

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY
SPECIAL MEETING MINUTES
CITY OF KIRKLAND FINN HILL, JUANITA, KINGSGATE AREA ANNEXATION
(FILE NO. 2293)
June 8, 2009

The following Minutes are a summary of the Special Meeting/Public Hearing for the City of Kirkland Finn Hill, Juanita, Kingsgate Area Annexation (File No. 2293.) Complete written transcripts are available from the Boundary Review Board.

I. CALL TO ORDER

Claudia Hirschey, Chair, convened the meeting of June 8, 2009 at 7:00 P.M.

II. ROLL CALL

The following members were present at the Special Meeting and Public Hearing:

Charles Booth	Sylvia Bushnell
Robert Cook	AJ Culver
Robert George	Claudia Hirschey
John Holman	Roger Loschen
Michael Marchand	

III. PUBLIC HEARING

INTRODUCTION:

Chair Hirschey opened the Special Meeting/Public Hearing. She stated that the purpose of the meeting is to conduct a public hearing in the matter of the proposed City of Kirkland Finn Hill, Juanita, Kingsgate Area Annexation (File No. 2293), submitted to the Boundary Review Board in April 2009. The Boundary Review Board is charged with the task of providing independent review and decision-making with respect to applications for municipal annexation.

Chair Hirschey described the standards and procedures for a quasi-judicial public hearing.

Lenora Blauman, Executive Secretary, described the proposed annexation as follows:

The City of Kirkland has submitted a Notice of Intention proposing to annex approximately 4,590 acres known as the Finn Hill, Juanita, Kingsgate Area. The population of the Finn Hill, Juanita, Kingsgate Area is approximately 33,800 persons

The site is located on the northern side of the City of Kirkland. The site is variously bordered by the City of Kirkland, City of Bothell, City of Kenmore, City of Redmond, City of Woodinville, and Unincorporated King County.

The Finn Hill, Juanita, Kingsgate Area annexation is proposed under the election method, pursuant to RCW 35A.14. Finn Hill, Juanita, Kingsgate Area property owners are reported to be interested in annexation in order to develop properties under City of Kirkland regulations and to receive public services (e.g., water, sewer services) under the aegis of the City of Kirkland.

Kirkland City Council adopted a Resolution for annexation in April 2009 in order to support orderly, logical growth of governance and provision of coordinated public services/facilities to the Finn Hill, Juanita, Kingsgate Area.

In conjunction with transmittal of the Notice of Intention, the City of Kirkland invoked jurisdiction seeking a public hearing before the Boundary Review Board in order to provide citizens with an independent venue for assessment of the proposed Finn Hill, Juanita, Kingsgate Annexation.

Chair Hirschey stated that, following the conclusion of the public hearing, the Boundary Review Board will deliberate and make a decision with respect to the Finn Hill, Juanita, Kingsgate Area Annexation.

The Board will consider the state, regional, and local regulations which guide annexations. The Board may approve the Finn Hill, Juanita, Kingsgate Area Annexation as proposed by the City of Kirkland. The Board may adjust the boundaries of the Finn Hill, Juanita, Kingsgate Area Annexation. The Board may deny the entire Finn Hill, Juanita, Kingsgate Area Annexation.

Further, the City of Kirkland Resolution calls for an election to permit the citizens of the Finn Hill, Juanita, Kingsgate Area to ultimately decide whether or not to join the City of Kirkland.

PROPONENT PRESENTATION: CITY OF KIRKLAND: JIM LAUINGER, MAYOR; ERIC SHIELDS, PLANNING DIRECTOR, MARILYNNE BEARD, ASSISTANT CITY MANAGER

At the Special Meeting/Public Hearing of June 8, 2009, Mayor Lauinger, Eric Shields and Marilynne Beard presented the proposed Finn Hill, Juanita, Kingsgate Area Annexation. Following is a summary of the statement (including responses to inquiries).

Kirkland officials reported that the Kirkland City Council passed a Resolution proposing the annexation of territory described as the Finn Hill, Juanita, Kingsgate Area (approximately 4590 acres.) The current population of the annexation area is 33,800 persons. Kirkland's total population is 48,410 persons.

In conjunction with consideration of this Resolution, the Kirkland City Council held public meetings to consider the annexation of the Finn Hill, Juanita, Kingsgate Area. A decision was made to go forward with the proposed annexation, based upon the reported interest of citizens of the area in attaining affiliation with the jurisdiction. This annexation reflects perceived community boundaries and provides for logical service areas. Annexation would also permit City to benefit from State of Washington sales tax credit to the advantage of the entire community.

The Resolution calls for an annexation election to permit the citizens of the Finn Hill, Juanita, Kingsgate Area to ultimately decide whether or not to join the City of Kirkland.

With the annexation application based upon the Resolution, the City of Kirkland invoked the jurisdiction of the Boundary Review Board. The City is seeking a public hearing in order to provide an opportunity for Finn Hill, Juanita, Kingsgate citizens to comment upon the proposed annexation before an independent body.

The Finn Hill, Juanita, Kingsgate Area is an unincorporated territory located within the King County Urban Growth Area, on the northern boundary of the City of Kirkland. The site is bounded on the north by the City Limits of Kenmore, Bothell, Woodinville and Unincorporated King County. The site is bounded on the West by Lake Washington. The site is bounded on the South by the current City Limits of Kirkland and Redmond. The site is bounded on the east by Willows Road NE (if extended).

Kirkland officials reported that a small number of properties will be bisected by the proposed boundaries of the Finn Hill, Juanita, Kingsgate Area. The division occurs because portions of these properties are designated for inclusion in other jurisdictions – i.e., Bothell, Kenmore, Redmond.)

There are also two small portions of land within the proposed Kingsgate Area which appear as projections. These areas are within the Kirkland Potential Annexation Area because there may be sloped lands which can best be managed by the City, and/or there may be sole access through the City, and/or citizens utilize City services and share an affiliation with the City.

Kirkland officials reported that the proposed annexation is consistent with County Comprehensive Plan/Countywide Planning Policies as well as with City of Kirkland Comprehensive Plan together with specific City Policies, Programs, Regulations, and Agreements, including those provisions relating to land development and service provision. With annexation to Kirkland, all land use regulations and services reportedly may be efficiently coordinated for the Finn Hill, Juanita, Kingsgate Area as the City of Kirkland has planned and can provide land administration and

urban services to the area either directly or via agreements between the City and service providers under unified regulatory authorities administered by a single local government unit. More specifically:

- Upon annexation of the Finn Hill, Juanita, Kingsgate Area, the City is prepared to provide development review services and general administrative services to the annexation area under local, regional, and state standards.

Under the King County's Comprehensive Plan, the proposed Finn Hill, Juanita, Kingsgate Annexation site has been established to permit multiple land use designations, including low density residential uses and medium density residential uses, public open spaces, and public uses. There are some limited commercial uses and industrial uses located in this Area.

The City of Kirkland is currently reviewing these County land use designations and zones within the 4590 acre annexation area. The City of Kirkland plans that municipal land use/zoning designations will be essentially equivalent to the land use designation/zoning established by King County and consistent with both the King County Comprehensive Plan/Countywide Planning Policies and the adopted City of Kirkland Comprehensive Plan.

More specifically, King County has designated the Finn Hill, Juanita, Kingsgate Area for Urban Community Uses, including: Single-Family Housing, Multi-Family housing, Small Commercial Center, Small Industrial Area; Public Uses; Public Open Space; and Greenbelt/Separator.

Existing King County zones include: Urban Residential Medium 4-12 dwelling units per acres, Urban Residential High at greater than 12 dwelling units per acre (up to a maximum of 48 units per acre); and Greenbelt/Urban Separator at 1 dwelling unit per acre. There are also existing commercial uses; industrial uses; public uses, and public open spaces.

The City of Kirkland plans to establish zoning designation and uses essentially equivalent to designations established by King County – but will be labeled in the same manner that Kirkland labels zones within the existing City. More specifically, the Finn Hill, Juanita, Kingsgate Area will be designated/zoned for Urban Residential Low Density (4-8 dwelling units per acre); Medium Density (8-14 units per acre); High Density (15 – 24 dwelling units per acre); and Greenbelt/Urban Separator at one dwelling unit per acre; Commercial Use; Industrial Use; Public Uses; Public Open Spaces

The Finn Hill, Juanita, Kingsgate Area is substantially developed; however, there is remaining vacant land as well as land that is suitable for redevelopment. Kirkland Comprehensive Plan, policies and guidelines will support existing land uses and proposed new land uses. More specifically, the City of Kirkland has established guidelines and development review systems to ensure that land uses are consistent with local standards and applicable King County guidelines.

Similarly, the City is prepared to provide environmental review (including evaluation and regulation of critical areas) for the Finn Hill, Juanita, Kingsgate Area. The City of Kirkland will assume responsibility for preservation of environmentally sensitive areas through the Comprehensive Plan, Critical Areas Ordinance, and other local, regional and state regulations for protection of environmentally sensitive areas (e.g., water bodies, topography, urban separators, landslide/seismic hazards; habitat areas.)

- The City of Kirkland intends – and has the necessary resources -- to directly provide (or contract for) urban services to the Finn Hill, Juanita, Kingsgate Area at a level equivalent to that service provided to the existing citizens of the jurisdiction. More specifically, the City of Kirkland will provide police services to the entire Finn Hill, Juanita, Kingsgate Area. New patrol districts will be provided immediately at annexation. Future addition of officers, supervisors, and administrative staff will be provided as necessary to serve the annexation area at a level equivalent to service provided to the existing City of Kirkland.

