

PROCEEDINGS OF THE
WASHINGTON STATE BOUNDARY REVIEW BOARD
FOR KING COUNTY
RESOLUTION AND HEARING DECISION

IN RE: CITY OF RENTON
 Liberty Area
 Proposed Annexation
 King County, Washington

FILE NO. 2274

I. PUBLIC HEARING OVERVIEW

In February 2008 the City of Renton filed a Notice of Intention (File No. 2274) to annex a certain territory, described as the Liberty Area (199.7 acres.)

Renton City Council adopted a Resolution approving a plan to annex the Liberty Area. City officials reported that the proposal to annex the Liberty Area was made in response to a petition from citizens seeking to incorporate into the City of Renton.

The Notice of Intention describes the Liberty Area as being located on the eastern edge of the City of Renton. The Annexation Area is generally bordered on the west by the City of Renton. The remainder of the Annexation Area is bordered by unincorporated King County.

With the filing of the Notice of Intention, the City of Renton invoked the Board's jurisdiction requesting a public hearing in order to provide citizens an independent forum to obtain information and comment upon the proposed Liberty Area Annexation.

The Board held a public hearing on April 22, 2008 to consider the proposal by the City of Renton to annex the Liberty Area (199.7 acres).

The Board reviewed File No. 2274 in accord with RCW 36.93. (Local Governments – Boundaries – Review Boards). The Board directed particular attention to RCW 36.93.170 (Factors) and RCW 36.93.180 (Objectives). The Board also considered RCW 36.93.150, the authority for modification of annexation proposals. The Board also considered RCW 36.70.A, the Growth Management Act, the King County Comprehensive Plan, the City of Renton Comprehensive Plan, together with other applicable state, regional, and local regulations and guidelines.

The Board finds that the record for File No. 2274 contains sufficient documentation to complete its review of the Liberty Area Annexation.

On the basis of the testimony, evidence and exhibits presented at said hearing, and the matters on record in said **File No. 2274**, it is the decision of the Board to **approve** the action proposed in said **Notice of Intention**. The legal description of the Liberty Area is attached hereto and marked as "Exhibit I", together with a map showing the boundaries of the area herein marked as "Exhibit II."

II. FINDINGS

RCW 36.93.170 FACTORS AFFECTING THIS PROPOSAL

The Board finds the following Factors (RCW 36.93.170) apply to the City of Renton's proposed Liberty Area Annexation (193 acres). Additional authorities applicable to the Liberty Area include, but are not limited to: RCW 36.70A, RCW 35.13, King County Comprehensive Plan/Countywide Policies, the Renton Comprehensive Plan and its enabling regulations (e.g., zoning code). These State and local authorities are intended to ensure reasonable development regulations and adequate public services to local communities.

A brief review of key issues related to each applicable element is presented below:

RCW 36.93.170 (1) POPULATION AND TERRITORY

The Board finds the following factors to be applicable to this matter: Population Density/Proximity to Other Populated Areas/Land Area/Land Uses; Comprehensive Land Use Plans; Topography, Natural Boundaries and Drainage Basins; and Likelihood of Significant Growth in the Area During the Next Ten Years. Following is a brief review of key issues related to these factors.

The Liberty Area, as proposed for annexation to the City of Renton, lies within the Urban Growth Area established by King County. The King County Comprehensive Plan contemplates transfer of the Liberty Area to a local jurisdiction. County Policy LU-31 requires cities to designate potential annexation areas to include adjacent urban lands and eliminate unincorporated islands between cities. Policy LU-32 encourages cities to annex designated areas into city boundaries. King County Comprehensive Plan/Countywide Policies call for contiguous orderly growth of local jurisdictions (e.g., U-304, U-208, U-301, U-304.) Policies also establish cities as the providers of local governance, community planning, and urban services (e.g., FW-13, CO-1, CO-3; LU-31 - LU-34, LU-36).

The City of Renton Comprehensive Plan provides for the commitment and the resources to govern the Liberty Area. The Renton Plan demonstrates that the City has provided for protection of the existing built environment and for new development, as well as protection of the natural environment, in the Liberty Area. Under the City's Comprehensive Plan, citizens of the Liberty Area would also be provided with a full array of uniform public services, infrastructure, and facilities.

Specifically, the Renton Comprehensive Plan "Annexation Element" addresses the annexation of the Liberty Area. The Liberty Area is included in the "Annexation Element" of the City of Renton Comprehensive Plan and lies within the City's Potential Annexation Area. The Liberty Area Annexation is consistent with City's Comprehensive Plan policies supporting inclusion of urban areas within the City for local governance. The community is unified with respect to its specific physical elements (e.g., geographic features) and social elements.

The Liberty Area is an urban community that is substantially developed with single-family homes. The Liberty Area will likely experience continuing urban growth over the next ten years. The Liberty Area includes land that is suitable and permitted for redevelopment/new development with residential uses. Public uses and amenities are also present in the Liberty Area.

The City of Renton Comprehensive Plan provides for growth at urban levels of density consistent with the existing built environment and the natural environment. Future residential development would reportedly be generally similar to and essentially compatible with existing housing density/design requirements. With annexation of the Liberty Area, there would be an opportunity to immediately implement consistent and coordinated development standards throughout the community.

Similarly, annexation is consistent with policies supporting annexations in areas where urban infrastructure and services are available for development at urban densities and in areas contiguous to City boundaries (e.g., Annexation Policies and Land Use Policies). The Comprehensive Plan includes policies addressing land development, service provision, and mutual social and economic benefits (e.g., LU-378; LU-386; LU-388) applicable to the Liberty Area.

The Liberty Area contains environmentally sensitive features (e.g., variable topography, drainage basins, natural habitat). Portions of the environmentally sensitive lands require planning and management to ensure the preservation of these areas. The Renton Comprehensive Plan provides support for the natural environment within the Liberty Area through guidelines and regulatory controls (e.g., open space preservation, storm water/flood control programs) to protect sensitive areas.

The State Growth Management Act (RCW 36.70A) supports the Liberty Area Annexation. The proposed action would be consistent with RCW 36.70.20 which calls for community planning goals, for urban growth, services and infrastructure, and environmental preservation.

RCW 36.93.170 (2) MUNICIPAL SERVICES

The Board finds the following factors to be applicable: need for municipal services; effects of ordinances, governmental codes, regulations and resolutions on existing uses; present cost and adequacy of governmental services and controls in area; probable future need for such services; costs; effect on the finance, debt structure and contractual obligations; and prospects of government services from other sources, and rights of other affected governmental units. Following is a brief review of key issues related to these factors.

The evidence shows that the Liberty Area is an urban community requiring municipal services and facilities. The State Growth Management Act and the King County Comprehensive Plan establish service goals and policies for urban areas. More specifically, consistent with the State Growth Management Act and the King County Plan, the City of Renton has developed policies – through the City's Comprehensive Land Use Plan, Comprehensive Service Plans, and other regulatory authorities – for provision of services to all properties within its corporate boundaries. Upon annexation, the City of Renton would include the newly incorporated area in the municipality's Service Area. The City of Renton will provide (directly or by contract) a full array of public services. For example:

- The City will provide policing, fire service and medical emergency service.
- King County Water District No. 90 will continue to provide water service.
- The City will provide sewer/wastewater management and a storm water management system.
- The City will provide for construction and maintenance of transportation infrastructure and systems.
- The City will provide for law and justice services and a range of human services.
- The King County Library would be available to residents.
- Local and regional parks and recreation facilities would be available to residents.
- The Renton School District and the Issaquah School District would continue to administer school assignments.

King County Comprehensive Plan/Countywide Planning Policies (e.g., FW-13) state that cities are the appropriate provider of local urban services to Urban Areas. Policies FW-29 and FW-30 address the need for jurisdictions to plan for and coordinate services. Annexation is also appropriate under Countywide Policy CO-1, when a jurisdiction has "identified and planned for (a) full range of urban services".

The Board finds that the City of Renton has provided documentation, through a Fiscal Feasibility Study which examined revenues/expenditures relating to governance and service of the Liberty Area, that sufficient funds are available both at current development and at full development to provide a comprehensive array of services/facilities to the community. With annexation to Renton, all services for the Liberty Area reportedly will be efficiently coordinated under unified regulatory authorities administered by a single local government unit.

More specifically, study findings report that existing facilities and services in the Annexation Area are generally adequate at present, although, in some respects, less than levels of service provided to citizens of Renton. Upon annexation, the City of Renton reports the intention to provide municipal resources to serve the area in a manner that will address impacts on cost and adequacy of services, finances, debt structure or rights of other governmental units. The City is committed to provide equivalent or improved levels of service for the Liberty Area both at current development and at estimated maximum development.

Further, study findings indicate that the costs of services will be essentially offset by 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. City officials estimate that the rate of taxation will be reduced upon annexation to Renton.

More specifically, if the City were to assume responsibility for this Area at current levels of development and current staffing levels, expenditures are estimated to be \$379,951 and revenues are estimated at \$409,520. Thus, a revenue surplus would be achieved at an estimated \$35,569 each year (based upon 2007 values). At full development, expenditures are estimated at \$483,455 and revenues are estimated at \$505,491. At that time, there would continue to be a revenue surplus but that surplus would be reduced to \$22,037 per year (based on 2007 values).

King County officials support annexation of the Liberty Area. This action creates a logical municipal service area. The City can provide more cohesive policies, standards, programs, cohesive operations, and efficient, economic control of services. Thus, services will be more effective, more efficient, and less costly to both government and citizens of the Liberty Area.

RCW 36.93.170 (3) Effects of Proposal

The Board considered mutual economic and social interests, and local government structure effects to be applicable. Below is a brief review of key issues.

The evidence shows that the Liberty Area is contiguous to – and shares mutual social and economic profiles with – the City of Renton. Coordinated integration of citizens of the Liberty Area into Renton would preserve social organization, support economic health, and protect public safety and welfare.

The City of Renton Comprehensive Plan encourages local governance of communities. With annexation, citizens would participate in local governance including land use planning, service planning, fiscal planning and planning for public amenities to serve the community. Renton officials testified that the City is prepared to govern and to provide full services to this community.

King County Comprehensive Plan/Countywide Planning Policies encourage local governance of communities. Annexation of the Liberty Area is also consistent with the King County Annexation Initiative, which calls for transfer of urban lands to local jurisdictions at the earliest feasible date.

CONSISTENCY WITH THE GROWTH MANAGEMENT ACT

RCW 36.93.157 mandates that Boundary Review Board decisions must be consistent with three sections of the Growth Management Act:

- RCW 36.70A.020 Planning Goals
- RCW 36.70A.110 Urban Growth Areas
- RCW 36.70A.210 Countywide Planning Policies

Key Growth Management Act policies that guide the provision of public services and that are relevant to the proposed Liberty Area include:

- RCW 36.70A.020 (1) Urban Growth: Encourages development in urban areas where adequate public facilities and services exist or can be provided efficiently.
- RCW 36.70A.020 (2) Reduce Sprawl: Reduce inappropriate conversion of undeveloped land into sprawling low-density development.
- RCW 36.70A.020 (10) Environment: Protect and enhance the environment and quality of life.
- RCW 36.70A.020 (11) Citizen Participation and coordination in the planning process and ensure coordination between communities/jurisdictions to reconcile conflicts.
- RCW 36.70A.020 (12) Public Facilities and services: Ensures that adequate public services and facilities are available to serve land developments.
- RCW 36.70A.110 (1/6) calls for each county to designate an urban growth area.
- RCW 36.70A.110 (3) directs urban growth to areas with existing or available public services and facilities.

- RCW 36.70A.110 (4) states that "(in) general, cities are the units of local government most appropriate to provide urban ... services."
- RCW 36.70A.210 (1) calls for cities to be primary providers of governmental services in urban growth areas.

Annexation of the Liberty Area into the City of Renton will satisfy Growth Management Act criteria for governance of urban areas. This action is supported by the provisions of RCW 36.70.A which require community planning goals, for urban growth, services and infrastructure, and environmental preservation. For example, the proposed Liberty Area Annexation 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.

RCW 36.93.180 OBJECTIVES

The Boundary Review Board has considered RCW 36.93.180 (Objectives), as follows:

RCW 36.93.180 (1) PRESERVATION OF NATURAL NEIGHBORHOODS AND COMMUNITIES

The Board finds that the Liberty Area is a neighborhood as that term is defined by case law, as "either geographically distinct areas or socially... distinct groups of residents". The Liberty Area, in its entirety, exhibits many features that support its link with the City. Both the Liberty Area and the adjacent City lands are residential in character. The communities are characterized by similar and linked topography, open spaces, and habitat features.

The citizens of both communities share similar demographic, social, and economic profiles. Residents of the City and the Liberty Area use common community facilities – schools, roadways, libraries, shopping centers, parks, and recreation facilities.

The City of Renton Comprehensive Plan anticipates annexation of the Liberty Area. The City includes the Liberty Area in its Potential Annexation Area. The Liberty Area is included in community planning programs to enable the City to guide growth and to provide coordinated services.

Annexation of the Liberty Area promotes the preservation of the neighborhood because this action encourages a more effective connection to the City of Renton. Annexation will allow the City of Renton to guide coordinated community development in a manner which considers both built lands and the critical natural areas.

Renton officials have an established commitment to provide Liberty Area citizens a voice and a vote in planning for the future development of the built community and preservation of environmentally sensitive areas. City representatives demonstrate plans to effectively govern and serve this area as a part of a unified community.

King County officials support the annexation of the Liberty Area citing that annexation would be consistent with state, regional and local guidelines. The County has indicated a preference for immediate annexation of urban areas to provide uniform governance for citizens of the Liberty Area. The City of Renton has an established record as an entity capable of providing for zoning, development standards, and environmental protection appropriate to the area.

RCW 36.93.180 (2) USE OF PHYSICAL BOUNDARIES, INCLUDING BUT NOT LIMITED TO BODIES OF WATER, HIGHWAYS, AND LAND CONTOURS

Physical boundaries existing in this general area support the annexation of the Liberty Area. More specifically, the Liberty Area is located immediately east of the City of Renton. The specific boundaries of the proposed Liberty Area Annexation are based upon co-terminus borders with the City, rights-of way, and individual property lines.

The Board finds that, while the Liberty Area physical boundaries may appear to have a rather unusual configuration, the specific area has been established for annexation by Renton under the City's Comprehensive Plan/Potential Annexation Area.

"Social neighborhoods" may also be the basis for boundaries. The evidence shows that the City and the Liberty Area share a social affiliation. The communities form a single social neighborhood.

Annexation of the Liberty Area furthers the planning goals established by the State Growth Management Act for providing local governance to unincorporated urban territories.

The Liberty Area annexation is consistent with the King County Comprehensive Plan as this action achieves progress toward incorporation of the greater unincorporated area in King County. More specifically, as the Liberty Area is bordered by Renton on the western boundary, the annexation would create (or enhance) clear physical boundaries. Thus, the Liberty Area Annexation is designed to further the establishment of a cohesive community.

RCW 36.93.180 (3) CREATION AND PRESERVATION OF LOGICAL SERVICE AREAS

The Renton Comprehensive Plan (including the Land Use Plan, Comprehensive Sewer and Water Plans, Transportation Element, Comprehensive Storm Water Management Plan) designates the City as the provider of services for the Liberty Area. Annexation of the Liberty Area into the City of Renton will advance the creation and preservation of logical service areas.

The Liberty Area annexation creates and preserves logical service areas by including a greater number of properties in the City's service area. Annexation of the Liberty Area will enable design and implementation of efficient, consistent, consolidated service programs throughout the greater community. These synchronized services and facilities (e.g., provision of sewers, water service, storm water and surface water management systems, emergency services) will promote protection of the built environment and the natural environment.

King County strongly supports annexation of unincorporated urban areas, such as the Liberty Area to provide citizens with more effective, efficient governance. The County does not have sufficient resources to manage land uses or serve properties in these urban areas.

The State Growth Management Act identifies cities as the logical providers of local governance and urban services.

RCW 36.93.180 (4) PREVENTION OF ABNORMALLY IRREGULAR BOUNDARIES

The evidence shows that incorporation of the Liberty Area would provide a reasonable and regular boundary consistent with the Renton Comprehensive Plan Annexation Element. The proposed Liberty Area boundaries are not geometric in form; however, these boundaries do provide regularity based upon the fact that the Liberty Area is located in Renton's Potential Annexation Area. Annexation of the Liberty Area to Renton is consistent with the intent of this criterion to achieve the boundaries necessary to facilitate coordinated land uses and offer a more effective, efficient solution to provision of services.

The Board finds that annexation of the Liberty Area is desirable to achieve the boundaries necessary to facilitate coordinated land uses and offer a more effective, efficient solution to provision of services.

Under the King County Comprehensive Plan and the State Growth Management Act, the Liberty Area, as an unincorporated urban community, is encouraged to annex to a local jurisdiction. The Liberty Area, as an unincorporated community, does not benefit from effective governance.

RCW 36.93.180 (5) DISCOURAGEMENT OF MULTIPLE INCORPORATIONS

RCW 36.93.180 (5) is not applicable to File No. 2274.

RCW 36.93.180 (6) DISSOLUTION OF INACTIVE SPECIAL PURPOSE DISTRICTS

RCW 36.93.180 (6) is not applicable to File No. 2274.

RCW 36.93.180 (7) ADJUSTMENT OF IMPRACTICAL BOUNDARIES

The Board finds that annexation of the Liberty Area to the City of Renton would achieve progress toward the more practical boundaries necessary to achieve the preservation of the community,

coordinated governance, and planning activities (e.g., establishment of coordinated land uses and development standards.)

Annexation of the Liberty Area will place a greater portion of the built environment and linked natural environment under City jurisdiction, thus creating more practical boundaries for the effective local governance, directed planning activities (e.g., establishment of uniform land uses and development standards), preservation of environmentally sensitive areas, and the provision of coordinated public facilities and services.

RCW 36.93.180 (8) INCORPORATION AS CITIES OR ANNEXATION TO CITIES OF UNINCORPORATED AREAS WHICH ARE URBAN IN CHARACTER

The Board finds that annexation of the Liberty Area into the City of Renton is supported by the presence of this territory within the Urban Growth Area established by the King County Comprehensive Plan. The "Urban" designation established for the Liberty Area is also supported by the State Growth Management Act.

The City of Renton Comprehensive Plan includes the entire Liberty Area in its Potential Annexation Area. This definition addresses both existing land characteristics and future designation/use plans for the Liberty Area.

Immediate annexation of the Liberty Area into Renton will promote uniform governance, development, and services appropriate for this urban territory.

RCW 36.93.180 (9) PROTECTION OF AGRICULTURAL AND RURAL LANDS FOR LONG TERM PRODUCTIVE AGRICULTURAL/RESOURCE USE

RCW 36.93.180 (9) is not applicable to File No. 2274 as the Liberty Area lies in the Urban Growth Area as established for King County.

III. BOUNDARY REVIEW BOARD FINDINGS AND DECISIONS

The Boundary Review Board conducted review and deliberation of File No. 2274 based upon the record of written documents and oral testimony, in keeping with applicable state, regional and local regulations. The Board focused upon RCW 36.93 (Boundary Review Board Enabling Act); RCW 36.70A (Growth Management Act); King County Comprehensive Plan/Countywide Policies; City of Renton Comprehensive Plans, RCW 35.13 (Annexation of Cities); and other relevant regulations and guidelines. As prescribed by statutory mandate, the Boundary Review Board considered the following options:

- The Liberty Area Annexation could be approved as proposed by the City of Renton, if this action advances the provisions of RCW 36.93 and other applicable regulations (e.g., State Growth Management Act, King County Comprehensive Plan, Renton Comprehensive Plan).
- The Liberty Area Annexation could be approved with modifications, if this action advances the provisions of RCW 36.93 and other applicable regulations (e.g., State Growth Management Act, King County Comprehensive Plan, Renton Comprehensive Plan).
- The Liberty Area Annexation could be denied in its entirety if annexation is found to be inconsistent with RCW 36.93 and other applicable regulations (e.g., Chapter 36.70A RCW, King County Comprehensive Plan, Renton Comprehensive Plan).

The Board finds that the record for File No. 2274 is detailed and extensive. Affected parties have provided considerable materials supporting their positions. The Board has deliberated upon the complete record in order to come to a decision for the proposed Liberty Area Annexation. The Board finds that the City of Renton's proposed annexation of the Liberty Area is consistent with the

provisions of 36.93 RCW. For example:

- The Liberty Area annexation achieves criteria established in RCW 36.93.170 with respect to population, territory, comprehensive planning, land uses, natural environment, service needs and service capacity, and mutual social and economic needs.
- Additionally, the proposed Liberty Area was evaluated according to the criteria established in RCW 36.93.180 as follows:

RCW 36.93	LIBERTY AREA (199.7 ACRES)
OBJECTIVE 1 – PRESERVATION OF NATURAL NEIGHBORHOODS AND COMMUNITIES	ADVANCES CRITERION AS ANNEXATION INCLUDES ALL PROPERTIES IN A NATURAL COMMUNITY
OBJECTIVE 2 – USE OF PHYSICAL BOUNDARIES	ADVANCES CRITERION AS IT COINCIDES WITH ESTABLISHED COMPREHENSIVE PLAN BOUNDARIES
OBJECTIVE 3 – CREATION AND PRESERVATION OF LOGICAL SERVICE AREAS	ADVANCES CRITERION AS RENTON CAN SERVE ENTIRE AREA TO PROTECT PUBLIC WELFARE.
OBJECTIVE 4 – PREVENTION OF ABNORMALLY IRREGULAR BOUNDARIES	ADVANCES CRITERION AS REGULAR BOUNDARIES SUPPORT A UNIFIED COMMUNITY AND STREAMLINE SERVICE PROVISION
OBJECTIVE 5 – DISCOURAGEMENT OF MULTIPLE INCORPORATIONS	DOES NOT APPLY
OBJECTIVE 6 – DISSOLUTION OF INACTIVE SPECIAL PURPOSE DISTRICTS	DOES NOT APPLY
OBJECTIVE 7 – ADJUSTMENT OF IMPRACTICAL BOUNDARIES	ADVANCES CRITERION AS PRACTICAL BOUNDARIES ARE CREATED TO SUPPORT A UNIFIED COMMUNITY AND TO STREAMLINE SERVICE PROVISION
OBJECTIVE 8 – INCORPORATION ...OR ANNEXATION TO CITIES OF UNINCORPORATED URBAN AREAS	ADVANCES CRITERION AS THE ENTIRE DESIGNATED URBAN AREA WILL BE INCORPORATED INTO A LOCAL JURISDICTION.
OBJECTIVE 9 – PROTECTION OF AGRICULTURAL AND RURAL LANDS ...	DOES NOT APPLY

- State Growth Management Act (Chapter 36.70A RCW) policies call for logical and orderly growth. The Board finds that annexation of the Liberty Area advances the provisions of the RCW 36.70A by providing for effective local governance.
- The King County Comprehensive Plan/Countywide Policies and the Renton Comprehensive Plan also contemplate logical, orderly growth of communities. These County and City plans support local governance to assure balanced, sound, cost-effective governance for this community.

The Board finds that the proposed Liberty Area Annexation achieves the provisions of the King County Comprehensive Plan/Countywide Policies and the City of Renton Comprehensive Plan. Annexation of the Liberty Area would accomplish that balance that the County and the City seek from annexation of urban areas into local communities.

IV. CONCLUSION

The Boundary Review Board finds that approval of the Liberty Area annexation to the City of Renton advances the standards established in the Growth Management Act, King County Comprehensive Plan, the City of Renton's Comprehensive Plan, RCW 36.93, and other state and local guidelines for incorporation of urban areas.

The Boundary Review Board finds that approval of the City of Renton Notice of Intention to annex the Liberty Area is timely based upon the City of Renton's current and historical commitment to guide development and provide municipal services to this area. Annexation will enable the City of Renton to provide a harmonious efficient plan for the governance of the built community, preserving the environment, and protection of public health and welfare.

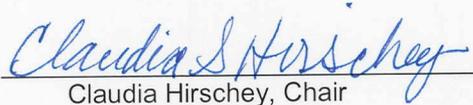
(Note: Under state law, the City of Renton must adopt an Ordinance or Resolution affirming the Liberty Area Annexation following action by the Boundary Review Board and agreement by a vote of the citizens. Under state law, the City must confirm the action as approved by the Boundary Review Board. Alternatively, the Council may decide not to pursue the action. However, the City cannot modify the boundaries that have been approved by the Boundary Review Board.)

NOW, THEREFORE,

BE IT RESOLVED BY THE WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY THAT, for the above reasons, the action proposed in the Notice of Intention contained in said **File No. 2274** be, and the same is, hereby **approved** as submitted and described in Exhibits attached hereto and incorporated herein by reference.

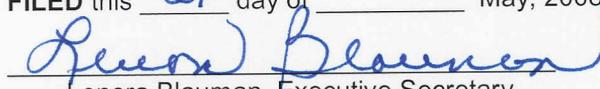
ADOPTED BY SAID WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY by a vote of 9 in favor, 0 in opposition, and 1 abstentions, on this 29th day of May, 2008, and signed by me in authentication of its said adoption on said date.

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY



Claudia Hirschey, Chair

FILED this 29 day of _____ May, 2008 BY:



Lenora Blauman, Executive Secretary

EXHIBITS

EXHIBIT I CITY OF RENTON LIBERTY AREA: LEGAL DESCRIPTION OF ANNEXATION AREA BOUNDARIES

EXHIBIT II CITY OF RENTON LIBERTY AREA: MAP OF ANNEXATION AREA BOUNDARIES

RECEIVED

MAY 1 - 2008

EXHIBIT I

WA State Boundary Review
Board For King Co.

**LIBERTY ANNEXATION
LEGAL DESCRIPTION**

Those portions of the Southwest, Northeast and Southeast quarters of Section 14, the Southwest and Northwest quarters of Section 13, the Northeast quarter of Section 23, and the Northwest quarter of Section 24, of Township 23 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Southwest corner of that portion of the City of Renton as annexed by Ordinance No. 5140, said corner also being at the point of intersection of the westerly right of way margin of Rosario Avenue SE (152nd Avenue SE) with the westerly extension of the southerly right of way of SE 2nd Place (SE 136th St);
Thence easterly and northerly along the existing limit line of the City of Renton per said ordinance to an intersection with the north line of the south 130 feet of Lot 5, Block 2 of Janett's Renton Boulevard Tracts as recorded in Volume 17 of Plats, Page 60, records of said county;
thence east along said north line to the intersection with the east line of said Block 2;
thence north along said east line to the intersection with the westerly extension of the north line of Southeast 132nd Place as dedicated for the subdivision of Weglin's First Addition as per plat filed in Volume 68 of Plats, Page 6, records of King County, Washington;
thence east along said north line and its easterly projection to the intersection with the west line of Block 2 of Cedar Park Five Acre Tracts as per plat filed in Volume 15 of Plats, Page 91, records of King County, Washington;
thence south along said west line, also being the easterly right of way margin of 160th Avenue Southeast, to the beginning of a curve located at the southwest corner of Lot 1, Block 2 of the subdivision of Derry Hurst as dedicated per plat filed in Volume 66 of Plats, Page 74, records of King County, Washington;
thence southeasterly along said curve to the north margin of Southeast 136th Street as dedicated by said subdivision of Derry Hurst;
thence easterly along said north margin of Southeast 136th Street and the south line of said Derry Hurst to the beginning of a curve located at the southeast corner of Lot 10, Block 2 of the subdivision of Derry Hurst;
thence northeasterly along said curve to the west margin of 162nd Avenue SE, as shown on said subdivision of Derry Hurst;
thence northerly along said margin and its northerly extension to an intersection with the westerly extension of the north line of the south 30 feet of Tract 7 of Block 1 of Cedar Park Five Acre Tracts as recorded in Volume 15 of Plats, Page 91, said records;
thence easterly along said westerly extension and said north line and its easterly extension to an intersection with the east margin of 164th Avenue SE;
thence southerly along said easterly margin to the intersection with the south line of the northwest quarter of Section 13, Township 23N., Range 5E., W.M.
thence westerly to the east quarter corner of Section 14, Township 23N., Range 5E., W.M., said point also being the west quarter corner of Section 13;
thence south along the east line of said Section 14, said east line also being the west line of Section 13. to its intersection with the south line of the north 30 feet of said Section 23 also being on the south margin of Southeast 144th Street;

thence westerly along said south margin to an angle point in said margin as dedicated for road by the subdivision of Briarwood South No. 4 as per plat filed in Volume 91 of Plats, Page 74, records of King County, Washington;
thence southerly and westerly along south margin dedicated road to the intersection with the southerly extension of the east line of Block 3 of said Cedar Park Five Acre Tracts;
thence northerly along said southerly extension and the east line thereof to the north line of Lot 7 of said Block 3;
thence westerly along said north line to the west line of said Block 3;
thence southerly along said west line to the intersection of the easterly extension of the north line of Carolwood as per plat filed in Volume 111 of Plats, Pages 99 to 100, records of King County, Washington;
thence westerly along said north line and its westerly projection to the intersection with the westerly right of way margin of 156th Avenue SE;
thence northerly along said westerly margin to an intersection with the south line of Lot 3, Block 2 of Cedar River Five Acre Tracts as recorded in Volume 16 of Plats, Page 52, said records;
thence westerly along said south line and its westerly extension to an intersection with the westerly right of way of 154th Avenue SE;
thence northerly along said westerly margin to an intersection with the south line of Highlands Estates as recorded in Volume 212 of Plats, Pages 10 -13, said records;
thence westerly along said south line and its westerly extension to an intersection with the westerly right of way of 152nd Avenue SE;
thence northerly along said westerly margin to the point of beginning;

TOGETHER WITH that portion of 164th Avenue SE dedicated by the subdivision of Serena Park as recorded in Volume 124 of Plats, Pages 72 and 73, said records;

ALSO TOGETHER WITH the west 30 feet of the south 30 feet of the Southwest quarter of Section 13, Township 23 North, Range 5 East, W.M., in King County, Washington.

ALSO TOGETHER WITH the west 30 feet of the north 30 feet of the Northwest quarter of Section 24, Township 23 North, Range 5 East, W.M., in King County, Washington.

All situate in King County, Washington.

**CENTRE
POINTE**
Consultants, Inc. P.S.

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