

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY
SPECIAL MEETING AND PUBLIC HEARING MINUTES
CITY OF AUBURN WEST HILL AREA ANNEXATION (FILE NO. 2250)
MARCH 20, 2007

The following Minutes are a summary of the Special Meeting/Public Hearing for the City of Auburn West Hill Area Annexation (File No. 2250). Complete written transcripts are available from the Boundary Review Board.

I. CALL TO ORDER

Michael Marchand, Chair, convened the meeting of March 20, 2007 at 7:00 P.M.

II. ROLL CALL

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

Evangeline Anderson	Robert Cook
AJ Culver	Robert George
Roberta Lewandowski	Roger Loschen

III. PUBLIC HEARING

INTRODUCTION:

Chair Marchand stated that the purpose of the Special Meeting is to conduct a Public Hearing on the West Hill Area Annexation, a proposal submitted by the City of Auburn to the Boundary Review Board in January 2007. The Boundary Review Board is charged with the task of providing independent review and decision-making with respect to applications for municipal annexation.

Chair Marchand described the standards for a quasi-judicial public hearing and the scope of the hearing. He explained the process for taking public testimony.

Chair Marchand opened the public hearing. Chair Marchand and Lenora Blauman described the proposed annexation as follows:

The City of Auburn proposes the annexation of approximately 1215 acres of land, known as the West Hill Area. This annexation was proposed pursuant to RCW 35A.14. The West Hill Area property owners have expressed interest in annexation in order to develop properties under City of Auburn regulations and to receive municipal public services from Auburn. The Auburn City Council adopted the Resolution for annexation in January 2007 in order to support orderly, logical growth of governance and provision of coordinated public services/facilities to the West Hill Area.

The site is located on the western boundary of the City of Auburn. The northern boundary of the site generally follows SE 283rd Street (if extended). The western boundary of the West Hill Annexation variously generally follows 51st Avenue South and State Route 18. The southern boundary is generally formed by the Peasley Canyon Road and South 336th Street. West of the site lies properties which are slated for future annexation to the City of Federal Way.

In conjunction with the transmittal of the Notice of Intention, the City of Auburn 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 West Hill Area Annexation.

Further, the City of Auburn Resolution calls for an election to permit the citizens of the West Hill Area to ultimately decide whether or not to join the City of Auburn.

Based upon the City of Auburn's invoking of jurisdiction, the Boundary Review Board scheduled this public hearing to review the proposed basic West Hill Area Annexation.

Following the conclusion of the public hearing, the Boundary Review Board will deliberate and make a decision with respect to the West Hill Area Annexation. The Board will consider the state, regional, and local regulations which guide annexations. The Board may approve the West Hill Area Annexation as proposed by the City of Auburn. The Board may adjust the boundaries of the West Hill Area Annexation. The Board may deny the entire West Hill Area Annexation.

PROPONENT PRESENTATION: CITY OF AUBURN: PETE LEWIS, MAYOR; DAN HITE, CITY ATTORNEY; SHELLEY COLEMAN, FINANCE; DAVID OSAKI, COMMUNITY DEVELOPMENT; DENNIS DOWDY, PUBLIC WORKS

At the Special Meeting/Public Hearing of March 20, 2007, Mayor Pete Lewis and representatives from the City of Auburn presented the proposed West Hill Area Annexation. The speakers also addressed inquiries by the Boundary Review Board members. Following is a summary of the statement (including responses to inquiries).

City officials reported that the City of Auburn proposes the annexation of 1215 acres, known as the West Hill Area Annexation. Approximately 4500 people reside in the West Hill Area.

This annexation was proposed under a Resolution based upon an Interlocal Agreement, pursuant to RCW 35A.14. The City is proposing the West Hill Area annexation in order to permit citizens to participate in local governance by the City of Auburn, to develop properties under City of Auburn regulations and to receive public services (e.g., sewer services) from Auburn.

Presently the West Hill Area is substantially developed with residential uses, including primarily single-family homes (ranging from low density to moderate density). The West Hill Area also includes public open spaces and other community facilities. Additionally, there is a small area designated for agricultural use and a small area designated for industrial use; these designations were established by King County at the request of property-owners.

The West Hill Area Annexation will incorporate into the City of Auburn all lands within the Urban Growth Boundary described in this Potential Annexation Area.

Mayor Lewis reported that the King County Comprehensive Plan/Countywide Planning Policies support the West Hill Area Annexation. The King County Plan establishes cities as the appropriate units to govern, develop, and serve Urban Areas. King County Comprehensive Plan policies call for near-term annexation of lands within the Urban Growth Area to facilitate governance and service

Similarly, the West Hill Annexation is consistent with the State Growth Management Act (RCW 36A.70) which encourages local jurisdictions to govern urban lands. For example, 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., The application reportedly addresses 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.

The West Hill annexation will permit the City of Auburn to effectively govern, manage coordinated growth, and efficiently serve the entire West Hill community. Annexation would permit development of primary land uses and corollary public services (e.g., roadways) envisioned in the Act. Environmentally sensitive areas would also be protected under the provisions of this annexation.

Mayor Lewis and City officials reported that the City of Auburn has conducted an Annexation Study including a fiscal analysis to estimate benefits and costs attendant upon governance and service of the West Hill Area.

City officials reported that Annexation Study findings provide reasonable assurance that existing and anticipated municipal funding resources will provide sufficient resources to provide service to the West Hill Area in a manner that will address impacts on cost and adequacy of services, finances, debt structure, and rights of other governmental units. More specifically, for the present and the near-term future, the Annexation Study demonstrates that City resources including locally generated revenue (e.g., property tax, sales tax) in combination with State of Washington allocations will be approximately \$1,512,400. The City estimates that expenditures for governance of the West Hill Area will be \$1,506,000.

Upon annexation, property owners will assume their share of the regular and special levy rate of the City for capital facilities and public services. At the projected levy rates, it is estimated that taxpayers would benefit from a reduction of property tax (i.e. \$175 - \$200 per household).

The available funding will permit the City to provide for governance and service to the West Hill Area without a significant impact to cost of services and adequacy of services, financial structure, debt structure, or rights of other governmental units.

The City has determined that existing public facilities and services are sufficient to serve both the existing municipality and the West Hill community both immediately and for the near-term future. West Hill Area residents receive services, infrastructure, and facilities at a basic level immediately upon incorporation. Improvements to levels of service would then occur over time as required to meet the needs of the community and as permitted by available resources.

Further, the West Hill Area Annexation is proposed under a framework established through an Interlocal Agreement between the City of Auburn and King County. The Interlocal Agreement establishes a commitment by the County to provide the City of Auburn funding in the amount of \$1.125 million for facilitation of transition of service responsibilities from King County to the City of Auburn and \$450,000 for roadway improvements.

In return, the City of Auburn has made a commitment to complete annexation of the West Hill Area by no later than 2008. The City must govern built lands, open spaces, and basic services (e.g., parks, surface water management facilities, ground water facilities.)

City officials reported that, at the present time, there is limited data available from which to precisely determine long-term revenue/expenditures for general funds and for capital improvements necessary to provide appropriate levels of specific services, infrastructure (e.g., roadways, pavement), and public facilities. The City plans to shortly develop a detailed future Capital Investment Program. Future capital needs and costs will be examined and funded through the Auburn Capital Investment Program – which includes government funding, grant funding, and local taxes/fees. The City will endeavor to remain flexible in order to coordinate/fund improvements to the community.

City representatives stated that the jurisdiction has concluded that the Annexation Study supports the West Hill Annexation. The City wishes to annex the West Hill Area so that Auburn may govern and serve the citizens.

The City of Auburn determined that RCW 36.93 (Boundary Review Board Act) supports the proposed West Hill Area Annexation to the City of Auburn as follows:

- Objective 1 calls for the preservation of neighborhoods. The West Hill Area Annexation will preserve an existing, well-defined neighborhood. The West Hill Area is linked to Auburn by social fabric (e.g., similar land uses and open spaces, shared sense of community) and by built/natural geographic features (e.g., land uses, topography, open spaces, rights-of-way, water bodies, surface water systems).

The West Hill Area is designated as a Potential Annexation Area for the City of Auburn in the "Development in the Unincorporated Areas and Annexation Element" of the City of Auburn Comprehensive Plan. Under the Plan, the West Hill Area was identified, mapped, and analyzed for incorporation into the City of Auburn. The Comprehensive Plan was developed with the knowledge and support of the nearby City of Federal Way, City of Pacific, and City of Algona.

The King County Comprehensive Plan identifies this territory as being within the Urban Growth Area boundary.

The City of Auburn Comprehensive Plan and the King County Comprehensive Plan have been approved by the State of Washington.

The proposed West Hill Area Annexation would be consistent with those specific City of Auburn Comprehensive Plan Policies relating to community growth, land use/development, service provision, and mutual social and economic benefits. Annexation of West Hill into Auburn would bring 4500 more citizens into the community. The City of Auburn Comprehensive Plan, Zoning Code, and Critical Areas Ordinances have established standards to guide ongoing uses and new development on the West Hill properties following annexation. The City of Auburn is prepared to provide 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.

The City of Auburn has provided for the record a King County Land Use/Zoning Map which overlies the City of Auburn Land Use/Zoning Map to facilitate analysis of the existing and proposed land use/zoning designations for the West Hill Area and surrounding communities. More specifically:

- King County has established the West Hill Area for Residential Uses. Currently, the West Hill Area is developed with residential uses, including primarily single-family homes. The West Hill Area also includes public facilities and open spaces. There is vacant land and developed land that could be utilized for new development in the future. There is limited agricultural area and light industrial area.
- Under City of Auburn regulations, the West Hill Area would be proposed to continue as a residential community with designations and zoning similar to that existing under King County, including densities ranging from 2 units per acre to 6 units per acre.
- Under City of Auburn regulations, the West Hill Area, zoning would continue to accommodate existing public facilities and open spaces.

Inclusion of this area and population will result in a more unified community thereby addressing the Growth Management Act goals calling for local governance by municipal jurisdictions.

- Objective 2, calls for physical boundaries to form an annexation area. The proposed West Hill Area Annexation shares physical boundaries with the City of Auburn. This action will complete annexation of the entire City of Auburn West Hill Potential Annexation Area.

Other West Hill boundaries are formed by land that is currently located within unincorporated King County, but is included within the City of Federal Way Potential Annexation Area as established by that municipality's duly adopted Comprehensive Plan.

- Objective 3: The West Hill Area Annexation would also reportedly result in the creation of logical service areas. The City can provide either directly or by contract for policing, fire protection, water, storm water control, sewers, parks, and other public facilities/amenities.

For example:

- The City of Auburn will directly provide for policing services.
- The City of Auburn will contract with the Valley Regional Fire Authority, formed in 2006, to provide fire protection and emergency services.
- The City of Auburn will work with the Lakehaven Utility District to provide water services.
- The City of Auburn will work with Lakehaven Utility District to provide wastewater treatment services.
- The City of Auburn will provide for storm water management. The City will coordinate stormwater services in keeping 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). Stormwater management systems will be designed and maintained by professional staff and will be financed through existing stormwater management funds.
- City parks, recreation facilities, libraries and other community services would be available to the citizens of the West Hill Area. The City currently owns/has responsibility for local and regional parks under the City Comprehensive Parks Plan.
- Children would continue to attend schools in Auburn School District No. 408, Federal Way School District No 210, or Kent School District No. 415.
- Local streets are fully operational and well-maintained by the City of Auburn. Existing funds in the Capital Improvement Plan budget are anticipated to be sufficient to continue to manage these roadways.
- Arterial roadways (including streets, storm water drains, and other right of way features) are anticipated to require funding for upgrades and maintenance. Funding is planned from King County Annexation Initiative fees, grants, development impact fees and other sources.

City officials acknowledge that funding may not permit immediate improvements to these facilities. However, the City will diligently plan and seek funding for necessary future improvements to the community.

City officials stated that provision of public services to the West Hill Area would be improved by placing the entire area under a single municipal jurisdiction.

- Objective 4 calls for the prevention of abnormally irregular boundaries. The proposed boundaries of the West Hill Area are not geometric in form; however, these boundaries do provide regularity based upon the fact that the borders of the West Hill Area are consistent with the Auburn Potential Annexation Area. Similarly, the West Hill Area boundaries coincide with the established urban growth area boundary and with the duly approved incorporated boundaries of the City of Kent, City of Algona, and the existing/future boundaries of the City of Federal Way.
- Objective 7: The proposed West Hill Area Annexation reportedly achieves Objective 7, which calls for the achievement of practical boundaries for a jurisdiction. The present West Hill Area is a sizeable “island” of unincorporated land. The West Hill Area Annexation would create more reasonable and practical boundaries for governance and service.
- Objective 8: The West Hill Area Annexation would also reportedly be consistent with Objective 8, which calls for inclusion of urban areas within municipalities. Annexation would permit citizens to affiliate with a local government and thus to participate in the local government process.

Coordinated governance and services should immediately benefit the West Hill Area citizens. Further, upon annexation of the West Hill Area, citizens will be notified of – and be invited to participate in – planning for (and setting limitations upon) future improvements to the community.

PRESENTATIONS BY GOVERNMENT JURISDICTIONS:

KING COUNTY: KAREN REED, CONSULTANT TO KING COUNTY EXECUTIVE – OFFICE OF MANAGEMENT AND BUDGET

Karen Reed, representing the King County Executive Office of Management and Budget, stated that King County officials support the City of Auburn's proposal to annex the West Hill Area. The County supports the City of Auburn's commitment to annex the West Hill Area based upon the following facts:

- The State Growth Management Act (RCW 36.70A) calls for local jurisdictions to govern urban lands. The Act supports timely incorporation of urban lands to local jurisdictions.
- The King County Comprehensive Plan/Countywide Planning Policies and the City of Auburn Comprehensive Plan support annexation of West Hill Area to Auburn.
- The City of Auburn has agreed to enter into an Interlocal Agreement with King County to govern, serve, and provide financial support as appropriate for the West Hill Area.
The City of Auburn provides an established record as an entity capable of providing for zoning, development standards, and environmental protection appropriate to the area.
- The County has limited ability to provide efficient local services in urban unincorporated areas.
- RCW 36.93 (Boundary Review Board) criteria support annexation of West Hill Area to Auburn. For example, the annexation is consistent with RCW 36.93.170 (e.g., comprehensive land management, municipal services resources/requirements, mutual social and economic characteristics). Similarly the annexation achieves standards set in RCW 36.93.180 (Objectives).
- Citizens of the West Hill Area will be invited to participate in an election to determine whether or not they would choose to join the City of Auburn.

Thus, King County requests that the Boundary Review Board approve the City of Auburn to approve the West Hill Area Annexation.

VALLEY REGIONAL FIRE AUTHORITY: ERIC ROBERTSON; MIKE GERBER

Mr. Robertson reported that the Valley Regional Fire Authority (VRFA) was formed in 2006 by an election of the citizens of Auburn, Pacific, and Algona.

The VRFA is funded by voter-approved property taxes provided via the three client cities.

VRFA is also authorized to establish a fire benefit charge assessed on developed properties. This funding method was selected because it provides for both a flat fee and a flexible fee based upon utilization of services. Citizens are expected to pay reduced fees for fire service and EMS services.

The VRFA will not be required to assume bonded indebtedness from any jurisdiction.

As the VRFA will impact existing Fire District No. 39, VRFA officials have been meeting with officials of the District in order to develop mutually agreeable plans for provision and funding of fire services if the West Hill Area Annexation is approved by a vote of the citizens. A proposed agreement is under consideration. Such an agreement is required pursuant to RCW 35A.14.400.

Mr. Robertson stated, in conclusion, that VRFA and Fire District No. 39 share a commitment and possess the resources necessary to provide West Hill Area citizens with an appropriate level of fire protection and EMS services.

OPPONENT PRESENTATION (JURISDICTIONS):

No government jurisdiction expressed interest in speaking in opposition to the proposed action.

GENERAL TESTIMONY:

Approximately 50 citizens attended the Special Meeting/Public Hearing in the matter of the West Hill Annexation. Six persons presented testimony.

Some speakers expressed a desire to join the City of Auburn to benefit from affiliation with the community. Some speakers testified as to their concerns with respect to the limited information and opportunities to work with Auburn officials to determine future governance. Some speakers expressed concern as to the capacity of the City of Auburn to immediately govern and serve the West Hill Area. Specifically reported matters of concern included plans for fire/emergency services, land uses/development standards, and public facilities development (e.g., roadways).

REBUTTAL: PETE LEWIS, MAYOR; DAN HITE, CITY ATTORNEY

City officials, in concluding, stated that the City of Auburn's proposal for annexation of West Hill achieves the standards established in RCW 36.93 (e.g., RCW 36.93.170 and RCW 36.93.180).

The City intends, in the immediate future, to invite citizens to work with City officials to ensure agreement with respect to land uses (e.g., designations and densities). Similarly citizens and City officials would work together to establish levels of public services/facilities and the costs for implementation of public services and community amenities.

In the event that the Boundary Review Board approves the proposed West Hill Area Annexation, the City will provide for an election to enable citizens of the West Hill Area to formally voice their views concerning annexation. The City does not have bonded debt so that new citizens would not be required to accept any bonded indebtedness.

Citizens may choose to join the City of Auburn or to remain under the jurisdiction of King County. Citizens joining the community will reportedly receive the same high quality of governance and service provided to the existing City of Auburn. The City intends to invite citizen participation in the governance process. The City intends to be open, careful, and conservative in disclosing information, achieving compliance with laws, and addressing the interests of its citizens.

The City of Auburn supports this annexation in order to serve citizens of the West Hill Area. New development and coordinated services would also benefit the greater Auburn community.

IV. DETERMINATION OF THE STATUS OF THE PUBLIC HEARING

At the completion of public testimony at the March 20, 2007 Special Meeting/Public Hearing for the West Hill Area Annexation, Chair Marchand instructed the Board with respect to procedures for closure (or continuation) of the public hearing. He reported that the Board could choose to continue the hearing to obtain more information, to close the public hearing while holding open the record for additional information, or to close the hearing and deliberate for a decision on the proposed action.

Action: Roger Loschen moved and Evangeline Anderson seconded a motion that the Boundary Review Board, in the matter of the proposed annexation of the West Hill Area (1215 acres) into the City of Auburn, close the Special Meeting/Public Hearing and deliberate to come to a preliminary decision in this matter. The motion was adopted by a unanimous vote.

V. DISCUSSION AND DELIBERATION

Chair Marchand invited the Board members to comment upon the proposed annexation. Board members offered the following comments:

- City of Auburn representatives have provided to the Board both written documentation and testimony sufficient for the Board to determine whether the City of Auburn proposal for the West Hill Area is consistent with the authorities and criteria established in the State Growth Management Act RCW 36A.70, the King County Comprehensive Plan, the City of Auburn Comprehensive Plan, and RCW 36.93 (Boundary Review Board Act), *et seq.*

Under State Growth Management Act guidelines, King County has designated the entire West Hill Area as an Urban Growth Area. The City of Auburn has confirmed this urban designation for the West Hill Area in its Comprehensive Plan. Auburn officials have stated that the City is willing to undertake annexation in order to govern and provide services to the West Hill Area.

- King County representatives have also provided to the Board both written and oral testimony describing support for the West Hill Area Annexation based upon the King County Comprehensive Plan/Countywide Planning Policies.
- Annexation of the West Hill Area would be consistent with the statutory authority of the Boundary Review Board (RCW 36.93 – the Board’s Enabling Act.)

For example, the Board members reported that the West Hill Area annexation to be consistent with RCW 36.93.170, including (1) Population and Territory; (2) Municipal Services; and (3) Mutual Social and Economic Factors. The proposed action meets and/or advances criteria established in RCW 36.93.170. More specifically:

- RCW 36.93.170 (1) Population and Territory: The City of Auburn has demonstrated that annexation of the entire West Hill Area is supported under the City of Auburn Comprehensive Plan which reports that both West Hill and the communities in the nearby existing City of Auburn share similar demographic characteristics, land use designations/zoning, land uses, and natural environments (e.g., topography, flora, drainage basins).

The West Hill Annexation is reportedly intended to add into the City of Auburn all lands within the Urban Growth Boundary described in jurisdiction’s Potential Annexation Area.

- RCW 36.93.170 (2) Municipal Services: The City of Auburn has demonstrated the need for municipal services in the West Hill Area. The City has provided the basic plans and confirmation of resources necessary to directly provide – or contract for – all essential public services, including policing, fire protection, emergency medical aid, water, wastewater management, storm water management, and transportation systems. Citizens will have access to local/regional facilities, including schools, human service programs, health service programs, parks and recreation facilities, libraries, and law and justice systems.

It is noteworthy that there will need to be an agreement regarding the transition of fire protection and emergency services between the Valley Regional Fire Authority and Fire District No. 39, as these agencies will be working together to provide future fire services to the West Hill Area within this community. Such an agreement is reported by VRFA representatives to be in process, pursuant to RCW 35A.14.400

RCW 36.93.170 (3) Mutual Social and Economic Factors: The City of Auburn has demonstrated a mutual social and economic link with the adjacent Urban Growth Area identified as West Hill. Citizens of West Hill utilize facilities in the City of Auburn – including libraries, schools, parks and recreation programs. King County Comprehensive Plan policies further establish the West Hill Area for governance by the City of Auburn based upon social and economic connections.

Citizens shop in Auburn and use professional services (e.g., medical care, personal care) in the City. Sales and business taxes will benefit both communities. Citizens travel local and arterial roads through the City. Utility services are coordinated under the aegis of several regional and local service providers.

The City has presented an Annexation Study which establishes a financial plan to provide West Hill citizens with governance services and facilities equivalent to those systems provided to citizens of the existing City of Auburn. More specifically, West Hill Area residents would be provided basic services, infrastructure, and facilities immediately upon incorporation.

The City must also govern parks, surface water management facilities, ground water facilities, and other similar facilities.

For the present and the near-term future, the Fiscal Analyses demonstrate that City resources in combination with State of Washington allocations will enable the City to fund annexation and service to the West Hill Area without a significant impact to cost of services and adequacy of services, financial structure, debt structure, or rights of other governmental units.

Further, the West Hill Area Annexation is proposed under a framework established through an Interlocal Agreement between the City of Auburn and King County. The Interlocal Agreement establishes a commitment by the County to provide the City of Auburn funding to facilitate transition of service responsibilities from King County to the City of Auburn and for roadway improvements within the municipality.

The City reports a commitment to conducting substantial and detailed analyses of capital improvements that are anticipated to be required over time (e.g., arterial road improvements) to ensure that the citizens of the entire jurisdiction receive quality services.

The information available in the Annexation Study does provide reasonable assurance that existing and anticipated municipal funds, together with King County Initiative funds, will provide sufficient resources to assure service to the West Hill Area in a manner that will address impacts on cost and adequacy of services, finances, debt structure, and rights of other governmental units.

- Further, the proposed action meets and/or advances the relevant criteria established in RCW 36.93.180. More specifically

Objective 1 Preservation of Natural Neighborhoods:

The West Hill Area Annexation will preserve an existing, well-defined neighborhood. West Hill is linked to Auburn by social fabric (e.g., similar land uses and open spaces, shared sense of community) and by natural/built geographic features (e.g., sloped terrain, geologic features, flora). The inclusion of this territory serves to create a coordinated community.

The proposed West Hill Area Annexation addresses the Growth Management Act goals and King County goals which support local governance by municipal jurisdictions. The action would be consistent with the City of Auburn Comprehensive Plan Policies, including those provisions relating to community growth, land use/development, service provision, and mutual social and economic benefits.

Annexation would permit the City of Auburn to establish land use designations and zoning standards for West Hill. Under City of Auburn regulations, the West Hill Area would be proposed to continue as a predominantly residential community with designations and zoning similar to that existing under King County. The City of Auburn is prepared to provide development review and environmental review (e.g., protection of slopes, sensitive areas, and stormwater management) for the West Hill Area based upon local, regional and state regulations which support the preservation of this community.

Objective 2 Use of Physical Boundaries:

The proposed West Hill Area Annexation is contiguous to the western border of the City of Auburn. Other West Hill boundaries are primarily formed by lands that are now unincorporated but designated for annexation to Federal Way.

The lands within West Hill borders are specifically established for annexation by Auburn under the City of Auburn Comprehensive Plan (approved by the State of Washington.)

Objective 3 Creation and preservation of logical service areas:

The West Hill Area Annexation would also reportedly be consistent with Objective 3, which calls for creation of logical service areas. The City can provide either directly or by contract for policing, fire protection, water, storm water control, sewers, parks, and other public facilities/amenities. For example:

- The City of Auburn will contract with the Valley Regional Fire Authority (including Fire District No. 39) to provide fire protection and emergency services. Service benefits and cost management have been designed based upon currently available municipal funding and future funding as projected in a fiscal analysis.
- The City of Auburn will provide for storm water management. The City will coordinate stormwater services in keeping 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). Stormwater management systems will be designed and maintained by professional staff and will be financed through existing stormwater management funds.
- City parks, recreation facilities, libraries and other community services would be available to the citizens of the West Hill Area. The City currently owns/has responsibility for local and regional parks under the City Comprehensive Parks Plan.
- Children would continue to attend schools in Auburn School District No. 408, Federal Way School District No. 210, or Kent School District No. 415.
- Local streets are fully operational and well-maintained by the City of Auburn. Existing funds in the Capital Improvement Plan budget are anticipated to be sufficient to continue to manage these roadways.
- Arterial roadways (including streets, storm water drains, and other right of way features) are anticipated to require \$30 million for upgrades and maintenance. Funding is planned from King County Annexation Initiative fees, grants, development impact fees and other sources.
- City officials acknowledge that funding may not permit immediate improvements to these facilities. However, the City will plan diligently for funding and implementation of design, construction, and maintenance of arterial roadways.

City officials have demonstrated that public services to the West Hill Area would be improved by placing the entire area under a single municipal jurisdiction.

Objective 4 Prevention of Abnormally Irregular Boundaries:

The proposed boundaries of the West Hill Area are not geometric in form; however, these boundaries do provide regularity based upon the fact that the borders of the West Hill Area are consistent with the Auburn Potential Annexation Area.

Objective 5 Discouragement of Multiple Incorporations:

Both the State Growth Management Act and the King County Comprehensive Plan encourage governance of urban areas by local jurisdictions. Annexation to achieve local governance is preferred over incorporation of new communities.

Annexation of West Hill to the City of Auburn would, therefore, be consistent with this criterion.

Objective 7 Adjustment of Impractical Boundaries:

The proposed West Hill Area comprises a sizeable area of unincorporated land. Annexation of this territory would create more reasonable and practical boundaries for governance and service.

Objective 8 Incorporation of Areas Which Are Urban in Character:

The West Hill Area Annexation would also reportedly be consistent with Objective 8, which calls for inclusion of urban areas within municipalities.

Coordinated governance and services should immediately benefit West Hill Area citizens. Annexation would permit citizens to affiliate with a local government and thus to participate in the governing process. More specifically, upon annexation of the West Hill Area, citizens will be notified of – and be invited to participate in the creation of – plans for (and attendant limitations related to) future improvements to the community.

In sum, the annexation of West Hill to the City of Auburn is determined to meet and advance the statutory mandate established under RCW 36.93, RCW 36A.70, the King County Comprehensive Plan, the City of Auburn Comprehensive Plan, and other applicable state, regional, and local standards.

VI. DECISION

At the close of discussion, Chair Marchand called for a motion for a preliminary decision with respect to the West Hill Area Annexation.

Action: Roberta Lewandowski moved and Evangeline Anderson seconded a motion that the Boundary Review Board approve the annexation to the City of Auburn of the West Hill Area (1215 acres) and direct staff to prepare Resolution and Hearing Decision. The Resolution and Hearing Decision shall be presented to the Boundary Review Board for final action in April, 2007. The motion was adopted by a unanimous vote.

VII. ADJOURNMENT

Action: AJ Culver moved and Robert Cook seconded a motion to adjourn the Boundary Review Board Special Meeting. The Board voted unanimously in favor of the motion. The meeting was adjourned at 9:30 P.M.