

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

| IN RE:      CITY OF RENTON  
                 West Hill Area  
                 Proposed Annexation  
                 King County, Washington

FILE NO. 2303      |

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I. PUBLIC HEARING OVERVIEW

In August of 2009, the City of Renton, the proponent, filed a Notice of Intention with the Boundary Review Board to annex the West Hill Area (File No. 2303) as prescribed by RCW 36.93 (Local Governmental Organization – Boundaries.) The City of Renton proposes to annex 1897 acres of land generally located in southeast King County. The application for annexation was based upon a Resolution of the Renton City Council pursuant to RCW 35.14A.

The Boundary Review Board conducted a Special Meeting/Public Hearing to consider the proposed annexation of the West Hill Area to the City of Renton on June 7, 2010. The Board closed the Special Meeting/Public Hearing on June 7, 2010, and conducted deliberations to come to a preliminary decision in the matter of the proposed annexation.

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Washington law requires the Board to: (1) examine the record (e.g., application materials; technical studies; fiscal studies; regulatory analyses; other documents, exhibits, statements and testimony); (2) determine the specific policies and guidelines applicable to the proposed action; (3) review and weigh these elements; and (4) take the action that best advances those elements.

The Board reviewed the record for **File No. 2303** as prescribed by RCW 36.93. The Board directed particular attention to RCW 36.93.170 (Factors) and RCW 36.93.180 (Objectives.) Additional authorities applicable to **File No. 2303** include, but are not limited to: RCW 36.70A (State Growth Management Act); King County Comprehensive Plan/Countywide Policies, City of Renton Comprehensive Plan, and other applicable state, regional, and local regulations and guidelines.

The Board finds that the record for File No. 2303 contains sufficient documentation (e.g. planning activities; fiscal studies; evidence of community information programs, and certification of petitions and/or legislative action) to complete its review of the proposed annexation by the City of Renton of the West Hill Area.

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On the basis of the testimony, evidence and exhibits presented at said hearing, and the matters on record in said **File No. 2303**, it is the decision of the Board to **approve the West Hill Area Annexation (1897 acres.)**

The legal description for the West Hill 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) applicable to the proposed annexation of the West Hill Area (approximately 1897 acres.) Additional authorities applicable to the proposal include, but are not limited to: RCW 36.70A, King County Comprehensive Plan/Countywide Policies.

These State and local authorities are intended to ensure reasonable development regulations and adequate public services to local communities. Specifically:

#### **RCW 36.93.170 (1) POPULATION AND TERRITORY**

The Board finds the following factors applicable to File No. 2303: Population Density/Proximity to Other Populated Areas/Land Area/Land Uses; Comprehensive Land Use Plans; Topography, Natural Boundaries and Drainage Basins; Likelihood of Significant Growth in the Area During the Next Ten Years; and Population Density/Proximity to Other Populated Areas/Land Area/Land Uses. The following is a brief review of key issues related to these factors.

The State Growth Management Act (RCW 36.70A) supports the annexation of the West Hill Area. The proposed annexation is consistent with RCW 36.70.20 which addresses community planning goals, urban growth, services and infrastructure, and environmental preservation.

The King County Comprehensive Plan/Countywide Policies call for contiguous orderly growth of local jurisdictions (e.g., U-304, U-208, U-301, U-304.) The entire West Hill Area annexation lies within the Urban Growth Area defined by King County. The Comprehensive Plan anticipates transfer of the West Hill community to a local jurisdiction. Several Countywide policies identify cities as the appropriate providers of local governance and urban services (e.g., FW-13, CO-1, CO-3; LU-31 - LU-34, LU-36, FW-13, LU-31.)

The Renton Comprehensive Plan also supports annexation of the West Hill Area. The Comprehensive Plan designations and anticipated zoning are consistent with the City's growth policies which provide for annexation of urban unincorporated areas within the Renton Potential Annexation Area. The City's Comprehensive Plan accommodates the existing development in the West Hill Area, including residential uses, commercial uses, industrial uses, public uses, and public open spaces.

The West Hill Area includes a mix of residential types ranging from single-family detached dwellings and duplexes to multi-family apartments and condominiums. There are an estimated 5453 residential dwelling units (4063 single-family units; 1390 multi-family units), as well as a range of commercial uses, industrial uses, public uses, and open space/recreational areas. The City of Renton Comprehensive Plan provides for continuation of currently existing land uses.

The City of Renton planned zoning designation would allow less residential density than permitted with the current King County zoning as the City determines density using net density whereas the County determines density based on gross acreage. Future development could provide for a total of 6934 residential units in the West Hill Area.

The City would essentially maintain other existing non-residential designations for the West Hill Area. As such, the City would permit existing commercial uses, industrial uses, and public uses. Further, the City would encourage enhancements to permit a range of Commercial Uses; Industrial Uses; and Public Open Spaces.

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The City of Renton supports the West Hill Annexation in order to respond to the interest of citizens for participating in local governance receiving services from this local jurisdiction.



## **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 West Hill Area will require municipal services and facilities. Service policies are established by the State Growth Management Act, the King County Comprehensive Plan, and the City of Renton Comprehensive Plan. For example, the State Growth Management Act requires local jurisdictions to plan and provide a full array of public services and facilities to its citizens. King County FW-13 states that cities are the appropriate provider of local urban services to Urban Areas. FW-29 and FW-30 address the need for jurisdictions to plan for and coordinate services. Additionally, King County/Countywide Policy CO-1 calls for a jurisdiction to plan for "(a) full range of urban services."

The City of Renton Comprehensive Plan and other documentation (e.g., comprehensive service plans; agreements) demonstrate that the City has the necessary basic resources to support governance of the West Hill Area. Upon annexation, the City would assume responsibility for providing – either directly or by contract – basic public services and facilities including: water service, surface water management, sewer service, fire service, police service, emergency medical services, utilities, road maintenance, law and justice services, human services, libraries, and local parks and recreation services.

The record shows that, upon annexation, the West Hill community will receive the following services:

- The City of Renton will assume responsibility for providing police services to the West Hill Area.
- The City of Renton will assume responsibility for providing fire/emergency services to the West Hill Area. (The City is currently in discussion with Fire District No. 20 to ensure that quality services are maintained to the West Hill Area and the surrounding community.)
- The City of Renton will assume responsibility for providing water services and sewer services to the West Hill Area through both Renton Public Utilities Department and through a contract with Skyway Water & Sewer District.
- Citizens of the West Hill Area would have access to regional parks, recreation facilities and libraries.
- Citizens of the West Hill Area would receive human services and law and justice services.
- The Renton School District and the Tukwila School District would continue to serve the area as school district boundaries are unaffected by annexation.

City representatives testified that annexation will occur only when essential funding has been secured by the City to ensure equivalent levels of service for the West Hill Area both at current development and at estimated maximum development.

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The Board finds that the City of Renton's fiscal analysis contains a thorough examination of revenues and expenditures relating to governance of and service to the West Hill Area. The Board supports the plan by the City of Renton to update fiscal studies in order to ensure that sufficient resources are available to permit the City of Renton to plan for and reliably deliver, at reasonable rates, those basic public services that are required to provide for public health, safety, and welfare by the State Growth Management Act, King County Comprehensive Plan, and Chapter 36.93 RCW.



The record establishes that the City is committed to directly providing funds and/or seeking funding to govern West Hill and taking the necessary steps to augment other resources (e.g., staffing) to ensure that the West Hill Area -- both at current development and at estimated maximum development -- receives levels of service equivalent to levels of service provided to the existing City of Renton.

The record demonstrates that the City can provide a unified regulatory authority administered by a single local government unit resulting in more cohesive policies, standards, programs, and services. Thus, services can be anticipated to be more effective, more efficient, and less costly to both government and citizens. Further, improvements to levels of service and addition of new amenities would occur over time to address community interests and as permitted by available resources.

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The State Growth Management Act and King County Comprehensive Plan/Countywide Planning Policies, and the City of Renton encourage 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. The evidence supports a finding that the City has a viable plan for annexation at a time when the City is prepared to govern and to provide full services to this community.

### **RCW 36.93.170 (3) EFFECTS OF PROPOSAL**

The Board finds the factors of mutual economic and social interests, and local government structure effects applicable to the proposed annexation. The following is a brief review of key issues related to these factors.

The West Hill community shares mutual social and economic links with the City of Renton. Citizens of West Hill predominantly utilize Renton community facilities including libraries, schools, parks and recreation programs. Residents primarily shop in the local community and use local professional services (e.g., medical care, personal care.) Citizens travel local and arterial roads through the City of Renton. Utility services are coordinated under the aegis of the above-identified regional and local service providers.

The City of Renton's proposed annexation of the West Hill Area is based upon an overall fiscal plan that addresses the requirements for provision of funding deemed necessary to support basic required and/or expected land use planning, housing, public services, public facilities, and public amenities, and protection for the natural environment (e.g., topography, drainage basins, habitat areas, water bodies.)

Specifically, the evidence shows that the City of Renton has conducted preliminary fiscal analyses related to the proposed West Hill Annexation. Based upon currently available studies, at annexation, the City would receive revenue of \$6,932,204 and would assume expenditures of \$13,117,903. Thus, the City of Renton would realize an initial (first-year) cost of approximately \$6,185,699 based upon the intent of City officials to provide facilities and services in the Annexation Area in a manner equivalent to levels of service provided to citizens of the existing City of Renton.

Study findings show that the citizens of West Hill 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.

However, the City would also have access to resources to meet these costs. For example, SSB 6686, SSB 5803 and other recently adopted legislation would permit the City access to sales tax funds that would partially off-set the cost-to-revenue imbalances occurring in conjunction with the West Hill Area Annexation. Further, the City intends to seek funding (e.g., partnership agreements, grant funding) to govern West Hill.

The City of Renton has made a commitment to conduct additional fiscal studies and undertake additional planning to ensure sufficient and timely funding to serve the West Hill Area.

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Annexation of the West Hill Area will unite a greater community which shares mutual social interests and economic interests.

The evidence shows that the City of Renton has a demonstrated commitment to ensure that annexation will occur when the City finds sufficient resources available to provide the government structure necessary to support the social and economic interests of the West Hill community. Thus, annexation of the West Hill Area could successfully promote strong and unified local government providing for coordinated integration of citizens into the new community, supporting social organization, economic health, and protection of public safety and welfare.

### **CONSISTENCY WITH THE GROWTH MANAGEMENT ACT**

Boundary Review Board decisions must be consistent with the following sections of the State Growth Management Act (Chapter 36.70A RCW):

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

The key Growth Management policies relevant to the proposed West Hill Area annexation are:

- 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.

The Board finds that the West Hill Area annexation meets Growth Management Act criteria for governance of urban areas. The State Growth Management Act supports local jurisdictions as the governing units for urban areas where local jurisdictions can provide citizens with reliable, stable governance and services. The proposed action is supported by RCW 36.70.A which calls for local communities to provide governance – including goals for urban growth, services and infrastructure, public services, and environmental preservation.

### **RCW 36.93.180 OBJECTIVES**

The Boundary Review Board considered the following objectives set forth in RCW 36.93.180 (Objectives) with respect to the proposed annexation:

#### **RCW 36.93.180 (1) PRESERVATION OF NATURAL NEIGHBORHOODS AND COMMUNITIES**

The Board finds that the West Hill Area is a "neighborhood" as that term is defined by case law, as "either geographically distinct areas or socially... distinct groups of residents". The West Hill Area, in its entirety, exhibits many features that demonstrate its community connections. The community is characterized by built residential and commercial environments and natural environments (e.g., Lake Washington, terrain features, habitat features, parks and open spaces) that are similar and linked to the City of Renton built and natural environments.



The record demonstrates that the citizens of the West Hill community and the City of Renton share many similar demographic, social, and economic characteristics. Residents primarily use common community facilities – e.g., schools, roadways, community centers, shopping centers, parks, and recreation facilities.

Annexation would permit the City of Renton to guide community plans and community development in the West Hill Area in a manner that considers both built lands and the critical natural areas. The record demonstrates that the West Hill Area will continue as a predominantly residential community with designations and zoning similar to that existing under King County. Following annexation, the City of Renton would provide and implement plans for development review and environmental review (e.g., protection of slopes, sensitive areas, and stormwater management) to the West Hill Area based upon local, regional and state regulations to support preservation of this community.

Annexation of the West Hill Area would permit citizens to benefit from the City of Renton's provision for local land use designations and zoning standards for residences, businesses, infrastructure, and community amenities. Annexation would permit coordinated public services in the West Hill Area.

King County officials support the annexation of West Hill to the City of Renton citing that this action would be consistent with state, regional and local guidelines. The County has indicated a preference for immediate transfer of unincorporated urban areas to local jurisdictions to provide uniform governance for citizens.

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The Board finds that the West Hill Area advances RCW 36.93.180(1). Annexation to the City of Renton of the West Hill's sizeable area and populace would preserve connections within the greater neighborhood and, thus, create a more cohesive community. Annexation would provide West Hill Area residents with a voice and a vote in planning for the governance of this unified community leading to more effective local governance.

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

The Board finds that proposed West Hill Annexation Area is bordered primarily by the City of Renton, the City of Seattle and the City of Tukwila. The proposed borders of the West Hill Area serve to create (or enhance) clear physical boundaries.

"Social neighborhoods" may also form the basis for boundaries. The record demonstrates that the citizens of the West Hill Area primarily share a social affiliation with the City of Renton. Annexation of the West Hill Area would further the establishment of a cohesive community.

The record demonstrates that the proposed West Hill annexation is consistent with the King County Comprehensive Plan because it fosters the establishment of local governance by the municipal governments of the greater unincorporated area in King County.

Similarly, the proposed West Hill annexation is consistent with the planning goals established by the State Growth Management Act for providing local governance to unincorporated urban territories.

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The Board finds that annexation of a new West Hill Area advances the Objective set forth in RCW 36.93.180(2). The annexation of the proposed West Hill Area will result in a community unified under established physical boundaries. Annexation would further progress toward coordinated transfer of unincorporated areas into local jurisdictions to provide for effective, coordinated local governance and efficient services to the local community.

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

RCW 36.93, RCW 36.70A and the King County Comprehensive Plan establish cities as the providers of services for incorporated communities. With annexation of the West Hill Area, the City will be



responsible for providing public services to all of the West Hill Area citizens under city plans and regulations including, but not limited to: a Comprehensive Land Use Plan, a Comprehensive Sewer and Water Plans, Transportation Element of the Comprehensive Plan and a Comprehensive Storm Water Management Plan.

The record demonstrates that the West Hill Area annexation would create and preserve logical service areas. All West Hill Area properties would receive a full array of services from the City of Renton. Specifically, annexation of the West Hill Area would enable the City to design and implement efficient, consistent, consolidated service programs throughout the greater community. Specifically:

- The City of Renton will assume responsibility for police services to the West Hill Area.
- The City of Renton will assume responsibility for providing fire protection and emergency management services. The City will work with Fire District No. 20 to assure an appropriate system for transition of services.
- The City of Renton will maintain water services and wastewater management service to the West Hill Area either directly by Renton Public Utilities or by contract with the Skyway Water and Sewer District.
- The City of Renton will coordinate stormwater services to the West Hill Area consistent with King County standards. Specific systems/facilities will be designed to address both the natural environment (e.g., basins, terrain) and the built environment (e.g., structures, roadways).
- The City of Renton will directly provide for (and will coordinate through agreements with King County), provision of access to parks, recreation facilities, libraries and other community services for the citizens of the West Hill Area.
- Children of the West Hill Area would continue their current schools in the Renton School District or the Tukwila School District.
- Roadways (including streets, storm water drains, and other right of way features) generally meet basic standards for safe and efficient travel. The City of Renton will provide funding (e.g., various existing taxes and fees, grants, development impact fees) for routine upgrades and maintenance and for future capital essential improvements. Further enhancements may be provided in accord with the interests of the citizens.

The Board finds that timely annexation of the West Hill Area to Renton will allow efficiently coordinated services and land use regulations for the West Hill Area may be efficiently coordinated under unified regulatory authorities administered by a single local government unit. The record demonstrates that provision of public services to the West Hill Area would be improved by placing the entire area under a single municipal jurisdiction. Synchronized services and facilities (e.g., emergency services, water service, storm water and surface water management systems, wastewater treatment) will promote protection of the built environment and the natural environment.

King County strongly supports transition to local governance of unincorporated urban areas such as the West Hill Area. Countywide Planning policies identify cities as the appropriate units to govern, develop, and serve Urban Areas to provide citizens with more effective, efficient governance. The County lacks 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 and supports the creation of government units that possess sufficient resources to govern and serve the citizens.

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The Board finds that annexation of the West Hill Area advances RCW 36.93.180(3).

The City will implement annexation as sufficient resources are available to support basic required and/or improved, public services, public facilities, and public amenities for community members.

Timely annexation will allow the City to plan and implement coordinated, efficient basic service programs to provide the essential services necessary to maintain a viable, safe community. With annexation, the West Hill Area residents would be permitted to consider – and work with City officials to seek new sources of income – the provision of additional services and/or community amenities to enhance the built community and natural environment.



#### **RCW 36.93.180 (4) PREVENTION OF ABNORMALLY IRREGULAR BOUNDARIES**

The Board finds that the West Hill Area is a designated Potential Annexation Area for the City of Renton. The proposed boundaries of the West Hill Area Annexation are not geometric in form. However, the proposed West Hill boundaries do provide regularity in that these borders predominantly coincide with the established boundaries of the City of Renton, the City of Tukwila, and the City of Seattle.

The City has removed the Lakeridge Subdivision (6.1 acres) from the proposed West Hill Area Annexation. The Lakeridge Subdivision is located west of Lakeridge Park and immediately adjacent to the City of Seattle, in the vicinity of Waters Avenue South and South 112<sup>th</sup> Street. The City of Renton reports that this Lakeridge Subdivision is oriented to and receives access solely from the City of Seattle. As such, the City of Renton reports a plan to undertake negotiations with the City of Seattle to transfer the Lakeridge Subdivision to the City of Seattle Potential Annexation Area.

Under the King County Comprehensive Plan and the State Growth Management Act, the West Hill Area, as an unincorporated urban community, is encouraged to achieve transition to a local jurisdiction. The West Hill Area, as an unincorporated community, does not benefit from effective governance. With annexation to the City of Renton, the West Hill Area would receive cohesive, coordinated governance and services.

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The Board finds that the City of Renton's proposed annexation of the West Hill Area advances RCW 36.93.180 (4). The record demonstrates that the City of Renton's annexation of the West Hill Area will create a reasonable and regular boundary for this community. Annexation will facilitate uniform governance, coordinated community planning, and provide for more effective, efficient services to the community.

#### **RCW 36.93.180 (5) DISCOURAGEMENT OF MULTIPLE INCORPORATIONS**

The State of Washington (RCW 36.70A; RCW 36.93, et seq.) discourages multiple incorporations and supports annexations that provide a supportable alternative to retaining lands within the unincorporated county or as a supportable alternative to annexation to an existing jurisdiction.

The evidence demonstrates that the West Hill Area Annexation achieves the benefits of governance by a local jurisdiction based upon measures that include, but are not limited to:

- Sufficient existing populace/development and planned future growth to support the West Hill Area and the City of Renton;
- Sufficiently strong community connections to support the West Hill Area and the City of Renton;
- The commitment to seek sufficient funding to support basic required services for the West Hill Area and the City of Renton (e.g., land use planning, housing, public services, public facilities, and public amenities for community members);

The State Growth Management Act (RCW 36.70A) and the King County Comprehensive Plan encourage governance of urban areas by local jurisdictions.

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The Board finds that annexation by the City of Renton of the West Hill Area advances RCW 36.93.180(5). The necessary elements to govern and serve the community are achieved by annexation by the City of Renton of the West Hill Area. The proposed annexation would permit the community to benefit from affiliation with the City, as this municipality acquires sufficient resources to govern and serve the West Hill Area. Annexation would be consistent with the State Growth Management Act, the King County Comprehensive Plan/Countywide Planning Policies.

#### **RCW 36.93.180 (6) DISSOLUTION OF INACTIVE SPECIAL PURPOSE DISTRICTS**

RCW 36.93.180 (6) is not applicable to File No. 2303



#### **RCW 36.93.180 (7) ADJUSTMENT OF IMPRACTICAL BOUNDARIES**

The West Hill Area Annexation to the City of Renton would result in the transition of a large area of unincorporated land into the local jurisdiction. Annexation would create more reasonable and practical boundaries necessary to achieve the preservation and coordinated governance of the community.

The record demonstrates that, with annexation, the West Hill Area – including the built environment and linked natural environment (e.g., Lake Washington, terrain features, habitat area, parks and open spaces) will be placed under a single, local jurisdiction. Thus, this annexation will create more practical boundaries for directed planning activities such as the establishment of uniform land uses and development standards; preservation of environmentally sensitive areas; and the provision of coordinated public facilities and services.

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The Board finds that the proposed City of Renton West Hill Area annexation advances RCW 36.93.180 (7) in that this action will enhance an established social community with coordinated boundaries, thus supporting effective governance of this local community.

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

The Board finds that the proposed City of Renton West Hill Area Annexation is based upon inclusion of this territory in the Urban Growth Area designated by the King County Comprehensive Plan. The State Growth Management Act also provides “Urban” designation for the West Hill Area.

The record demonstrates that the City of Renton West Hill Area annexation will promote uniform governance, development, and services appropriate for this urban territory.

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The Board finds that the West Hill Area annexation advances RCW 36.93.180(8). Coordinated governance and services should immediately benefit West Hill Area citizens. Following annexation, West Hill Area citizens will be invited to participate in the planning of basic governance plans, public services, and amenities for the community.

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

The West Hill Area lies within the Urban Growth Area as established by King County and approved by the State of Washington. The proposed West Hill Area Annexation does not include any agricultural lands or rural lands.

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The Board finds that RCW 36.93.180 (9) is not applicable to File No. 2303

### **III. BOUNDARY REVIEW BOARD FINDINGS AND DECISIONS**

The Boundary Review Board conducted review and deliberation for File No. 2303 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, and other relevant regulations and guidelines. The role of the Boundary Review is to implement these existing laws; the Board does not have the authority to make law or policy.

As prescribed by statutory mandate, the Boundary Review Board considered the following options:

- The Board may approve the West Hill Area annexation as proposed by the City of Renton if this action achieves compliance with RCW 36.93 and other applicable regulations (e.g., RCW 36.70A State Growth Management Act, King County Comprehensive Plan, City of Renton Comprehensive Plan, et seq.)

- The Board may approve annexation of the West Hill Area with modifications to corporate boundaries if this action achieves compliance with RCW 36.93 and other applicable regulations (e.g., RCW 36.70A State Growth Management Act, the King County Comprehensive Plan, the City of Renton Comprehensive Plan, et seq.)
- The Board may deny the proposed annexation of the West Hill Area as proposed by the City of Renton if this action fails to achieve compliance with RCW 36.93 and other applicable regulations (e.g., RCW 36.70A State Growth Management Act, the King County Comprehensive Plan, the City of Renton Comprehensive Plan, et seq.)

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The Board finds that the record for File No. 2303 is detailed and extensive. Affected parties have provided considerable materials supporting their positions. The Board reviewed the entire record to reach its decision for the proposed annexation by the City of Renton of the West Hill Area.

The Board finds that the proposed annexation by the City of Renton of the West Hill Area is consistent with the provisions of 36.93 RCW. By way of example, but not limitation:

- The annexation by the City of Renton of the West Hill Area addresses 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 annexation was evaluated according to the criteria established in RCW 36.93.180 as follows:

RCW 36.93	WEST HILL AREA (1897 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 ANNEXATION ADDRESSES ESTABLISHED COMPREHENSIVE PLAN BOUNDARIES
OBJECTIVE 3 – CREATION AND PRESERVATION OF LOGICAL SERVICE AREAS	ADVANCES CRITERION AS, AT ANNEXATION, THE CITY OF RENTON WILL PROVIDE SERVICES TO THE ENTIRE WEST HILL AREA TO PROTECT PUBLIC WELFARE.
OBJECTIVE 4 – PREVENTION OF ABNORMALLY IRREGULAR BOUNDARIES	ADVANCES CRITERION AS GENERALLY 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 PREPONDERANCE OF THE 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 of urban communities. Timely annexation of the West Hill Area by the City of Renton will advance the provisions of RCW 36.70A by providing an opportunity to establish an urban community which has resources to achieve effective local governance.
- King County Comprehensive Plan/Countywide Policies also contemplate logical and orderly growth of communities. County plans support local governance to assure balanced, sound, cost-effective governance for this community. Annexation of the West Hill Area would accomplish that balance that the County seeks from transition of urban areas into local communities.
- The City of Renton Comprehensive Plan/Countywide Policies also address logical and orderly growth of communities. The City of Renton plans to annex West Hill at a time when it can support local governance to assure balanced, sound, cost-effective governance for this community. Annexation of the West Hill Area would accomplish that stable environment that the City intends in conjunction with the transition of urban areas into local communities.
- The Board finds that timely annexation by the City of Renton of the West Hill Area is anticipated to result in a viable, vibrant community both at its inception and as anticipated growth occurs in the future. Further, provisions for local planning and controls within the West Hill Area are expected to result in positive effects to the surrounding built community and the natural environment.

#### IV. CONCLUSION

The Boundary Review Board finds that approval of the proposed annexation by the City of Renton of the West Hill Area advances the standards established in RCW 36.93 (Local Organization – Boundaries); RCW 36.70A (Growth Management Act), King County Comprehensive Plan, City of Renton Comprehensive Plan and other state and local guidelines for annexation of urban areas.

The Boundary Review Board finds that approval of the City of Renton Notice of Intention by the City of Renton to annex the West Hill Area is appropriate based upon the municipality's current and historical commitment to timely govern and provide municipal services to this area.

The Boundary Review Board finds that annexation to the City of Renton of the West Hill Area will support a harmonious, efficient plan for the governance of the built community, preservation of the environment, and protection of the public health and safety of the citizens.

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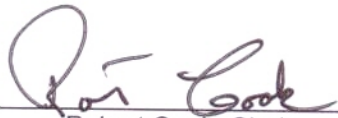
*(Note: As prescribed by RCW 36.93 and RCW 35A.14, an election must be conducted by the community to permit the registered voters to determine whether they wish to annex to the City of Renton. If the citizens do not support annexation at election, the community will remain under the jurisdiction of King County until/unless a future action is undertaken to annex the community to the City of Renton or to incorporate as a discrete municipality.)*

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. 2303** be, and the same is, hereby **approved** as described in Exhibits attached hereto and incorporated herein by reference.

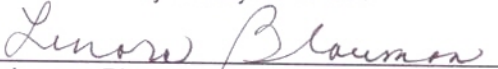
ADOPTED BY SAID WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY by a vote of SIX in favor , 0 in opposition, and 3 abstentions, on this 8<sup>th</sup> day of July, 2010, and signed by me in authentication of its said adoption on said date.

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY



Robert Cook, Chair

FILED this 8<sup>th</sup> day of July 2010 BY:

  
Lenora Blauman, Executive Secretary



**EXHIBITS**

**EXHIBIT I      PROPOSED WEST HILL AREA: LEGAL DESCRIPTION OF ANNEXATION AREA BOUNDARIES**

**EXHIBIT II      PROPOSED WEST HILL AREA: MAP OF ANNEXATION AREA BOUNDARIES**

RECEIVED

SEP 1 2009

WEST HILL ANNEXATION  
LEGAL DESCRIPTION

WA State Boundary Review  
Board For King Co.

That portion of unincorporated King County encompassing parts of Sections 1 and 11 through 14 of Township 23 North, Range 4 East, W.M. and Sections 6, 7 and 18 of Township 23 North, Range 5 East, W. M., in King County, Washington bounded on the north by the existing limits of the City of Seattle, on the west by the existing limits of the City of Tukwila, on the south and east by the existing limits of the City of Renton and on the northeast by the Inner Harbor Line as defined on Maps of Lake Washington Shore Lands, pages 24 - 26, filed in the office of the Commissioner of Public Lands September 19<sup>th</sup>, 1921;

LESS that portion of the Southwest quarter of Section 1 lying westerly of the westerly boundary of Lake Ridge Division Two as recorded in Volume 32 of Plats, page 37 - 40, records of King County;

AND LESS that portion of the Southeast quarter of said Section 12 previously annexed to the City of Renton under Ordinance No. 3973;

AND LESS those portions of the foregoing within the Northeast quarter of said Section 13 and the Northwest quarter of said Section 18, lying easterly and southerly of the following described line:

Beginning at the intersection of the westerly right of way margin of Oakesdale Ave SW and the southerly margin of the City of Seattle's Cedar River pipeline right of way, said southerly margin also being the existing limits of the City of Renton as annexed under Ordinance No. 3845;

Thence northerly along the northerly extension of said westerly margin crossing said pipeline right of way and S 134<sup>th</sup> St, to an intersection with the northerly right of way margin of said S 134<sup>th</sup> St;

Thence southeasterly along said northerly margin to an intersection with the southwesterly right of way margin of S Langston Rd;

Thence northwesterly along said southwesterly margin to an intersection with the southerly extension of the westerly right of way margin of 80<sup>th</sup> Ave S;

Thence northerly along said southerly extension, crossing Said S Langston Road and S 132<sup>nd</sup> St, and continuing northerly along said westerly margin and the northerly extension thereof, crossing S 130<sup>th</sup> St to an intersection with the northerly right of way margin of said S 130<sup>th</sup> St;

Thence easterly along said northerly margin and its easterly extension, crossing 80<sup>th</sup> Ave S, Renton Ave S and 84<sup>th</sup> Ave S to an intersection with the easterly right of way margin of said 84<sup>th</sup> Ave S;



Thence northerly along said easterly margin to an intersection with the southerly right of way margin of NW 3<sup>rd</sup> St and the existing limit line of the City of Renton as annexed under City of Renton Ordinance No. 1461 and the terminus of said described line.



Lake Washington

Renton Munciple Airport

Renton

Black River Forest

Lakeridge Park

Seattle

Tukwila

Foster  
Golf Links

### West Hill Annexation

- West Hill Annexation Area
- Parks
- Parcels
- Incorporated Areas
- Arterials
- Local Streets

0 0.25 0.5 Miles

November 12, 2009  
King County  
GIS CENTER

WASHINGTON STATE BOUNDARY  
SW LANGLEY REVIEW BOARD FOR KING COUNTY  
EXHIBIT D  
FILE NO. 2303