

**WASHINGTON STATE BOUNDARY REVIEW BOARD
FOR KING COUNTY**

REGULAR MEETING MINUTES

August 14, 2008

Bellevue, Washington

I CALL TO ORDER

Chair Claudia Hirschey convened the meeting at 7:10 P.M.

II ROLL CALL

The following members were present:

Evangeline Anderson	Charles Booth
Robert Cook	A.J. Culver
Robert George	Lynn Guttman
John Holman	Roberta Lewandowski
Michael Marchand	

III MINUTES

A. REGULAR MEETING

Chair Hirschey presented the minutes of the Regular Meeting of July 10, 2008 for review and action by the Board members.

Action: Roberta Lewandowski moved and Robert Cook seconded the motion to adopt the minutes for the Regular Meeting of July 10, 2008. The Board members voted eight in favor of approval of this record. AJ Culver, Lynn Guttman, and Claudia Hirschey, abstained as they were not present at the Regular Meeting.

IV. ORIENTATION PROGRAM

Karen Wolf (Office of the King County Executive) and Norman Abbott of Puget Sound Regional Council provided a presentation on "Vision 2040", a comprehensive plan intended to guide the future growth of King County, Kitsap County, Pierce County, and Snohomish County. The presentation included information relating to:

- 2000 – 2040 Growth Forecasts
- Central Puget Sound's Growing Urban Footprint
- Vision 2040: People, Prosperity & Planet
- Regional Growth Strategy
- Multicounty Planning Policies
- Vision 2040 Implementation

Ms. Wolf reported that the goal of the Vision 2040 Plan will be the establishment of growth targets in a way that balances growth in our communities, with a focus on the directing of urban growth to existing cities and to unincorporated urban areas in each of the four counties. By focusing growth into urban areas, Rural Areas can be retained for lower density uses and open spaces appropriate to these lands. Ms. Wolf spoke of the measures (e.g., zoning designations, transfer of development rights) underway to encourage compliance with Vision 2040.

Ms. Wolf reported that both larger cities and smaller suburban cities have expressed support for Vision 2040 and are proceeding to set population, housing, and employment targets to achieve compliance with the plan. There was acknowledgment that meeting the provisions of Vision 2040 requires “political courage” Challenges to achievement of Vision 2040 certainly exist – examples of such challenges include the development of a full array of housing options to serve groups with a range of economic resources and housing preferences; the funding of sufficient infrastructure to serve new development; and the development of tools to attract strong economic agents.

The Board expressed great appreciation for an excellent, interesting presentation.

IV. ADMINISTRATION

A. CHAIR’S REPORT

General Business: Claudia Hirschey reported that the Board staff is currently working on several projects including: (1) coordinating programs with King County Executive/Council Work Program; (2) coordinating activities with the State Association for Legislature 2009; (3) pre-development review for future Notices of Intention; (4) Year 2008 Budget management; (5) personnel performance appraisals; and (5) preparation of the Year 2009 Budget Proposal.

Board Membership: Chair Hirschey reported that the terms of several members will terminate in early 2009. Van Anderson, Lynn Guttman, AJ Culver, and Michael Marchand have expressed willingness to continue their memberships. Roberta Lewandowski has reported that other commitments will prevent her from continuing on the Board.

The terms of Bob George and Robert Cook will expire in March of 2009. Chair Hirschey will explore their interest in new terms on the Board.

Lenora Blauman will work with the various appropriate government agencies to secure appointments to the Board.

File No. 2258: Fairwood Municipal Initiative: City of Fairwood Incorporation Petition: Michael Marchand reported that the Boundary Review Board Fairwood Incorporation Review Subcommittee (FIRSC) has completed execution of the contract for the Fairwood Incorporation Study. Henderson & Young will prepare the study in concert with the Board’s Fairwood Subcommittee and the Fairwood community. Study planning meetings are underway to include Henderson & Young, the FIRSC Team, and the Fairwood Municipal Initiative.

The Preliminary Schedule for implementation of this contract was distributed to the members of the Board.

City of Renton officials are considering a request by citizens (presented by city staff) to conduct studies to assess the feasibility of annexations by the City of a portion – or the entirety – of the proposed Fairwood Area. This study would reportedly take place on a schedule that overlaps with the Henderson & Young study for incorporation of Fairwood.

City officials have been informed that the Fairwood Incorporation, as an official NOI before the Board, would receive priority in scheduling of evaluation by the Boundary Review Board.

Washington State Association of Boundary Review Boards: Michael Marchand reported that the State Association and the King County Executive/County Council are working to develop a package of proposed legislation for Legislature 2009.

Association representatives and King County representatives are continuing to meet with Mike Shaw and Karen Freeman (King County) to begin to formulate a strategy for introducing bills to Legislature 2009.

At a meeting of the Association’s Executive Committee and Legislative Committee, Association officials authorized language for a proposed bill to replicate SHB 1622 to permit

boundary review boards to expand proposed annexations by a maximum of 100% of area based upon consistency with applicable statutory mandates (e.g., RCW 36.70A; RCW 36.93).

The Association is also developing a plan for shepherding the proposed bill through the Legislature through a range of links with legislators – e.g., formal meetings with legislators and aides; securing support from interested jurisdictions and community groups; testimony at the Legislature.

Based upon the importance of establishing a statutory mandate to permit boundary review boards to administer annexations to meet RCW 36A.70, RCW 36.93, et seq., King County officials are reported to have made a commitment to bring a package of annexation legislation to Olympia to Legislature 2009. That package will reportedly contain, but not be limited to, a proposal to extend SSB 6686 beyond 2010 and to expand its benefits to the City of Seattle. The package will reportedly also include a proposal to grant authority to boundary review boards to expand annexations in accord with the provisions of RCW 36.93, et seq.

B. Committee Reports

Budget Committee: AJ Culver and Lenora Blauman reported that the County Council is in the process of reviewing the Boundary Review Board Year 2009 Budget Proposal. Hearings are scheduled for late August and early September 2008.

The Council, as a part of the review of the entirety of the King County Budget for 2009, has expressed an interest in reviewing the funding available to annexing cities through the King County Annexation Initiative Program. County officials are interested in exploring whether there is a more effective means for employing the Initiative to encourage annexations. The Council may also explore a plan to reduce Annexation Initiative funding to cities if the program fails to successfully effect annexations.

Personnel Committee: Charles Booth reported that a meeting of the Personnel Committee will be scheduled for September 11, 2008 in order to prepare and review her Annual Performance Review. Committee members are Charles Booth (Chair), Roger Loschen and John Holman.

C. Executive Secretary's Report

City of Redmond: Rose Hill Heights South (File No. 2278): Mrs. Blauman noted that the public hearing for File No. 2278 is scheduled for Monday August 18 at Redmond Rose Hill Junior High School. It is anticipated that all members – except for Roberta Lewandowski (who is recused) – will attend this meeting.

Washington State Association of Boundary Review Boards – Fall Conference: Mrs. Blauman reminded Board members that the Association Fall Conference is scheduled to take place on October 1 – 3, 2008 at Skagit County. Board members are encouraged to attend this event. Members should immediately notify Mr. Holmes of their intention to attend and the Board will then pay the basic registration fee of \$140.

Ms. Blauman advised that, under Association Rules, members who are registered but fail to attend the event will be responsible for reimbursement to the Association. Unfortunately the Board has insufficient funds to cover payments for persons who register but fail to attend this event.

Similarly, Board members intending to attend the Conference should immediately register for accommodations at the La Conner Country Inn because lodging at this Inn can be obtained for \$80. per night – which is the allowance permitted for accommodations. Lodging at La Conner Lodge, at \$119.00 per night – exceeds the authorized reimbursement. Mr. Holmes has provided information in your packet concerning per diem rates for Skagit County.

City of Kent - Panther Lake: The City of Kent is preparing an NOI for the entire Panther Lake Area (population at 25,000) under a petition/election system. The City is seeking completion of the entire review process in the short term in order to take the proposed annexation to the citizens for election early in 2009.

City of Redmond - NE Rose Hills: The City of Redmond is reportedly continuing to seek from the Court authority to bring NE Rose Hills to the Boundary Review Board for reconsideration of the City's proposed annexation. It appears that a new application will be provided to the Board in the near future.

City of Burien – North Highline: Mrs. Blauman reported that public hearings will occur on September 2 and September 4, 2008 for the City of Burien's proposed North Highline Notice of Intention. Mrs. Blauman provided information concerning meeting location, logistics, and a scheduled Board members' (optional) tour of the annexation area arranged to take place on August 26, 2008.

D. CORRESPONDENCE

General correspondence was presented by Chair Hirschey.

Board members raised no substantive questions or issues related to these materials.

VI NEW BUSINESS

A. NEW FILES

File No. 2282 – City of Bellevue: Jentry-Graber Annexation

The City of Bellevue proposes the annexation of approximately 20.6 acres, known as the Jentry-Graber Area. This annexation was proposed under the 60% petition method, pursuant to RCW 35A.14. Bellevue City Council adopted the petition for annexation in March 2008.

The Jentry-Graber Area comprises an unincorporated area located on the southern boundary of the City of Bellevue. It is bisected by Lakemont Boulevard SE.

The proposed annexation area is surrounded by public park lands. Cougar Mountain Regional Wildland Park is located to the east and south of the site. The Coal Creek Natural Area (owned by the City of Bellevue) borders the site to the south, west and northern boundaries. An open space park under the ownership of the City of Bellevue, abuts the northern boundary of the Jentry-Graber Area.

The Jentry-Graber Area includes five existing single-family homes. Vacant land is available for 12 – 25 future residences. Jentry-Graber property owners are seeking annexation in order to benefit from local government – including consistent guidelines for development of lands and access to a full array of public services (e.g., sewer services) from Bellevue.

Board members raised no substantive comments or questions with respect to the proposed Notice of Intention.

File No. 2283 – Covington Water District – Sugarloaf Mountain Annexation:

Covington Water District proposes to annex approximately 640 acres of land (32 parcels) in the Rural Area of King County. The Covington Water District initiated this annexation proposal, based upon a citizen petition, pursuant to RCW 57.24 (Annexation of Unincorporated Territory) which permits annexation of territory by the District Board of Commissioners. The District approved a Resolution for Annexation in October 2007.

The Sugarloaf Mountain Annexation Area Annexation is being proposed by the Covington Water District at this time in order to facilitate the provision of coordinated water services (including fire flow service) to the subject properties – which are permitted by King County for development with low-density residential uses permitted in the Rural Area. At present, public water services are not provided to the Sugarloaf Mountain Annexation Area.

The Covington Water District includes within its Comprehensive Plan the Sugarloaf Mountain Annexation Area. The District reports sufficient resources to provide services to future residential customers at Sugarloaf Mountain.

Board members raised no substantive comments or questions with respect to the proposed Notice of Intention.

B. PENDING FILES

Bellevue	Bothell (6 files)	Covington Water District
Federal Way (2 files)	Issaquah (2 files)	Kent
Kirkland	North Bend	Redmond
Renton (4 files)	Sammamish	Snoqualmie
Soos Creek Water & Sewer District		

VI. ADJOURNMENT

Action: Robert George moved and Michael Marchand seconded a motion to adjourn the Boundary Review Board Regular Meeting. The Board voted unanimously in favor of the motion. The meeting was adjourned at 8:55 P.M.