

District Comprehensive Plan	The City of Kirkland, Northshore Utility District, and Woodinville Water District have current Comprehensive Plans for Public Services
District Franchise	A Franchise is in effect for the Northshore Utility District and the City of Kirkland. A Franchise is in effect for the Woodinville Water District and the City of Kirkland
Urban Growth Area (UGA)	The site is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Kirkland Comprehensive Plan
SEPA Declaration	The proposed annexation is exempt from SEPA pursuant to RCW 43.21C.222.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Jane Hague; Bob Ferguson

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: Redmond; Bothell; Kenmore; Woodinville

Fire Districts: King County Fire Protection District Nos. 34 and 41, Woodinville Fire and Life Safety (36), City of Bothell Fire Department, City of Kirkland Fire Department and Northshore Fire District (No. 16)

Water Districts: Northshore Utility District and Woodinville Water District and City of Kirkland

Sewer Districts: Northshore Utility District and Woodinville Water District and City of Kirkland

School Districts: Lake Washington School District No. 414 and Northshore School District No. 417

Other District: Public Hospital District No. 2

SUMMARY (File No. 2293)

The City of Kirkland proposes the annexation of the Finn Hill, North Juanita, Kingsgate Annexation Area (approximately 4,588 acres.). This annexation is proposed under the election method, pursuant to RCW 35A.14.015. Kirkland's City Council adopted the Minutes for annexation on April 7th of 2009.

The City of Kirkland is proposing annexation in order to permit citizens of the Finn Hill, North Juanita, Kingsgate Area to participate in local governance and receive coordinated municipal services.

The site is bounded on the north by the City Limits of Kenmore, Bothell, Woodinville and Unincorporated King County (if extended) to 153rd Street. The site is bounded on the West by Lake Washington. The site is bounded on the South by the current City of Limits of Kirkland and Redmond. The site is bounded on the east by Willows Road NE (if extended.)

Kirkland's proposed annexation of the Finn Hill, North Juanita, Kingsgate Area is reported to be consistent with the King County Comprehensive Plan/Countywide Planning Policies. Following are examples of King County Comprehensive Plan Goals and Policies that are addressed by the proposed Kirkland Annexation:

- Regional Planning Policies: RP-202
- Urban Communities Policies: U-107; U-112; U-118; U-181; U-201; U-202; U-204,
- Services and Facilities: F-101; F102

Following are examples of King County Countywide Planning Policies that are addressed by the proposed Kirkland Annexation:

- Critical Areas: FW-4
- Land Use Patterns: FW-13; LU-32; LU-34; LU-37; LU-66; LU-69
- Orderly Development and Provisions of Services: CO-1;CO-3
- Regional Finance and Governance: RF-5

The Finn Hill, North Juanita, Kingsgate Area is included in the City of Kirkland Comprehensive Plan and is located within Kirkland's Potential Annexation Area. The proposed action is consistent with City of Kirkland Comprehensive Plan policies addressing annexation, including those provisions which call for inclusion of urban areas within the City together with governance and provision of services to incorporated areas.

Under the City of Kirkland Comprehensive Plan, policies and guidelines are in place to support existing land uses and proposed new land uses. More specifically, the City of— and to ensure compliance based upon local standards and applicable King County guidelines. The City will review proposed land uses to ensure compliance with local plans and regulations.

Similarly, the City will provide environmental review to the annexation area based upon local, regional and state regulations for protection of environmentally sensitive areas (e.g., topography, landslide/seismic hazards; water bodies; habitat areas.). The City of Kirkland can directly provide (or contract for) urban services to the area. For example, upon annexation, the City will provide police services to Finn Hill, North Juanita, Kingsgate Area. The City will provide fire and emergency medical services to the Area based upon agreements with Fire Prevention District Nos. 34 and 41 and Woodinville Fire and Life Safety District.

The City of Kirkland and Northshore Utility District and Woodinville Water District will continue to provide water service to the Finn Hill, North Juanita, Kingsgate Annexation Area. The City of Kirkland, through an agreement with the Northshore Utility District, will provide sewer services to the Finn Hill, North Juanita, Kingsgate Annexation Area.

The City will also establish storm water management system requirements for the Finn Hill-Juanita-Kingsgate Area through the 2005 Department of Ecology Storm Water Management Manual for Western Washington.

City and County library facilities, law and justice facilities, and parks and recreation facilities (slated for improvements) would be available to the community. Children would attend schools in Lake Washington School District No. 414 and Northshore School District No. 417.

The City of Kirkland reports that the proposed annexation 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 also permit urban growth – and protection of environmentally sensitive areas – as envisioned in the Growth Management Act.

The proposed Kirkland Annexation is reportedly consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). For example, this annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This area is linked to Kirkland by geographic features and by social fabric (e.g., similar land uses, right-of-way, open spaces, topographic features.)

Similarly, the annexation would be consistent with Objective 2, which calls for the use of physical boundaries to demarcate an annexation area. For the Finn Hill-Juanita-Kingsgate Area, boundaries are primarily formed by shared boundaries with other municipalities (e.g. Bothell, Kenmore, Redmond, Woodinville) and by Lake Washington. Similarly roadways and property lines form other boundaries for the Finn Hill, North Juanita, Kingsgate Area.

(Note: A small number of properties are bisected by the proposed boundaries of the Finn Hill- North Juanita-Kingsgate Area. The boundary lines for these properties are established based upon the assignment of portions of the bisected properties to other jurisdictions – i.e., Bothell, Kenmore, Redmond.)

The proposed annexation would also be consistent with Objective 3, which calls for creation of logical service areas. The City of Kirkland is prepared to govern and serve the area. Annexation will permit all governance and services to be provided -- and efficiently coordinated -- by a single local jurisdiction.

The proposed annexation is also reportedly consistent with Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. While the proposed annexation is small in size, the area lies within the Kirkland PAA and so this incorporation is consistent with City plans to govern and serve the area. This annexation would also be consistent with Objective 8, which calls for inclusion of urban areas within municipalities.

The City of Kirkland has conducted fiscal analyses related to the proposed Finn Hill-North Juanita-Kingsgate Annexation. At annexation, City expenditures to serve the Area are estimated at \$20,160,473. Revenues are estimated at a range between \$16,165,760 - \$17,115,788.

(Note: The Annexation Area now hosts a casino. The City of Kirkland currently prohibits casinos; however the City is seeking authorization – in the form of legislation by the State of Washington -- to permit that enterprise to continue to operate within the City of Kirkland. If that casino is permitted to continue operations then the City estimates revenue from that business in the amount of \$950,028 resulting in total revenue to the City of \$17,115,788.)

