annexation is because he wishes to work with the local jurisdiction on matters related to this property.

The annexation proposal has followed the new petition method recognized under RCW 35.13.

The City's completed the annexation process as follows:

- i. The City received a Petition for Annexation from Mr. Robert Brown, successor of Mrs. Francis Brown on June 30, 2003, (which included Dr. Harold Olson and Walter Fogle's parcels), to annex 3 parcels of approximately 1.75-acres into the City of Woodinville.
- ii. The Petition for Annexation contains Mr. Robert Brown's, Dr. Harold Olsson, and Walter Fogle's signature, therefore representing the required total number of qualified voters/owners residing/owning the area to be annexed.
- iii. The proposed annexation area is located in unincorporated King County.
- iv. The Washington State Growth Management Act provides for annexations within established Urban Growth Boundaries. The proposed annexation parcel is within the Urban Growth Boundary and is adjacent to the City limits.
- v. The City Council requires a pre-annexation Comprehensive Plan and Zoning designation for the Brown proposal.
- vi. The proponents requested pre-annexation Comprehensive Plan and Zoning designations of Office (O). Staff recommended Office designations.
- vii. The Planning Commission held a Public Meeting on February 19, 2003 recommended a pre-annexation land use designations of Office.
- viii. The City Council declared pre-annexation Comprehensive Plan and Zoning designations of Office for the Brown Annexation as recommended by the Planning Commission.



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- ix. The City Council held the required meeting on July 21, 2003, to meet and accept the Notice of Intent authorizing them to circulate an annexation petition pursuant to the new amended state law reinstating an annexation by petition and to reaffirm the adoption of Office O - zoning as recommended by the Planning Commission (the pre-annexation zoning was established when two other attempts to annex the area were proposed, but negated due to changes in the annexation laws. Therefore the annexation process is out of sequential order).
 - x. The City Council held a public hearing on August 4th, 2003, to receive public comment on the annexation. No public comment was given.
2. The Brown Annexation Petition has been certified by the King County Elections and is attached as Exhibit 2.
 3. Pursuant to WAC 197-11-800(6)(d) the Brown Annexation proposal is exempt from SEPA review.
 4. The legal description has been verified by King County as shown in Exhibit 3.

B. Maps

1. King County Assessor's maps are attached as Exhibit 4.
2. Copies of all maps are exhibits attached to this Notice of Intent as follows:
 - a) City of Woodinville Boundary. (Exhibit 5)
 - b) City limits (Exhibit 5)
 - c) Physical Features (Exhibit 5)
 - d) Boundary of surrounding cities and other agencies including water, sewer, fire, school, hospital, and/or library districts. Please see (Exhibit 6 through 11).
 - e) Streets surrounding proposed annexation site (Exhibit 12)
 - f) Distinction of Urban Growth Boundary (Exhibit 12)
 - g) The proposed annexation does not require a boundary service agreement. All service jurisdictions will remain the same except that municipal services will now be provided by the City of Woodinville.
 - h) No lots are being divided as a result of this annexation.
3. Map of the current City limits (Exhibit 5)



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II. EVALUATION CRITERIA

A. Overview

1. Population of proposal; what percentage is that to existing entity?
The existing entity is 3 parcels, 1 parcel vacant, 1 parcel includes a pre – school with no permanent residents and 1 parcel with a single family resident where 1 person resides, therefore the proposed annexation area has a population of 1.
2. Territory (number of acres).
The territory includes 1.75 acres.
3. Population density.
The Olsson Annexation population density for the area is one.
4. Assessed valuation.
The total assessed valuation of the annexation area is \$985,117.

B. Land Use

1. Existing.
The existing land use consists entirely of a three parcels with an existing King County urban zoning of R-4, four dwelling units per acre with a special district overlay.
2. Proposed: immediate or long range.
The Woodinville City Council approved pre-annexation land use designations as follows:

⇒ **Comprehensive Plan:**

Office – *This designation provides for pedestrian and transit-oriented developments that provide space for professional services and related employment activities.*

⇒ **Zoning:**

Office – *provide for pedestrian and transit-oriented high-density employment uses together with limited complementary retail and higher residential development in locations where the full range of commercial activities is not desirable. These purposes are accomplished by:*

- (a) *Allowing for uses that will take advantage of pedestrian-oriented site and street improvement standards;*
- (b) *Providing for higher building heights and floor area ratios than those found in the GB zone;*
- (c) *Reducing the ratio of required parking to building floor area;*



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- (d) *Allowing for on site convenient daily retail and personal services for employees and residences; and*
- (e) *Excluding auto-oriented, outdoor or other retail sales and services, which do not provide for the daily convenience needs of on-site and nearby employees or residents.*

Use of this zone is appropriate in office areas designated by the Comprehensive Plan, which is served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

C. Comprehensive Plans/Franchise(s)

1. Is the proposed action in conformance with the Countywide Planning Policies, specific policies apply to this proposal?

The Brown proposal is consistent with the policies in the County-wide Planning Policies as stated below:

☞FW-12: Provide enough land to accommodate future urban development.

The Brown Annexation property is contiguous to the City of Woodinville city limits and the City's downtown commercial area. Since the City and the County have designated the subject area as an urban growth area, the proposal meets the policy.

☞LU-26: Identify urban development within the UGA (Urban Growth Area).

The annexation property is zoned urban and is within the Urban Growth Boundary. The property has previously been designated as urban.

☞RP-101: King County shall strive to provide a high quality of life for its residents by working with cities, special purpose districts and residents to develop attractive, safe and accessible urban communities, retain rural character and rural neighborhoods, support economic development, maintain resource lands and preserve the natural environment.

As stated above, the property is located among other commercial development and is naturally an extension of urban development without encroaching into rural land uses.

2. King County Comprehensive Plan/Ordinances

- a) How does County planning under Growth Management Act (GMA) relate to this proposal?

As required under GMA, King County established an Urban Growth Area in concert with the City of Woodinville. Establishing the urban growth area allows the City of Woodinville to plan for future growth in the



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surrounding County. The proposed annexation falls in unincorporated King County jurisdiction, within the Woodinville Urban Growth Area.

b) What comprehensive plan policies specifically support this proposal?

The King County Comprehensive Plan policies that support the annexation proposal include:

☉U-201: King County should work with the cities to focus Countywide growth within their boundaries and should support annexations within the Urban Growth Area when consistent with the King County Comprehensive Plan and countywide Planning Policies.

The annexation property is within the established Urban Growth Area.

☉U-207: After Potential Annexation Area boundaries have been finalized consistent with Policy U-204 (Identify Potential Annexation Areas, PPA.), King County shall work with the cities to jointly develop service agreements to address land use policies and consistent public improvement standards in the Potential Annexation Areas.

The Brown Annexation area is a portion of one of two Urban Growth Areas in King County adjacent to the City limits. These areas are essentially recognized as potential annexation areas. Not only are they located adjacent on the map, their physical association (relationship) is oriented towards the City and is urban in character. This area would receive urban level services provided by the City upon annexation. The City of Woodinville provides many direct services to its residents. The City also contracts with King County for police services and some public works services. Service transition would essentially be seamless to the annexation area property owners.

The City has adopted public improvement standards. The street used to access the area properties is via an improved City street.

d) What is the adopted plan classification/zoning? (Please include number of lots permitted under this classification.)

The King County Comprehensive Plan designation for the Olsson Annexation property is Urban Residential 4-12 du/ac. The City Council adopted pre-annexation Comprehensive Plan and Zoning designations of Office. These designations were selected for the following reasons:

- *Property location at commercial intersection*
- *Consistent with zoning to southeast*
- *Office zoning serves as transitional zoning*



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These Designations are consistent with the vision, goals and policies of the City of Woodinville Comprehensive Plan.

- e) Will city regulation(s) supplant King County regulations for the protection of sensitive areas, preservation of agricultural or other resources lands, preservation of landmarks or landmark districts, or surface water control? If so, describe the city regulations and how they compare to the County regulations. ***Woodinville Comprehensive Goals and Policies and municipal regulations take into account preservation of sensitive areas, agricultural land and resource land, landmarks, and surface water.***

The following City of Woodinville adopted policies:

- ☞LU-3.2: Preserve the existing natural development that balances residential and business uses.***
- ☞PRO-3: To create and preserve a variety of open space to maintain and enhance the quality of life.***
- ☞ENV-3: To preserve and enhance aquatic and wildlife habitat.***
- ☞ENV-5: To protect and improve water quality***

are consistent with the following related County adopted goals and policies:

- ☞FW-4: Require the protection and enhancement of natural ecosystems and the recognition of natural constraints and sensitive areas.***
- ☞FW-4: Regulate land use and development to protect sensitive areas.***
- ☞CA-12: Require land use regulations that reduce flood hazards.***
- ☞CA-5: Protect groundwater.***
- ☞CA-10: Require use of best management practices.***

The City's regulations (Woodinville Municipal Code or WMC) protect sensitive areas, agricultural and other resource lands, landmarks, sensitive areas, and surface water in the code sections listed below (Exhibit 15):

- WMC 14.04 Environmental Protection***
- WMC 14.06 Water Quality***
- WMC 14.09 Surface Water Run-Off Policy***
- WMC 21.12 Development Standards – Density and Dimensions***
- WMC 21.24 Environmentally Sensitive Areas***
- WMC 21.31 Landmark Protection and Preservation***

C. Proponent's Comprehensive Plan/Franchise

1. How does City planning under the Growth Management Act (GMA) relate to this proposal?



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The City of Woodinville plans under the Growth Management Act and has created an Urban Growth Boundary through joint efforts with King and Snohomish Counties. The proposed annexation area is located within the Urban Growth Boundary (UGB) distinguished between City of Woodinville and King County. The City can adequately provide urban services to the residents within the Brown Annexation area. The City adopted criteria for accepting annexations in its Comprehensive Plan. The criteria is met as follows:

☛ **LU-11.1** Phase annexations in accordance with efficient provision of necessary services. Support annexation proposals that meet the following criteria:

- (1) Urban level public services (including police and fire protection, schools, transportation, sewer, water, and general government services) can eventually be provided to annexation areas.
Compliance: The annexation area is currently serviced by the same providers as City residents therefore, urban level public services are available. The City will provide municipal public services. Services contracted by the City with the County will automatically cover the annexation area according to King County Office of Regional Planning.
- (2) The annexation does not create any pockets of unincorporated areas or special service districts.
Compliance: The annexation area borders the City on two sides. The proposal will not create any pockets of unincorporated areas or special service districts. The property is served by City streets.
- (3) The City has adopted a land use plan for the annexation area.
Compliance: On April 7, 2003, the City approved a pre-annexation Comprehensive Plan designation of Office and the corresponding zoning of Office that will become effective upon completion by the BRB of the annexation.
- (4) Residential areas contain potential urban densities unless environmental constraints preclude these densities.
Compliance: The annexation property is located on a commercial intersection. Three of the corners contain commercial uses. Residential use would not be a permitted use on this parcel under the City's Office zoning. Therefore, the annexation property is not subject to this criteria.



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(5) Annexations include greenbelts and/or open spaces.

Compliance: The annexation is fairly small (1.75 acres) but when developed/redeveloped, the area will be required to have the appropriate landscaping and buffers under City of Woodinville development regulations and standards.

2. Has your city adopted a Potential Annexation Area (PAA) under the Growth Management Act? Have you negotiated PAA agreements with neighboring cities?
The City of Woodinville has not adopted potential annexation areas, however the City has adopted an Urban Growth Boundary to project and account for potential growth around the City. The City of Woodinville's UGA within King County is extremely small (15.44 acres) and does not have a shared boundary with any other community, consequently there is no need to develop a PPA or a PAA agreement. The majority of the City's UGA is located north of Woodinville in Snohomish County.
3. Is this proposal in your adopted Comprehensive Plan, or will a plan amendment be required? If so, when will that amendment be completed?
The proposed area was not originally identified with a City Comprehensive Plan designation but shown within the City's Urban Growth Boundary. A Comprehensive Plan Amendment will become effective following the adoption of the annexation ordinance by the City Council.
4. When was your Comprehensive Plan approved?
The City's Comprehensive Plan was adopted in July 1996 with annual updates through December 2, 2002.
5. Is a franchise required to provide service to this area? If so, is the area included within your current franchise?
A franchise is not required as a part of this annexation action.
6. Has this area been the subject of a pre-Annexation Zoning Agreement? If so, please enclose a copy of the agreement.
A pre-annexation zoning agreement is not required for the Brown Annexation. The City Council adopted pre-annexation zoning for the proposed properties making them subject to City standards and regulations applicable to these designations.
7. What is the proposed land use designation in your adopted Comprehensive Plan? When were your proposed zoning regulations adopted?
The City's Comprehensive Plan designation adopted for this property is Office. Zoning regulations that would apply to the annexation area were adopted in 1997 with periodic updates through 2001.



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D. Revenues/Expenditures

1. Estimate City expenditures.
There would not be a significant increase in City expenditures as a result of the annexation.
2. Estimate City revenues to be gained.
The City of Woodinville would gain approximately \$1751 annually in revenue from property tax of annexation properties. The City will collect additional utility taxes from any future development.
3. Estimate county revenues lost.
King County would lose an estimated \$2097 in revenue from property tax and assessments as a result of the annexation.
4. Estimate County expenditure reduction.
The City would provide services that the County currently provides to the residents including land use services, development permitting, public works services, and police services. Therefore, the City will pay for the expenses of providing these services.
5. Estimate fire district revenue lost.
The fire district will not lose any revenue as a result of the annexation as the properties will remain within the current fire service provider's district.
6. Estimate fire district expenditure reduction.
The fire district expenditures will not change since the annexation would not change district boundaries.

E. Services

1. Water – ***The current water service provider is the Woodinville Water District for the subject properties and also serves City residents. The District will remain the water service provider.***
 - a) Directly or by contract?
The property would receive direct access to water from the Woodinville Water District.
 - b) Storage location(s), capacity?
Hollywood Reservoir is the storage location
 - c) Mains to serve the area (diameter; location).
There is a 12-inch DI water main fronting the annexation property on the north boundary and an 8-inch water main that fronts the property to the east.
 - d) Pressure station location and measured flow.



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The water flow rate for this area is 1424 GPM at a residual of 88 PSI and 9.710 GPM at a residual of 20 PSI.

- e) Capacity available?
The capacity is 2.4 MG. (Exhibit 15)
 - f) Water source (wells, Seattle, etc.).
The water source is obtained through City of Seattle resources.
 - g) Financing of proposed service (LID, ULID, Developer Extension, etc.).
Depending on future use, a developers extension from the Water District may require expanded services.
2. Sewer – *The current sewer service provider is the Woodinville Water District. No change is proposed.*
- a) Directly or by contract?
The annexation property is within the district's service area.
 - b) Mains to service the area (diameter, location).
There is a 10-inch PVC sewer main that is within an easement that runs along the south property line.
 - c) Gravity or Lift Station required?
A gravity system is required for future sewer service.
 - d) Disposal (Metro; city or district treatment plant)?
The existing and future disposal agency is Metro.
 - f) Capacity available?
An 8-inch PVC minimum is required for future sewer service (Exhibit 15).
3. Fire Service – *The Woodinville Fire and Life Safety District (WFLSD) is the current fire service provider. No change in service providers is required.*
- a) Directly or by contract?
The WFLSD provides direct fire and medic response services.
 - b) Nearest station(s)
The nearest station is Fire Station 31 and is less than one mile from the proposed property.
 - c) Response time?
WFLSD Response time is approximately 5 minutes.
 - d) Are they fully manned? How many part time and full time personnel?
Fire personnel consists of 60 full time/career employees.
 - e) Major equipment at station location (including type and number of emergency vehicles)?
Existing equipment at Station 31 includes, ladder truck (75' quint), class 'A' pumper fire truck with 500-gallon water tank, aid car, rescue truck, command vehicle.
 - f) How many fully certified EMT/D-Fib personnel do you have?
60. All personnel are certified I (automatic heart defibrillators) carried on all aid calls.
 - g) What fire rating applies?



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The Districts Fire Rating is three (3).

h) Source of dispatch?

The dispatch source is the Eastside Fire Dispatch Center in Bellevue.

G. General

1. In case of extensions of services, has an annexation agreement been required? If so, please attach a recorded copy of this agreement.
No annexation agreement is required as a part of this action.
2. Describe the topography and natural boundaries of the proposal.
Topography is gently sloping to the south and the boundaries extend south from the existing City limits.
3. How much growth has been projected for this area during the next ten (10) year period? What source is the basis for this projection.
Under existing County zoning of R-4, 3 residential units could be constructed on this property. The City's Office zoning will allow 3 commercial structures. The City's Comprehensive Plan Land use Map in conjunction with the Comprehensive Plan provides for the projection.
4. Describe any other municipal or community services relevant to this proposal.
The City currently serves the community including the annexation site with public facilities and amenities such as parks, recreation and streets.
5. Describe briefly any delay in implementing service delivery to the area.
There would be no delay in services to the Brown Annexation area properties.
6. Briefly state your evaluation of the present adequacy, cost, or rates of service to the area and how you see future needs and costs increasing. Is there any other alternative sources available for such service(s)?
The annexation is very small (1.75 acres) and when developed/redeveloped, the Current City services will not be significantly impacted with the addition of these parcels.



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III. OBJECTIVES

RCW 36.93.180 outlines objectives that a Boundary Review Board shall use when considering an annexation proposal. The Brown Annexation proposal meets the objectives as follows:

1. Preservation of natural neighborhoods and communities;
Compliance: The Brown Annexation property is located adjacent to the City in a commercial area. The annexation proponent has expressed his desire to be part of the City because of the proximity.
2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours;
Compliance: The property owners of the Brown Annexation can only access property through NE 171st Street and 140th Ave. NE which are City streets. The properties are oriented toward the City at the intersection containing commercial uses. Therefore, the street serves as a physical element that links the Brown Annexation area to the City of Woodinville. At one time, the Olsson property was part of the parcel directly north across the street. When the County built the south by-pass (NE 171st. Street), the property was divided leaving a small parcel on the south side of the by-pass. At the time of the City's incorporation, only the parcel to the north was included in the boundaries. The two parcels remain under the same ownership.
3. Creation and preservation of logical service areas;
Compliance: All service providers would essentially remain the same.
4. Prevention of abnormally irregular boundaries;
Compliance: No irregular boundaries are created as a result of this annexation proposal. The annexation is consistent with GMA by including urban designated property into the City where urban services are provided.
5. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas;
Compliance: Does not apply to this annexation.
6. Dissolution of inactive special purpose districts;
Compliance: Does not apply to this annexation.
7. Adjustment of impractical boundaries;



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Compliance: The Brown Annexation is within the Urban Growth Boundary and a logical extension of the City limits.

8. Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character;
Compliance: The Brown Annexation is urban in character by its orientation and association to the City of Woodinville. Current County zoning is R-4, which is an urban density and another indicator of urban character. The City has approved an Office pre-annexation zoning consistent with the uses and similar zoning along 140th Ave. NE. Additionally, Office zoning is a good transitional zoning.

9. Protection of agricultural and rural lands which are designated for long term productive agricultural and resources use by a comprehensive plan adopted by the county legislative authority.
Compliance: No agricultural or rural lands are included within the annexation area