

ANNEXATION

PURPOSE

The purpose of the Annexation Element is to ensure a smooth transition from county to city jurisdiction when unincorporated land is annexed to the City. The goal and policies in this element establish a framework for addressing public services, infrastructure, and utility extension and interjurisdictional issues.

Annexation of unincorporated land adjacent to the City benefits the City, residents, and property owners. Property owners and residents gain access to urban services provided by Tukwila, such as enhanced police and fire protection and building and land use controls. For the City, annexation yields benefits that include the ability to control new development, thereby ensuring ease of future maintenance; control of impacts at their source; and the ability to extend its boundaries in a logical, service-oriented manner.

ISSUES

The Town of Tukwila, occupying less than a square mile, was incorporated in 1908. Until 1987, the community grew slowly but steadily through a series of annexations that, save for the Southcenter shopping and industrial area, were small, already urbanized areas. Then, between 1987 and 1993, major annexations of larger urbanized areas nearly doubled the City's size and more than tripled its population. The City now encompasses over 5,510 acres.

Annexation Boundary

In accordance with the Growth Management Act and King County planning policies, Tukwila has established potential annexation areas. The following criteria were applied in an examination of adjacent unincorporated areas to identify potential annexation areas:

- Logical and historical community identification and affiliation with Tukwila
- Financial and technical ability of the City to provide municipal services
- Logical service areas through vehicular accessibility, public safety response, and utility construction

- Physical boundaries such as waterways, topography, watersheds, and freeways
- Protection of critical and resource areas significant to a particular jurisdiction, including opportunities for open space corridors between urban areas
- Logical boundaries, eliminating unincorporated islands
- Presence of special-purpose districts and the condition of the annexation area's urban services infrastructure

This process identified the potential annexation area south of the City shown on the following map. *(Figure 9)*

Boundary Adjustments

Tukwila's growth through petitioned annexations has created certain boundary anomalies:

- **City of Seattle:** The border configuration between Tukwila and Seattle in the King County Airport area, in which the boundary crosses Interstate 5 more than once and splits certain industrial properties, creates a number of jurisdictional issues, including police response.
- **City of Renton:** A portion of the northeast boundary between Tukwila and Renton crosses and recrosses the Burlington Northern Railway right-of-way.
- **City of SeaTac:** On the southwest, the boundary between Tukwila and SeaTac crosses Interstate 5 and other streets in several places, creating difficulties for the reasonable provision of services.

Tukwila, Seattle, Kent, Renton, SeaTac and their citizens will need to negotiate the issues and challenges of these border anomalies. *(Figure 9)*

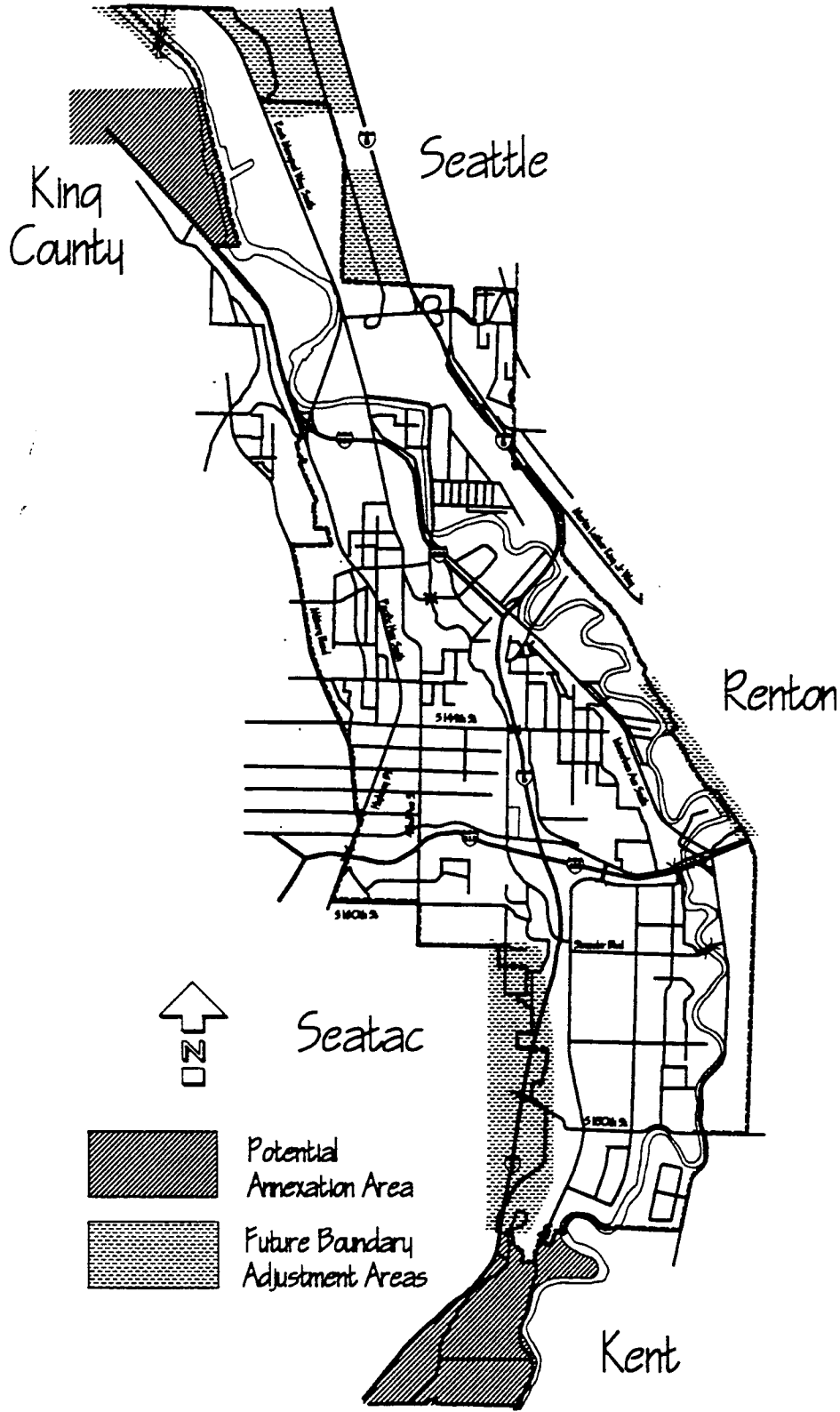


Figure 9 – Annexation and Boundary Adjustment Areas

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GOAL AND POLICIES

Goal 6.1

A logical and serviceable municipal boundary.

Annexation Area Policies

- 6.1.1 *Freely make available to persons and areas within the City's annexation and minor boundary adjustment areas, information related to Tukwila's taxes or services, with each annexation process emphasizing public information and clear communication among the Tukwila community, City government, and the area under consideration.*
- 6.1.2 *Work with King County and other local jurisdictions to coordinate services to identified areas.*
- 6.1.3 *Consider the annexation boundary as the extent of Tukwila's annexation area.*
- 6.1.4 *In accordance with the Countywide Planning Policies for King County and in the interest of providing effective public services, work with affected citizens and property owners and the neighboring cities of SeaTac, Kent, Renton, and Seattle to develop interlocal agreements providing for mutually agreeable processes to adjust border anomalies.*

Public Services Policy

- 6.1.5 *Ensure annexations do not detract from adopted level of service standards.*

Planning and Zoning Policy

- 6.1.6 *Ensure that zoning proposed for an annexation area is consistent with Tukwila's adopted Comprehensive Plan and other land use requirements.*

IMPLEMENTATION STRATEGIES

- ◆ Establish mutually agreed upon development standards with King County for proposed development within potential annexation areas.
- ◆ Review neighboring jurisdictions' Comprehensive Plans

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Interjurisdictional Policies

- 6.1.7 *Establish appropriate interlocal agreements that provide solutions to regional concerns, including but not limited to water, wastewater, storm and surface water drainage, transportation, parks and open space, development review, and public safety.*

IMPLEMENTATION STRATEGIES

- ◆ Interlocal agreements with neighboring jurisdictions and negotiation with property owners to eliminate boundary anomalies
- ◆ Coordination with city's annexation area

- 6.1.8 *Allow existing public services for utilities outside City limits when there is a need created by boundary adjustments between Tukwila and adjacent jurisdictions or when such temporary service is necessary because of an emergency.*

IMPLEMENTATION STRATEGY

- ◆ Initiate discussions and negotiations with adjacent and regional jurisdictions to establish mechanisms and procedures to resolve interjurisdictional concerns

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