



Burien Proposed Annexation

Frequently Asked Questions (FAQs) - General

1. What is annexation?

Annexation is the process set by State law which enables cities to add land to their boundaries and expand in size. Annexation also allows residents and businesses in areas not governed by a city to join a city and receive city services.

2. Why does Burien want to annex part of the North Highline Unincorporated Area?

King County and its cities agree that all urban unincorporated areas in the County will eventually be absorbed into cities. It is believed that this will result in more efficient delivery of services and improved access to local decision-makers. In accordance with Washington State's Growth Management Act (GMA) and Countywide Planning Policies, Burien has been studying the most reasonable and financially responsible means to advance the goals of the Growth Management Act.

3. What are the boundaries of the Proposed Annexation Area?

The North Highline Annexation Area's northernmost boundary is variously formed east from Seola Beach Drive along the south side of SW 112th Street, south along the east side of 15th Avenue SW, east along the north side of SW 114th Street, south along the west side of 10th Avenue SW, east along the north side of SW 116th Street, north along the east side of SR-509, east along the north side of SW 112th Street, north along 16th Avenue S. (if extended), east along the south side of S. 107th Street, south along the west side of 20th Avenue S., east along the south side of S. 108th Street to the City of Tukwila corporate boundaries, east along the north side of S 128th to the intersection with the west side of Des Moines Memorial Drive S. An interactive map showing the boundaries of the annexation areas may be viewed at www.burienwa.gov/annexation. You can also enter your address to find out if your property falls within that area.

4. How were the boundaries determined?

Since 2005, the City of Burien has initiated and participated in a number of activities that determined the current set of boundaries. These activities included:

- a. Numerous public hearings and conversations with citizen groups and individuals
- b. An independent fiscal analysis of the proposed North Highline Annexation
- c. A series of meetings with special purpose districts that serve the North Highline Area

Many people have asked why Burien did not include the entire North Highline unincorporated area in the current Proposed Annexation. At this time, our city leaders believe that the proposed partial annexation of North Highline allows us to successfully meet the needs of community members in both the proposed annexation area and Burien. Full annexation of North Highline at this time is "biting off more than we can chew", and would not serve anyone well. This decision was made after input from groups and individuals in both North Highline and Burien and careful deliberation by the Burien City Council.

5. How much land is proposed for annexation and how would it affect the City's population?

The land proposed for annexation is 1700 acres. Approximately 14,100 persons would be added to Burien's population. Following annexation, Burien would grow to about 6,457 acres with a population of about 45,100.

6. What is the annexation process?

The City plans to file an annexation request in February 2009 after completion of a new round of negotiations with King County and the City of Seattle regarding the proposed annexation boundary.

Once the King County Boundary Review Board approves Burien's request to annex, voters within the proposed annexation area will have an opportunity to vote on the annexation. A vote would likely happen in August or November of 2009. If approved, the actual annexation would occur shortly thereafter.

7. What percentage of votes is necessary to approve the annexation?

The annexation will require a simple majority to pass. Please remember, to be eligible to vote, you must be registered to vote at least 30 days in advance of an election.

8. What happens to my government services after annexation?

Upon annexation to the City of Burien, you would continue to be served by special districts and receive local services from the city or through a city contract with the county. Burien contracts sheriff, district court, and road maintenance services from the county.

Burien would provide additional services, including:

- Building Permits
- Comprehensive Planning & Economic Development
- Human Services
- Parks, Recreation and Cultural Services
- Surface Water Management

9. How is Burien governed?

Burien has a Council-Manager form of Government. The council-manager form consists of an elected city council responsible for policy making, and a professional city manager, appointed by the council, who is responsible for administration.

Current Burien City Council members are:

- Joan McGilton, Mayor
- Rose Clark, Deputy Mayor
- Sue Blazak, Councilmember
- Kathy Keene, Councilmember
- Lucy Krakowiak, Councilmember
- Sally Nelson, Councilmember
- Gordon Shaw, Councilmember

10. Does my school district boundary change?

No. School district boundaries are not affected by annexations.

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Taxes - Frequently Asked Questions (FAQs)

1. How will my taxes be impacted by annexation?

The property tax rate will decrease from \$11.71 to \$11.40 per \$1,000 assessed value. For property with an assessed value of \$350,000 this would result in a reduction of \$108.

The City levies a 3% utility tax on electric and a 6% utility tax on telephone, cellular, pager, gas, cable and garbage. Utility companies add these taxes onto their billings. Based upon usage, the annual average impact is estimated at \$231.

2. Once annexed, when do City taxes show up on property tax bills?

If the annexation is approved and effective by January 1, 2010, the City would levy its first tax on the annexed property in November 2010 and the tax levy would be on the 2011 tax bills.

3. Will my property value increase with annexation?

Real estate market conditions drive real property values. Assessed values, which are used to formulate annual property taxes, are applied by the King County Assessor's office, county-wide. To learn more about how the County values property and improvements, please visit <http://www.metrokc.gov/assessor/RealProperty.htm>.

4. How will costs to businesses be impacted by annexation?

Businesses in Burien pay an annual business license fee and a 0.05% Business & Occupation Tax. For example, the cost for a retail business with gross receipts of \$100,000 and fewer than 40 employees would be:

- Business License: \$90/year
- B & O Tax: \$50

5. What is the financial impact of the annexation on the City's overall budget?

A recent independent financial analysis concluded that the cost to provide City services within the proposed annexation area would be offset by projected revenues-including the State sales tax credit.

This analysis does not include the cost estimates for transportation capital improvements in proposed annexation area. King County estimates the capital costs for improvements to be approximately \$13 million. The City of Burien estimates the capital costs for transportation improvements needed in the proposed area to be closer to \$59 million. This estimate includes the cost of the improvements designed to City of Burien standards. Upon annexation, the City would work with the annexed neighborhoods to put together a long range plan for transportation improvements.

Burien Proposed Annexation Utilities - Frequently Asked Questions (FAQs)

- 1. Will my sewer or water provider change with annexation?**
No. The Burien Proposed Annexation Area (BPAA) will retain their current water and sewer service providers after annexation. The designated sewer service providers in the BPAA are the Southwest Suburban Sewer District and Valley View Sewer District. The water service provider will continue to be Water District 20.
- 2. If I am on septic tank do I have to switch to sewer?**
Approval of the annexation will have no impact on the continued use of existing on-site disposal systems (septic tanks) which are operating in accordance with applicable laws and regulations.
- 3. How will my garbage service change?**
The garbage service provider for annexed property will not change. Waste Management has similar service contracts with both South Unincorporated King County and the City of Burien. You can read more about the services provided at <http://www.wmnorthwest.com/>.
- 4. I currently take my trash directly to the transfer station and do not have garbage service from a solid waste provider. Will garbage service be mandatory with annexation?**
The City of Burien does not require the mandatory use of Waste Management collection services. Property and business owners are responsible for properly storing garbage/refuse and for removing garbage/refuse at a similar rate as the service provided by Waste Management.
- 5. Does Burien have a utility tax?**
The City levies a 3% utility tax on electric and a 6% utility tax on telephone, cellular, pager, gas, cable and garbage. The utility tax charged on the utility goes to the general fund to provide services to the city, including street maintenance, public safety and other general services.
- 6. What type of utility discount programs does the City offer?**
The City of Burien does not manage the utilities that serve Burien and the North Highline Area. Both areas are served by special purpose districts, many of whom offer discount programs.

 - King County Water District No. 20 offers a Senior Citizen, Low Income, and Disabled Discount. Go to <http://www.kcwd20.com> for more information on the program.
 - Southwest Suburban Sewer District has adopted a program to assist low income households within the district. Go to <http://www.swssd.com> for more information on the program.
 - The Valley View Sewer District's Utility Assistance Program or "the Flush Fund" was created to help families in crisis with their sewer bill. Go to <http://www.valvue.com> for more information on the program.

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Parks & Recreation - Frequently Asked Questions (FAQs)

1. How would annexation affect public parks in the annexation area?

Parks within the proposed annexation area that would be transferred to the City of Burien by King County include:

| Name | Location | Size | Facilities | |
|-----------------------|---------------------------|--------------------|---------------------|---|
| Puget Sound Park | 1st Ave S and 126th St SW | 5.00 | Multi-Purpose Court | 1 |
| | | | Open Play Field | 1 |
| | | | Parking Lot | 1 |
| | | | Picnic Area | 3 |
| | | | Play Equipment Area | 1 |
| | | | Running Track | 1 |
| Salmon Creek Park | SW 118th and 8th Ave SW | 4.58 | Open Play Field | 2 |
| | | | Picnic Area | 2 |
| Hazel Valley Park | 2nd Ave SW and 126th St | 2.86 | Open Play Field | 1 |
| | | | Picnic Area | 1 |
| Arbor Lake Park | S 124th St and 4th Ave S | 8.54 | Bridge | 1 |
| | | | Open Play Field | 1 |
| Southern Heights Park | S 120th St and 14th Ave S | 3.27 | Open Play Field | 1 |
| | | | Play Equipment Area | 1 |
| | | | Tennis Court | 2 |
| Hilltop Park | S 128th and 26th Ave S | 7.36 | BBQ Area | 2 |
| | | | BBQ Pit | 2 |
| | | | Open Play Field | 1 |
| | | | Picnic Area | 2 |
| | | | Play Equipment Area | 1 |
| | TOTAL | 31.61 acres | | |

Under the management of the City of Burien Parks, Recreation & Cultural Services Department, the parks within the annexation area would receive the same levels of park maintenance and would be evaluated for play equipment and furnishing replacement. The City of Burien would evaluate park needs based on City standards.

Residents of the North Highline potential annexation area would continue to have access to the services of Burien's Parks, Recreation & Cultural Services Department, which provides preschool, youth, teen and adult leisure programs; youth, teen and adult athletics; fitness and wellness programs; cultural arts programs and special events; and programs designed to provide social and recreational opportunities to senior citizens and those with special needs. Residents of Burien and non-residents pay the same fees to participate in these programs. To learn more about the programs offered by the Burien Parks, Recreation & Cultural Services Department, visit our website at www.BurienParks.net.

2. There are private parks in my subdivision owned and maintained by the Homeowner's Association. What will happen to these?

The private parks in your subdivision will continue to be owned and maintained by the Homeowner's Association.

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Fire & Police - Frequently Asked Questions (FAQs)

Fire

1. How will the annexation affect fire and emergency services?

Currently fire and EMS services are provided by two separate fire districts that function cooperatively in both the current City of Burien boundaries and the Potential Annexation Area. King County Fire District # 2 (Burien/Normandy Park) is the fire and emergency services provider to the cities of Burien and Normandy Park, as well as a portion of the North Hill area of Des Moines by means of a service contract. North Highline Fire Department is the current fire and emergency services provider to the unincorporated areas of the county collectively known as North Highline, and a portion of north Burien, also by means of a service contract.

State law provides several options for the orderly transfer of service. Service responsibility as well as asset and employee transfer statutes will ensure that services provided to the citizens currently served by either District will remain intact and uninterrupted. Response times will be equal to the current service levels provided by the fire districts. There are many details and variables to be considered, however the fire districts historically have demonstrated a cooperative nature in an effort to form agreements that provide the highest level of service to their communities.

Police

1. Who will provide police service for my area?

There will be a seamless transition of police services in the annexed area. The Burien Police Department currently contracts with the King County Sheriff's Office. Deputies that currently provide service will likely be the same with a simple change in uniforms and car markings.

2. How will my police service change?

The annexed area will have at least the same level of service and possible a slightly higher level. The close working relationship with the Sheriff's Office allows for a depth of service that covers both Burien and North Highline. The City of Burien also has a crime prevention program as well as drug, gang and property crime detectives. With our contract service, Burien also has the vast resources of King County Sheriff's Office to support the City.

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Streets and Surface Management - Frequently Asked Questions (FAQs)

1. What services does the Burien Public Works Department provide?

The Burien Public Works Department is responsible for the maintenance and operation of the City's transportation and surface water management facilities, provided through Inter-local Agreements with King County and contracts with private vendors. In addition, the Department is responsible for implementing the City Council-approved Capital Improvement Program by providing engineering, project management and technical services, using staff as well as design consulting firms.

2. If annexed, who will maintain the streets and alleys, including potholes and snow plowing?

If annexed, Burien's Public Works Department will be responsible for maintaining streets in the annexed areas. Burien's Public Works Department is responsible for weather related city street maintenance such as plowing snow and sanding streets. If annexed, streets in the proposed annexation areas will be added to the City's weather related street maintenance prioritization system.

The City also repairs potholes. Any resident can phone the Public Works Department the location of a pothole and City crews will repair it within two business days. To report a pothole, please call (206) 248-5521. If leaving a message, please indicate the specific location of the pothole (street, cross streets, etc.).

3. Who pays for street improvements?

The City funds street capacity and safety improvements through a combination of city funds, developer fees, and grants. In addition, the city offers property owners the opportunity to finance infrastructure improvements on their street, such as installation of sidewalks, curbs and gutters through a local improvement district (LID). LIDs directly benefit property owners by increasing the value of their property to a degree equivalent to or greater than their financial investment.

4. How does the City of Burien plan for future improvements to roads?

The City has a long-range planning process it uses to identify safety, capacity, and pavement preservation needs. The City uses a traffic model to project future traffic and plan for street improvements to accommodate that traffic. The City uses collision data, speed studies, and input from residents to identify safety needs. The City also produces the Comprehensive Transportation Plan, a 20-year planning document, and the Transportation Improvement Program (TIP), a 6-year project programming and financing plan. The TIP is updated annually and helps the City Council and staff prioritize projects for implementation. Upon annexation, the City would work with the annexed neighborhoods to put together a long range plan for street improvements.

5. What street improvements will be done immediately if the annexation is approved by voters?

Following annexation, the pavement condition of the streets will be rated to determine what pavement maintenance investments are needed. The needs will be prioritized and incorporated into the City's maintenance and street overlay program. Future capital street improvements will be identified and prioritized during the public process to update the City's Transportation Plan.

The annexation areas will also become eligible for the City's Neighborhood Traffic Calming Program once incorporated into the City of Burien. The Neighborhood Traffic Calming Program is a City funded program that places traffic calming devices on local residential streets that meet specific criteria.

Burien Proposed Annexation Zoning and Permits - Frequently Asked Questions (FAQs)

1. How will the zoning on my property change?

The City of Burien would most likely apply the existing Burien zoning districts that are most comparable with King County's existing zoning in the annexation area. That means that if annexation is approved, the minimum lot sizes, setbacks, and permitted uses are likely to be similar, if not identical to the current zoning. Some exceptions may be made for zoning districts like R-48 and R-8 that exist in King County but not currently in Burien. Over time, the City would work with residents and business owners to prepare comprehensive plans for the annexed neighborhoods. Any proposed changes to zoning would be considered through an open public process. All decisions about comprehensive planning and zoning in the annexed neighborhoods will be made by the Burien City Council based on a recommendation by the Burien Planning Commission.

2. Will I be able to continue to build if I applied for a County building permit before the annexation is effective?

Yes. Completed building permit applications submitted to the County prior to the effective date of the annexation will continue to be processed under County codes and regulations.

3. Where will I go to get licenses and permits?

With annexation, land use and building permits can be obtained from the City of Burien Permit Center. In mid-2009, the Permit Center and City Hall will be moving to our permanent location at 400 SW 152nd Street in downtown Burien.

4. Does Burien have a code enforcement program to address a specific problem or eyesore?

The City has full-time code enforcement staff who regularly respond to a variety of code enforcement concerns and who work with other members of City staff to take enforcement action where necessary. Citizens may file "citizen action requests" in person at City Hall, over the phone or online.

5. How long will it take to get a building permit for a new house in Burien? How about for a remodel or addition to my house?

You can expect comments on a permit application for a new house within 4 weeks of submitting a complete application for a new house. If a resubmittal is required, you can expect a decision within another 4 weeks. For an addition or remodel, you can expect comments within 3 weeks of submitting a complete application. If a resubmittal is required, you can expect a decision within another 3 weeks.

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