

#1

CITY OF SEATTLE

RESOLUTION 31559

A RESOLUTION of the City Council of the City of Seattle, Washington, calling for the annexation, by election, of contiguous unincorporated territory to the City of Seattle consisting of portions of the SW Quarter of Section 32, Township 24 North, Range 4, W.M., and the SE Quarter of Section 32, Township 24 North, Range 4, W.M., and the NW Quarter of Section 1, Township 23 North, Range 3, W.M., and the NE Quarter of Section 1, Township 23 North, Range 3, W.M., and the NW Quarter of Section 6, Township 23 North, Range 4, W.M., and the NE Quarter of Section 6, Township 23 North, Range 4, W.M., and the NW Quarter of Section 5, Township 23 North, Range 4, W.M., and the NE Quarter of Section 5, Township 23 North, Range 4, W.M., and the NW Quarter of Section 4, Township 23 North, Range 4, W.M., and the SW Quarter of Section 1, Township 23 North, Range 3, W.M., and the SE Quarter of Section 1, Township 23 North, Range 3, W.M., and the SW Quarter of Section 6, Township 23 North, Range 4, W.M., and the SE Quarter of Section 6, Township 23 North, Range 4, W.M., and the SW Quarter of Section 5, Township 23 North, Range 4, W.M., and the SE Quarter of Section 5, Township 23 North, Range 4, W.M., and the SW Quarter of Section 4, Township 23 North, Range 4, W.M., and the SE Quarter of Section 4, Township 23 North, Range 4, W.M., and the NW Quarter of Section 7, Township 23 North, Range 4, W.M., and the NE Quarter of Section 7, Township 23 North, Range 4, W.M., and the NW Quarter of Section 8, Township 23 North, Range 4, W.M., King County, Washington, referenced as the North Highline Annexation Area.

WHEREAS, the City Council of the City of Seattle, Washington, has determined that it would be in the best interests and general welfare of the City of Seattle to annex certain property lying in an area south of the existing City of Seattle corporate boundary, described herein and referred to as the North Highline Annexation Area and shown on Exhibit "A" attached hereto and incorporated by reference as if fully set forth; and

WHEREAS, the state Growth Management Act and the King County Countywide Planning Policies encourage transition of unincorporated urban areas within Potential Annexation Areas from county governance to city governance; and

WHEREAS, the North Highline Annexation Area comprises areas commonly known as White Center and North Boulevard Park; and

WHEREAS, the North Highline Annexation Area is in the City of Seattle's Potential Annexation Area adopted under Ordinance 122313; and

WHEREAS, the City of Burien has also claimed the North Highline Annexation Area as its Potential Annexation Area; and



1 WHEREAS, in 2011 the City of Seattle initiated negotiations and met the requirements to
2 address the overlapping Potential Annexation Area under the King County Countywide
3 Planning Policies; and

4 WHEREAS, those negotiations resulted in an agreement between the cities of Seattle and Burien
5 that allowed the City of Burien to proceed with a potential annexation of the North
6 Highline Annexation Area; and

7 WHEREAS, the voters in North Highline Annexation Area overwhelmingly voted against
8 annexation to the City of Burien at the November 2012 general election and the City of
9 Burien has indicated it no longer desires to pursue an annexation of the North Highline
10 Area; and

11 WHEREAS, the cost to provide Seattle-level governmental services to the North Highline
12 Annexation Area exceeds revenues generated within the area; and

13 WHEREAS, the state of Washington has an incentive program to help cover the financial gap
14 between the revenues generated within and the cost of providing governmental services
15 to an annexed area;

16 WHEREAS, the existing state incentive is not adequate to cover the City of Seattle's cost to
17 provide governmental services within the proposed North Highline Annexation Area; and

18 WHEREAS, the City of Seattle, in conjunction with King County, will be requesting the state to
19 increase the amount of financial assistance it provides to cover the financial gap; and

20 WHEREAS, although this Resolution initiates proceedings for the annexation of the North
21 Highline Annexation Area, the City of Seattle intends to continue evaluating the
22 advisability of such annexation pending the state's decision regarding increased financial
23 assistance; and

24 WHEREAS, it is the City Council's intent to call for an election for the annexation of the North
25 Highline Annexation Area; NOW, THEREFORE,

26 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE**
27 **MAYOR CONCURRING, THAT:**

28 **Section 1.** The above findings are true and correct in all respects and are incorporated as
though fully set forth herein.



1 **Section 2.** The best interests and general welfare of the City of Seattle would be served
2 by the annexation of contiguous territory lying in an area south of the existing corporate
3 boundaries of the City of Seattle, commonly referred to as White Center and North Boulevard
4 Park, and described as follows:

5 Those portions of; described as follows: the SW Quarter of Section 32, Township 24
6 North, Range 4, W.M., and the SE Quarter of Section 32, Township 24 North, Range 4, W.M.,
7 and the NW Quarter of Section 1, Township 23 North, Range 3, W.M., and the NE Quarter of
8 Section 1, Township 23 North, Range 3, W.M., and the NW Quarter of Section 6, Township 23
9 North, Range 4, W.M., and the NE Quarter of Section 6, Township 23 North, Range 4, W.M.,
10 and the NW Quarter of Section 5, Township 23 North, Range 4, W.M., and the NE Quarter of
11 Section 5, Township 23 North, Range 4, W.M., and the NW Quarter of Section 4, Township 23
12 North, Range 4, W.M., and the SW Quarter of Section 1, Township 23 North, Range 3, W.M.,
13 and the SE Quarter of Section 1, Township 23 North, Range 3, W.M., and the SW Quarter of
14 Section 6, Township 23 North, Range 4, W.M., and the SE Quarter of Section 6, Township 23
15 North, Range 4, W.M., and the SW Quarter of Section 5, Township 23 North, Range 4, W.M.,
16 and the SE Quarter of Section 5, Township 23 North, Range 4, W.M., and the SW Quarter of
17 Section 4, Township 23 North, Range 4, W.M., and the SE Quarter of Section 4, Township 23
18 North, Range 4, W.M., and the NW Quarter of Section 7, Township 23 North, Range 4, W.M.,
19 and the NE Quarter of Section 7, Township 23 North, Range 4, W.M., and the NW Quarter of
20 Section 8, Township 23 North, Range 4, W.M.; described as follows:

21 Beginning at the northeast corner of existing City of Burien as established by City of
22 Burien Ordinance No. 527, said corner also being the intersection of the westerly right-of-way
23 line of Primary State Highway No. 1 as approved July 23, 1957 and shown on Sheets 1 through 4
24 of 7 of Engineer's Plans for section South 118th Street to Junction with Secondary State Road
25 No. 1-K (State Route 509) , as now established and hereinafter referred to as State Route 99 with
26
27
28



1 the south margin of South 108th Street, said point also being on the westerly limits of the City of
2 Tukwila;

3 Thence departing from said city limits of Tukwila and westerly along the northern limits
4 of the City of Burien as established by City of Burien Ordinance No. 527 and along said south
5 margin of South 108th Street to the intersection with the east line of the Southwest quarter of the
6 Southwest quarter of Section 4, Township 23 North, Range 4 East, W.M.;

7 Thence north 30 feet along said east line to the southeast corner of the Northwest quarter
8 of the Southwest quarter of said Section 4;

9 Thence west 30 feet along the south line of the Northwest quarter of the Southwest
10 quarter of said Section 4 to the west margin of 20th Avenue South;

11 Thence northerly along said west margin of 20th Avenue South to the north line of the
12 south 136 feet of the Northwest quarter of the Southwest quarter of said Section 4;

13 Thence westerly along the north line of the south 136 feet of the Northwest quarter of the
14 Southwest quarter of said Section 4 to the intersection with the west line of said Section 4;

15 Thence southerly along the west line of said Section 4 to the north margin of South 112th
16 Street;

17 Thence westerly along said north margin of South 112th Street to intersection with the
18 north line of said Section 8;

19 Thence westerly along said north line to the intersection with the east margin of State
20 Route 509;

21 Thence southerly along said east margin of State Route 509 to the north margin of South
22 116th Street;

23 Thence westerly along said north margin of South 116th Street and Southwest 116th
24 Street to the west margin of 10th Avenue Southwest;

25 Thence northerly along said west margin of 10th Avenue Southwest to the north margin
26 of Southwest 114th Street;



1 Thence westerly along said north margin of Southwest 114th Street to the east margin of
2 15th Avenue Southwest;

3 Thence northerly along said east margin of 15th Avenue Southwest to the south margin
4 of Southwest 11th Street;

5 Thence westerly along said south margin of Southwest 112th Street to present limits of
6 the City of Seattle as established by City of Seattle Ordinance 84568 and the east margin of
7 Seola Beach Drive Southwest (previously referred to as Qualheim Avenue Southwest, Qualheim
8 Road or Seola Beach Road);

9 Thence northerly along said present City of Seattle limits and said east margin of Seola
10 Beach Drive Southwest to the south margin of Southwest 106th Street;

11 Thence easterly along said south margin of Southwest 106th Street to the intersection
12 with a line parallel with and 30 feet east of the east line of the West Half of the West Half of
13 Section 1, Township 23 North, Range 3 East, W.M., also being the southerly extension of the
14 east margin of 30th Avenue Southwest;

15 Thence northerly along said parallel line, also being the southerly extension, the east
16 margin of and the northerly extension of 30th Avenue Southwest to a point on the south line of
17 Section 36, Township 24 North, Range 3 East, W.M., said point being at the intersection with the
18 south line of the present limits of the City of Seattle as established by City of Seattle Ordinance
19 16558 and the centerline of Southwest Roxbury Street (also known as Southwest 96th Street);

20 Thence easterly along said south lines and said centerline of Southwest Roxbury Street to
21 the northwest corner of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter
22 of said Section 1, Township 23 North, Range 3 East, W.M. and the northwest corner of that
23 portion of the present limits of the City of Seattle as established by City of Seattle Ordinance
24 74754 and the centerline intersection with 21st Avenue Southwest;

25 Thence southerly along the west line of said Northwest Quarter of the Northeast Quarter
26 of the Northwest Quarter, the west line of said present City of Seattle limits as established by
27
28



1 City of Seattle Ordinance 77429 and the centerline of said 21st Avenue Southwest to an angle
2 point in said present City of Seattle limits and the centerline intersection with Southwest 98th
3 Street;

4 Thence easterly along said present City of Seattle limits and the centerline of said
5 Southwest 93th Street to the southeast corner of that portion of the present limits of the City of
6 Seattle as established by said City of Seattle Ordinance 77429 and the southerly extension of the
7 alley centerline of Block 2 of the unrecorded plat of Haines Heights Addition;

8 Thence northerly along that portion of the present limits of the City of Seattle as
9 established by said City of Seattle Ordinances 74757 and 77429 and said southerly extension, the
10 centerline of and the northerly extension of said alley to a point on the south line of said Section
11 36, Township 24 North, Range 3 East, W.M., said point being at the intersection with the south
12 line of the present limits of the City of Seattle as established by said City of Seattle Ordinance
13 16558 and said centerline of Southwest Roxbury Street;

14 Thence easterly along said south lines, the north line of Section 6, Township 23 North,
15 Range 4 East, W.M., and said centerline of Southwest Roxbury Street to a point on the north line
16 of said Section 6 lying 654.11 feet from the northeast corner thereof, said point also being the
17 northwest corner of that portion of the present limits of the City of Seattle as established by City
18 of Seattle Ordinance 113271;

19 Thence South 05°28'00" West 30.07 feet to the northeast corner of the land conveyed to
20 the Housing Authority of the County of King, recorded under Auditor's File No. 4413217;

21 Thence south along said present City of Seattle limits and the east line of said tract of
22 land 1,174 feet, more or less, to the north margin of Southwest 100th Street;

23 Thence easterly along said present City of Seattle limits and said north margin of
24 Southwest 100th Street 686.29 feet to the east line of said Section 6;

25 Thence northerly along said present City of Seattle limits and said east line 186.07 feet;

26 Thence easterly along said present City of Seattle limits, South 88°38'48" East 95 feet;



1 Thence easterly along said present City of Seattle limits, North 89°33'05" East for
2 94.68 feet to the west margin of Occidental Avenue South;

3 Thence northerly along said present City of Seattle limits and said west margin of
4 Occidental Avenue South for 87.52 feet;

5 Thence southeasterly along said present City of Seattle limits, South 64°57'53" East to
6 the northerly line of the unrecorded plat of Highlands Half Acre Tracts as noted on the survey
7 recorded in King County under Recording No. 8103319002;

8 Thence northeasterly along said present City of Seattle limits and said northerly line,
9 North 75°47'11" East 537.72 feet;

10 Thence northeasterly along said present City of Seattle limits, North 23°10'47" East 6.66
11 feet to westerly margin of Myers Way South;

12 Thence easterly along said present City of Seattle limits to an the intersection of the
13 easterly margin of Myers Way South and the southerly margin of the City of Seattle
14 Transmission Line Right-of Way;

15 Thence southerly along said present City of Seattle limits and said easterly margin
16 of Meyers Way South to the north margin of South 100th Street;

17 Thence easterly along said present City of Seattle limits and said north margin of
18 South 100th Street and said margin extended to the easterly margin of State Road No. 1-K
19 as constructed per Engineer's Plans, Sheets 7 through 9 inclusive, approved December 17, 1957,
20 and revised September 14, 1984, as now established and hereafter referred to as State Route 509;

21 Thence generally northerly along said present City of Seattle limits and said east margin
22 of State Route 509 to the north line of the South Half of the Southwest Quarter of Section 32,
23 Township 24 North, Range 4 East, W.M., also being south margin of South Barton Street;

24 Thence easterly along said present City of Seattle limits as established by City of Seattle
25 Ordinance 15917, said north line and said south margin of South Barton Street to the intersection
26
27
28



1 with the west line of the plat of Excelsior Acre Tracts as recorded in Volume 8 of Plats, Page 93,
2 records of said King County;

3 Thence southerly along said present City of Seattle limits and said west line of said plat
4 of Excelsior Acre Tracts to the southwest corner of said plat of Excelsior Acre Tracts;

5 Thence easterly along said present City of Seattle limits, the south line of said plat of
6 Excelsior Acre Tracts and the south line of the plat of Excelsior Acre Tracts No. 2 as recorded in
7 Volume 9 of Plats, Page 48, records of said King County, to the intersection with the westerly
8 margin of State Route 99;

9 Thence departing said present City of Seattle limits, southeasterly along said
10 Westerly margin of State Route 99 to the intersection with the east line of Tract 8 of Moore's
11 Five Acre Tracts as recorded in Volume 9 of Plats, Page 28, records of said King County;

12 Thence southerly along said east line to the north margin of South 96th Street;

13 Thence easterly along said north margin of South 96th Street to the intersection with the
14 westerly margin of State Route 99;

15 Thence southeasterly along said westerly margin of State Route 99 to the intersection
16 with the north line of Tract 55 of said plat of Moore's Five Acre Tracts and the present northwest
17 corner of the City of Tukwila as established by City of Tukwila Ordinance 1670;

18 Thence southeasterly continuing along said westerly margin of State Route 99 and the
19 present limits the City of Tukwila to the south margin of South 108th Street and the Point of
20 Beginning.

21 The foregoing annexation area is shown on Exhibit "A" attached hereto.

22
23 **Section 3.** As nearly as can be determined the number of registered voters in the
24 aforesaid territory is eight thousand three hundred and eighteen.



1 **Section 4.** The City Council hereby calls for an election to be held under RCW Chapter
2 35.13 to submit to the voters of the aforesaid territory the proposal for annexation.

3 **Section 5.** There shall also be submitted to the electorate of the territory sought to be
4 annexed a proposition that all property located within the territory to be annexed shall, upon
5 annexation, be assessed and taxed at the same rate and on the same basis as property located
6 within the City of Seattle is assessed and taxed to pay for all or any portion of the outstanding
7 indebtedness of the City of Seattle, which indebtedness has been approved by the voters,
8 contracted for, or incurred prior to or existing at the date of annexation.

9 **Section 6.** The cost of said annexation election shall be paid by the City of Seattle,
10 Washington.

11 **Section 7.** The City Clerk shall file a certified copy of this Resolution with the King
12 County Council.

13 **Section 8.** Unless a subsequent resolution directs the City Clerk to do otherwise based on
14 the state's decision regarding increased financial assistance, the City Clerk shall, prior to the
15 expiration of the 180-day period specified in RCW 36.93.090, file with the Washington State
16 Boundary Review Board for King County a Notice of Intention hereof as required by RCW
17 Chapter 36.93.

18
19 Adopted by the City Council the ____ day of _____, 2014, and
20 signed by me in open session in authentication of its adoption this ____ day
21 of _____, 2014.

22 _____
23 President _____ of the City Council

24
25 THE MAYOR CONCURRING:
26
27
28



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Edward B. Murray, Mayor

Filed by me this _____ day of _____, 2014.

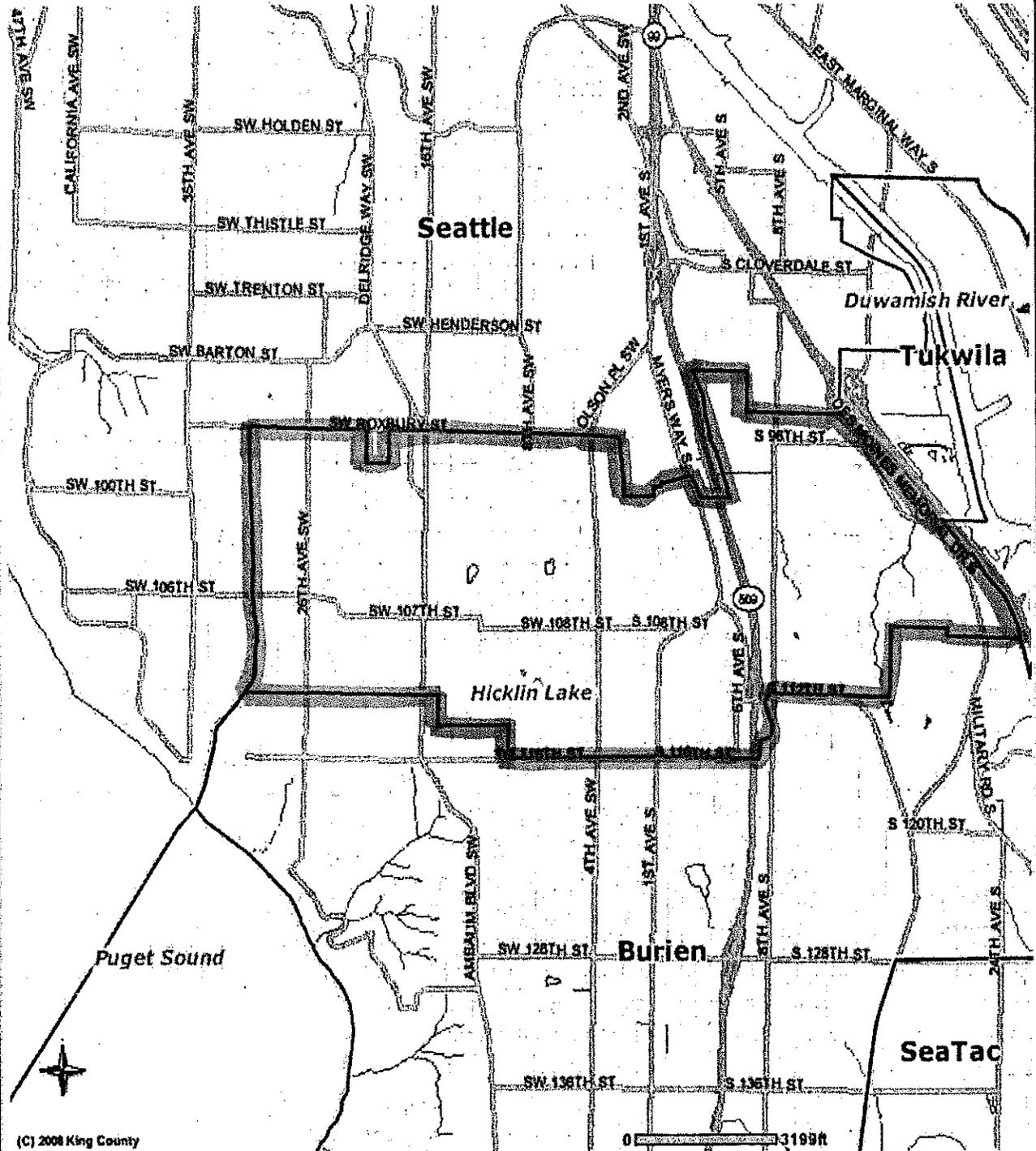
Monica Martinez Simmons, City Clerk

(Seal)

Exhibit A: Map of the North Highline Annexation Area



City of Seattle North Highline Annexation Area



(C) 2008 King County

Exhibit A



FISCAL NOTE FOR NON-CAPITAL PROJECTS

| Department: | Contact Person/Phone: | CBO Analyst/Phone: |
|--------------------|------------------------------|---------------------------|
| Legislative | Meg Moorehead 684-8929 | |

Legislation Title:

A RESOLUTION of the City Council of the City of Seattle, Washington, calling for the annexation, by election, of contiguous unincorporated territory to the City of Seattle consisting of portions of the SW Quarter of Section 32, Township 24 North, Range 4, W.M., and the SE Quarter of Section 32, Township 24 North, Range 4, W.M., and the NW Quarter of Section 1, Township 23 North, Range 3, W.M., and the NE Quarter of Section 1, Township 23 North, Range 3, W.M., and the NW Quarter of Section 6, Township 23 North, Range 4, W.M., and the NE Quarter of Section 6, Township 23 North, Range 4, W.M., and the NW Quarter of Section 5, Township 23 North, Range 4, W.M., and the NE Quarter of Section 5, Township 23 North, Range 4, W.M., and the NW Quarter of Section 4, Township 23 North, Range 4, W.M., and the SW Quarter of Section 1, Township 23 North, Range 3, W.M., and the SE Quarter of Section 1, Township 23 North, Range 3, W.M., and the SW Quarter of Section 6, Township 23 North, Range 4, W.M., and the SE Quarter of Section 6, Township 23 North, Range 4, W.M., and the SW Quarter of Section 5, Township 23 North, Range 4, W.M., and the SE Quarter of Section 5, Township 23 North, Range 4, W.M., and the SW Quarter of Section 4, Township 23 North, Range 4, W.M., and the SE Quarter of Section 4, Township 23 North, Range 4, W.M., and the NW Quarter of Section 7; Township 23 North, Range 4, W.M., and the NE Quarter of Section 7, Township 23 North, Range 4, W.M., and the NW Quarter of Section 8, Township 23 North, Range 4, W.M., King County, Washington, referenced as the North Highline Annexation Area.

Summary of the Legislation:

The resolution initiates an election for registered voters in the North Highline Annexation Area to accept or reject annexation into the City of Seattle. The North Highline Annexation Area comprises areas previously referred to as White Center and North Boulevard Park.

Background:

The North Highline Annexation Area is in Seattle's Potential Annexation Area (PAA) adopted under Ordinance 122313. The state Growth Management Act and the King County Countywide Planning Policies encourage transition of unincorporated urban areas within PAAs from county governance to city governance. This resolution implements that policy intent by initiating an annexation by election of the North Highline Annexation Area to the City of Seattle. However, the City and King County intend to request additional financial assistance from the state to bridge the financial gap between revenues and the spending needed to serve the North Highline Annexation Area. Although this resolution initiates an annexation election, the City will continue to evaluate the advisability of such annexation pending the state's decision regarding increased financial assistance.



Please check one of the following:

This legislation does not have any financial implications.

This legislation has financial implications.

Appropriations:

| Fund Name and Number | Department | Budget Control Level* | 2014 Appropriation | 2015 Appropriation |
|----------------------|------------|-----------------------|--------------------|--------------------|
| | | | | |
| TOTAL | | | | |

*See budget book to obtain the appropriate Budget Control Level for your department.

Appropriations Notes:

Given the timeframe for Boundary Review Board (BRB) review, the first election opportunity likely would be in 2016. Given the long lead time, City costs for the election have not yet been requested from King County.

If the area is ultimately annexed, based on an April 2012 City Budget Office (CBO) report the Council estimated an annual operating deficit for the North Highline Annexation Area of about \$5 million with the existing state tax incentive and about \$10 million without the incentive. More recent 2014 CBO estimates identify the gap between revenues and spending to support services to be between \$3 million and \$20 million. The estimates assume that other issues, such as environmental liabilities and fire district pension liabilities, are successfully resolved with King County and the fire district.

Substantial utility and other capital improvements may ultimately be needed in the annexed area. City decisions about the size and timing of capital investments can be made in future budgets when the needs of this area would be balanced with the needs of other neighborhoods, which could result in extended schedules for infrastructure upgrades in the annexed area.

Anticipated Revenue/Reimbursement Resulting from this Legislation:

| Fund Name and Number | Department | Revenue Source | 2015 Revenue | 2016 Revenue |
|----------------------|------------|----------------|--------------|--------------|
| | | | | |
| TOTAL | | | | |

Revenue/Reimbursement Notes:

This legislation does not directly affect revenue. If the City ultimately annexes this area, annual General Subfund revenues from the area are estimated at about \$9 million.



Total Regular Positions Created, Modified, or Abrogated through this Legislation, Including FTE Impact:

| Position Title and Department | Position # for Existing Positions | Fund Name & # | PT/FT | 2014 Positions | 2014 FTE | 2015 Positions* | 2015 FTE* |
|-------------------------------|-----------------------------------|---------------|-------|----------------|----------|-----------------|-----------|
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| TOTAL | | | | | | | |

* 2014 positions and FTE are total 2014 position changes resulting from this legislation, not incremental changes. Therefore, under 2014, please be sure to include any continuing positions from 2013.

Position Notes:

No positions are created, modified or abrogated by this legislation.

Do positions sunset in the future?

NA

Spending/Cash Flow:

| Fund Name & # | Department | Budget Control Level* | 2014 Expenditures | 2015 Anticipated Expenditures |
|---------------|------------|-----------------------|-------------------|-------------------------------|
| | | | | |
| TOTAL | | | | |

* See budget book to obtain the appropriate Budget Control Level for your department.

Spending/Cash Flow Notes:

The first election opportunity likely would be in 2016. Given the long lead time, City costs for the election have not yet been requested from King County. If the area is ultimately annexed, the date when spending begins for new services in the area will depend on the annexation date selected by the City.

Other Implications:

a) Does the legislation have indirect financial implications, or long-term implications?

Substantial utility and other capital improvements may ultimately be needed. City decisions about the size and timing of capital investments can be made in future budgets when the needs of this area can be balanced with the needs of other areas, which could result in extended schedules for infrastructure upgrades.

b) What is the financial cost of not implementing the legislation?

If this legislation is not implemented, no City dollars will be spent on an election or services in the proposed annexation area.



c) Does this legislation affect any departments besides the originating department?

The Office of Intergovernmental Relations would continue to work with the Legislative Department to resolve financial assistance issues with the state and annexation-related service issues among various jurisdictions surrounding the North Highline Annexation Area. If annexation occurs, all City departments may have service responsibilities in the newly annexed area.

d) What are the possible alternatives to the legislation that could achieve the same or similar objectives?

Seattle and King County could use the interlocal agreement (ILA) method of annexation, which likely would require months of negotiation to resolve service issues. An ILA also does not give voters a say in annexation.

e) Is a public hearing required for this legislation?

No

f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

No

g) Does this legislation affect a piece of property?

Annexation would affect many properties. A map is attached to the resolution.

h) Other Issues: