

S U M M A R Y

FILE NO.	2284	Thomas Guide Map No.	686
		Date Received:	09/05/08
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ENTITY	City of Kent	Date Distributed:	09/08/08
		Date Filed:	
ACTION	Resolution by Kent City Council for Land Annexation (Election Method)	Expiration 45 Days:	10/19/08
TITLE	Panther Lake Annexation	Board Meeting:	09/11/08

Introduction: The City of Kent, at the request of citizens, proposes annexation of the Panther Lake Area. The annexation has been proposed by the Election Method (RCW 35A.14).
The City has invoked jurisdiction to permit public review of the annexation proposal by the Washington State Boundary Review Board for King County, an independent, quasi-judicial agency.

Location The Panther Lake Annexation Area is located on the northeastern edge of the City of Kent. The Annexation Area is generally bordered on the north by the City of Renton. The western and southern boundaries are co-terminus with the City of Kent. The eastern boundary is formed by Unincorporated King County.

Land Area 3200 acres

Land Use Existing: Approximately 8,138 residential dwelling units (Single-Family; Multi-Family); Commercial Uses; Public Open Spaces
Estimated Future: Residential Uses (Single-Family; Multi-Family); Commercial Uses; Public Open Spaces; Commercial Uses; Public Open Spaces

Population Existing: 24,000 persons
Estimated Future: 31,338 persons

Assessed Valuation \$1.997 billion

County Comprehensive Plan Designation Residential Use – Urban Density (Single Family, Multi-Family, Urban Separator); Commercial Uses; Public Open Space

County Zoning Residential Use (R-4 – R-12 units per gross acre); Commercial; Public Open Space.

City Comprehensive Plan Proposed: Residential Uses (Low Density Single -Family; Medium Density Single-Family Use; Medium Density Multi-Family Use; Urban Separator); Commercial; Public Uses/Open Space

City Zoning	<i>Under Consideration:</i> Residential Uses (R-4 – R-12; Urban Separator); Commercial (Community Business Center; Community Business); Public Uses/Open Space
District Comprehensive Plan	Not applicable.
District Franchise	Not applicable
Urban Growth Area (UGA)	The Panther Lake Area is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Kent Comprehensive Plan.
SEPA Declaration	The Panther Lake Area was addressed in an Environmental Impact Statement prepared for the City of Kent's Comprehensive Plan. The proposed Panther Lake Annexation is exempt from SEPA pursuant to RCW 43.21C.222

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Reagan Dunn; Julia Patterson

King County: Clerk of Council, Department of Natural Resources (DNR); Department of Development and Environmental Services (DDES), Department of Assessments, Department of Transportation (DOT), State Department of Ecology (DOE), King County "911" Program, Office of Management and Budget, Deputy Prosecuting Attorneys' Office, King County Records and Election Division, Fire Marshal Division, Historic Preservation Program, Puget Sound Regional Council, Community and Human Services, Public Health Department

Cities: Renton, Covington

Fire Districts: King County Fire Protection District No. 37; King County Fire Protection District No. 40; Maple Valley Fire & Life Safety No. 43; Mountain View Fire & Rescue No. 44

Water Districts: Soos Creek Water and Sewer District; Cedar River Water & Sewer District; Covington Water District; City of Kent Public Works Department

Sewer Districts: Soos Creek Water and Sewer District; City of Kent Public Works Department

School District: Kent School District No. 415

SUMMARY (File No. 2284)

The City of Kent proposes the annexation of 5.0 square miles (3200 acres) known as the Panther Lake Area. The annexation is proposed in response to interest expressed by citizens of the Panther Lake in joining the City of Kent. The Panther Lake Area Annexation Notice of Intention is based upon a Resolution by the Kent City Council approving a plan to incorporate this territory. This Resolution was approved in September of 2008.

With the annexation application based upon the Resolution, the City of Kent has invoked jurisdiction at the Boundary Review Board. The City is seeking a public hearing in order to provide an opportunity for Panther Lake citizens to comment upon the proposed annexation before an independent body. Further, the City of Kent Resolution calls for an annexation election to permit the citizens of the Panther Lake Area to ultimately decide whether or not to join the City of Kent.

The Panther Lake Area is an unincorporated territory located on the northeastern boundary of the City of Kent. The northern boundary of the site is formed by the City of Renton with the northernmost boundary located at South 192nd Street. The proposed annexation area is bordered on the west by the City of Kent with the westernmost boundary generally following 95th Avenue South. Similarly the site is bounded on the south by the City of Kent with the greater portion of the southernmost boundary generally following South 236th Street (with a small point at SE 240th Way). The site's eastern boundary is formed by Gary Grant/Soos Creek Park and adjacent Unincorporated King County.

The Panther Lake Area is substantially developed with diverse land uses; there is also land available for new development or re-development in the future. Residential uses predominate, including a range of single-family and multi-family dwelling units. However, the greater Panther Lake Area also hosts a variety of commercial uses, and public uses. Further, the portion of the Annexation Area that is located proximate to Big Soos Creek and Panther Lake is designated as Urban Separator, permitting only limited residential uses and open spaces/recreational uses.

The City of Kent Comprehensive Plan (2004) includes the unincorporated Panther Lake Area in the "Land Use Element" and defines the territory as a Potential Annexation Area. Based upon that Comprehensive Plan, and pursuant to RCW 35A.14, the City proposes annexation of the Panther Lake Area. The proposed Panther Lake Area Annexation would be consistent with the City of Kent Plan Policies relating to land development, service provision, and mutual social and economic benefits (e.g., LU-1.1; LU-1.4; LU-2, LU-6.1, LU-9, LU-13, LU-25.8; LU-26.3, LU-26.6; LU-31.5, LU-31.6, P&OS-2.1, CF-1.3, CF-2, CF-2.3, CF-15.)

The City of Kent reports that the proposed Panther Lake Annexation also conforms to the State Growth Management Act (RCW 36.70A). For example, the annexation is supported by RCW 36.70.20, which requires community planning goals, for urban growth, services and infrastructure, and environmental preservation. Additionally, the application reportedly is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public services. It is also consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development.

Annexation would permit the City of Kent to establish land use designations and zoning standards for Panther Lake. The City is taking under consideration future land use/zoning designations for the Panther Lake Area. Annexation would permit development of primary land uses and corollary public services (e.g., roadways) as envisioned in RCW 36.70A and as appropriate to the Panther Lake Area. More specifically:

- As established by RCW 36.70A, upon annexation of the Panther Lake Area, the City is prepared to provide development review services and general administrative services to the annexation area under local, regional, and state standards. At present Panther Lake is substantially developed with approximately a range of single-family and multi-family dwellings housing approximately 24,000 persons. There are opportunities for redevelopment and new development which could bring an estimated 7,138 new residents to the Panther Lake Area.

The City will consider a range of residential zones -- at similar density or modestly lower density than permitted by King County -- as necessary and appropriate to meet the growth targets for this Area. The Urban Separator Area would continue to permit limited residential development.

At full development, the population of this community is estimated to be 31,138 persons.

Permitted land use and zoning for commercial uses and public uses would be similar to existing designations under the aegis of King County.

- As established by RCW 36.70A, upon annexation the Panther Lake Area will be governed by the City of Kent's critical areas ordinances. The City of Kent is prepared to provide environmental review (including evaluation and regulation of environmentally sensitive areas.) Environmentally sensitive areas in and near to Panther Lake would also be preserved with the proposed annexation.

Further, the Panther Lake Annexation is reported to be consistent with the King County Comprehensive Plan. Following are examples of King County Comprehensive Plan/Countywide Planning Policies that are addressed by the proposed Panther Lake Annexation:

FW-13: Cities are the appropriate providers of local urban services to Urban Areas.

LU-31: The County should identify urban development areas within the Urban Growth Area.

LU-32: The County should encourage cities to annex territory within their designated potential annexation area.

LU-33: Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans.

U-203: Land within Urban Growth Area is encouraged to support the preponderance of population and employment growth.

U-301: King County should work with cities to support annexations within the Urban Growth Area when consistent with the King County Comprehensive Plan.

U-304: King County should support annexation proposals when such annexation would accommodate urban densities and efficient land use patterns consistent with the King County Comprehensive Plan.

The City of Kent reports that the proposed Panther Lake Annexation is consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations).

For example, this annexation would reportedly be consistent with Objective 1, which calls for the preservation of neighborhoods. Similarly the annexation would reportedly be consistent with Objective 2 which calls for the use of physical boundaries to determine an annexation area. For example, the Panther Creek Area is linked to Kent by social fabric (e.g., similar land uses), regional and local open spaces and by natural/built geographic features. The borders of the Panther Lake Area follow municipal lines, roadways, property lines and other physical boundaries. More specifically, Panther Lake is bounded by the City of Kent, the City of Renton, and by the Green River Valley (e.g., Soos Creek Park, Soos Creek, Springbrook Creek.)

This annexation would also reportedly be consistent with Objective 3, which calls for creation of logical service areas, and Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. Although the Panther Lake Area possesses a rather unusual configuration, the lands within these borders are specifically established for annexation by Kent under the City of Kent Comprehensive Plan (adopted in 2004).

With annexation to Kent, all services and land use regulations for the Panther Lake Area reportedly may be efficiently coordinated under unified regulatory authorities administered by a single local government unit. Upon annexation, the City of Kent will include the Panther Lake properties in its

Service Area. The City of Kent has planned and can provide urban services to the area either directly or via agreements between the City and service providers.

More specifically, the City of Kent will assume responsibility for provision of policing services to the Panther Lake Area. The City of Kent will assume responsibility from Fire Protection District No. 37 for provision of fire suppression and emergency services to the Panther Lake Area.

Soos Creek Water and Sewer District will continue to provide water services and wastewater services to the area. The City reports that the Soos Creek District has sufficient capacity to accommodate the build out of the estimated remaining developable land in the entire proposed Panther Lake Annexation Area. The City will provide stormwater management systems in accord with the King County Surface Water Design Manual.

Panther Lake Area students would continue to be served by the Kent School. The City of Kent Library and the King County Library System would be accessible to citizens.

Law and justice facilities and human services would be provided to the community under the aegis of the City of Kent.

Local and regional recreation facilities would be available to the citizens. Existing parks are available for utilization as currently developed and/or for redevelopment to preserve open spaces and upgrade recreational facilities based upon community interest and as permitted by available resources .

This annexation would also reportedly be consistent with Objective 8, which calls for inclusion of urban areas within municipalities. Annexation would permit citizens to affiliate with a local government and thus to participate in the local government process. The proposed Panther Lake Area Annexation reportedly reflects citizen interest in affiliation with the City of Kent.

The City of Kent has reportedly conducted fiscal analyses related to the proposed Panther Lake Annexation. The Study finds that the City attain an estimated \$7,883,877 revenue from a variety of taxes and fees provided in conjunction with the Panther Lake Annexation. The City would experience a first year annual cost of \$5,041,592 to govern and serve the Area at a level equivalent to that available to the currently incorporated community.

Study findings report that the citizens of Panther Lake will support annexation, in part, through property taxes, standard service fees, and other revenues based on population. For example, upon annexation, property owners will assume their share of the regular and special levy rate of the City for capital facilities and public services.

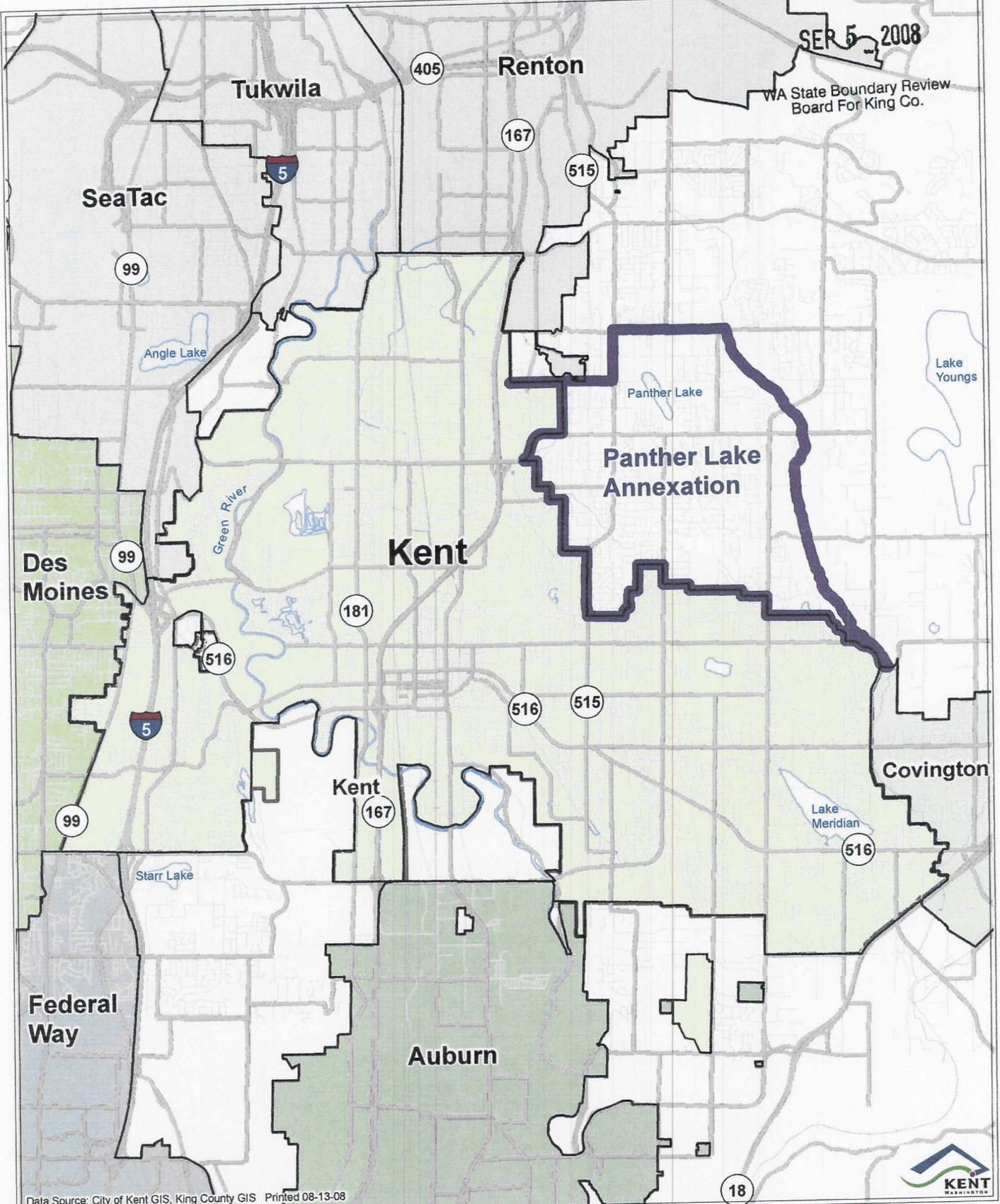
The anticipated revenue, together with an estimated \$6,025,000 to be provided to the City of Kent by the State of Washington pursuant to SSB 6686 (sales tax of up to 0.2% of sales tax revenue), would more than offset the expenditures that will occur with annexation of Panther Lake.

The City is committed to taking the necessary steps (e.g., seeking funding, hiring staff members) as to ensure equivalent levels of service for the Panther Lake Area both at current development and at estimated maximum development. The City reportedly supports the Panther Lake Annexation so that Kent may serve citizens of the area.

RECEIVED

SEP 5 2008

WA State Boundary Review Board For King Co.



Data Source: City of Kent GIS, King County GIS Printed 08-13-08

Key

- Kent City Limits
- Annexation Boundary

City of Kent
Panther Lake Annexation
 2008 Kent City Limits

0 0.5 1 Miles

Exhibit E