

Amended Legal Description Submitted by the
City of Auburn to the Washington State
Boundary Review Board for King County (BRB)
on October 26, 2023

BRB File No. 2416

PARCEL A:

THAT PORTION OF THE WEST HALF OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AND THAT PORTION OF THE SOUND TRUSTEE COMPANY'S THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 100, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 4;

THENCE NORTH 88°58'11" WEST ALONG THE NORTH LINE OF GOVERNMENT LOT 3 IN SAID SECTION 4, 285.00 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE SOUTH 01°38'46" WEST, PARALLEL WITH THE EAST LINE OF SAID WEST HALF, 272.00 FEET;

THENCE SOUTH 88°58'11" EAST, PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 3, 100.00 FEET;

THENCE SOUTH 01°38'46" WEST, PARALLEL WITH THE EAST LINE OF SAID WEST HALF, 114.00 FEET;

THENCE SOUTH 88°58'11" EAST, PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 3, 155.00 FEET TO THE WEST LINE OF THE EAST 30.00 FEET OF THE NORTH HALF OF SAID WEST HALF, SAID WEST LINE ALSO BEING THE WESTERLY MARGIN OF 124TH AVENUE SOUTHEAST;

THENCE SOUTH 01°38'46" WEST, ALONG SAID WEST LINE AND SAID WESTERLY MARGIN, 1,996.88 FEET;

THENCE SOUTH 01°39'29" WEST, ALONG THE WEST LINE OF THE EAST 30.00 FEET OF THE SOUTH HALF OF SAID WEST HALF, LAST SAID WEST LINE ALSO BEING SAID WESTERLY MARGIN OF 124TH AVENUE SOUTHEAST, 1,785.92 FEET;

THENCE NORTH 88°20'31" WEST 147.00 FEET;

THENCE NORTH 01°39'29" EAST 210.32 FEET;

THENCE NORTH 53°55'59" WEST 404.34 FEET;

THENCE SOUTH 68°48'00" WEST 211.91 FEET;

THENCE SOUTH 21°12'00" EAST 459.70 FEET;

THENCE SOUTH 09°46'13" EAST 210.08 FEET;

THENCE SOUTH 61°13'34" WEST 199.59 FEET;

THENCE SOUTH 01°49'08" EAST 173.32 FEET;

THENCE SOUTH 35°58'13" EAST 333.21 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY MARGIN OF SOUTHEAST 304TH STREET;

THENCE NORTH 87°52'03" WEST, ALONG SAID NORTHERLY RIGHT OF WAY MARGIN, 122.31 FEET TO THE MOST EASTERLY CORNER OF THE PLAT OF CRYSTAL MEADOWS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 194 OF PLATS, PAGES 66 AND 67, IN KING COUNTY, WASHINGTON;

THENCE NORTH 23°16'08" WEST, ALONG THE MOST EASTERLY LINE OF SAID PLAT, 664.09 FEET;

THENCE NORTH 75°37'53" WEST, ALONG THE MOST NORTHERLY LINE OF SAID PLAT, 472.02 FEET TO THE EAST LINE OF TRACT 11 OF THE PLAT OF THE SOUND TRUSTEE COMPANY'S THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 100, IN KING COUNTY, WASHINGTON;

THENCE SOUTH 01°19'04" WEST, ALONG SAID EAST LINE, 20.98 FEET TO A POINT ON SAID EAST LINE THAT IS 50.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID TRACT WHEN MEASURED ALONG SAID EAST LINE;

THENCE NORTH 24°03'05" WEST 305.93 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID TRACT 11, SAID POINT BEING 135.00 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID SOUTH HALF, WHEN MEASURED ALONG SAID NORTH LINE;

THENCE NORTH 26°44'01" WEST 377.13 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 11;

THENCE NORTH 01°30'12" EAST, ALONG THE EAST LINE OF THAT PARCEL CONVEYED TO DAVID V. LAGESSE BY QUIT CLAIM DEED RECORDED UNDER RECORDING NUMBER 20050815002534, 123.86 FEET TO THE NORTH LINE OF SAID PARCEL;

THENCE NORTH 88°01'34" WEST, ALONG SAID NORTH LINE, 316.73 FEET TO THE WEST LINE OF SAID TRACT 10;

THENCE NORTH 01°30'51" EAST, ALONG THE WEST LINE OF TRACTS 10 AND 9 IN SAID PLAT, 1,193.45 FEET TO THE NORTHWEST CORNER OF SAID TRACT 9;

THENCE SOUTH 87°49'18" EAST, ALONG THE NORTH LINE OF SAID TRACT 9, 629.64 FEET TO THE NORTHEAST CORNER OF SAID TRACT 9;

THENCE NORTH 01°53'09" EAST, ALONG THE EAST LINE OF SAID PLAT, 1,323.31 FEET, TO THE NORTHEAST CORNER OF SAID PLAT;

THENCE NORTH 87°37'04" WEST, ALONG THE NORTH LINE OF SAID PLAT, 13.17 FEET TO THE WEST LINE OF GOVERNMENT LOT 3 OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

THENCE NORTH 01°41'41" EAST, ALONG SAID WEST LINE, 1,035.34 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3;

THENCE SOUTH 88°58'11" EAST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 3, 1,030.65 FEET TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS PARCEL A, CITY OF KENT LOT LINE ADJUSTMENT NUMBER LL-2006-15, KIVA #2064220, RECORDED UNDER KING COUNTY RECORDING NUMBER 20060921001649).

EXCEPT THAT PORTION THEREOF CONVEYED TO SARA M. MARKS BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 20070920000680;

AND TOGETHER WITH THOSE PORTIONS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 20071023001427, BEING A CORRECTION OF DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 20071015000708.

PARCEL B:

THAT PORTION OF THE WEST HALF OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AND THAT PORTION OF THE SOUND TRUSTEE COMPANY'S THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 100, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 4;

THENCE NORTH 88°58'11" WEST, ALONG THE NORTH LINE OF GOVERNMENT LOT 3 IN SAID SECTION 4, A DISTANCE OF 285.00 FEET;

THENCE SOUTH 01°38'46" WEST, PARALLEL WITH THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 272.00 FEET;

THENCE SOUTH 88°58'11" EAST, PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 01°38' 46" WEST, PARALLEL WITH THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 114.00 FEET;

THENCE SOUTH 88°58'11" EAST, PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 155.00 FEET TO THE WEST LINE OF THE EAST 30.00 FEET OF THE NORTH HALF OF SAID WEST HALF, SAID WEST LINE ALSO BEING THE WESTERLY MARGIN OF 124TH AVENUE SOUTHEAST RIGHT OF WAY;

THENCE SOUTH 01°38'46" WEST, ALONG SAID WEST LINE AND SAID WESTERLY MARGIN, A DISTANCE OF 1,996.88 FEET;

THENCE SOUTH 01°39' 29" WEST, ALONG THE WEST LINE OF THE EAST 30.00 FEET OF THE SOUTH HALF OF SAID WEST HALF, LAST SAID WEST LINE ALSO BEING SAID WESTERLY MARGIN OF THE 124TH AVENUE SOUTHEAST RIGHT OF WAY, A DISTANCE OF 1,785.92 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 88°20'31" WEST A DISTANCE OF 147.00 FEET;

THENCE NORTH 01°39'29" EAST A DISTANCE OF 210.32 FEET;

THENCE NORTH 53°55'59" WEST A DISTANCE OF 404.34 FEET;

THENCE SOUTH 68°48'00" WEST A DISTANCE OF 211.91 FEET;

THENCE SOUTH 21°12'00" EAST A DISTANCE OF 459.70 FEET;

THENCE SOUTH 09°46'13" EAST A DISTANCE OF 210.08 FEET;
THENCE SOUTH 61°13'34" WEST A DISTANCE OF 199.59 FEET;
THENCE SOUTH 01°49'08" EAST A DISTANCE OF 173.32 FEET;
THENCE SOUTH 35°58'13" EAST A DISTANCE OF 333.21 FEET TO
A POINT ON THE NORTHERLY MARGIN OF SOUTHEAST 304TH
STREET;

THENCE SOUTH 87°52'03" EAST, ALONG SAID NORTHERLY RIGHT
OF WAY LINE, A DISTANCE OF 373.50 FEET;

THENCE ALONG THE ARC OF A 40.00 FOOT RADIUS TANGENT
CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°28'28", AN
ARC DISTANCE OF 63.16 FEET, TO THE WESTERLY MARGIN OF 124TH
AVENUE SOUTHEAST;

THENCE NORTH 01°39'29" EAST, ALONG SAID WESTERLY LINE, A
DISTANCE OF 774.10 FEET TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS PARCEL B, CITY OF KENT LOT LINE
ADJUSTMENT NUMBER LL-2006-15, KIVA #2064220, RECORDED
UNDER KING COUNTY RECORDING NUMBER 20060921001649).

TOGETHER WITH THAT PORTION THEREOF CONVEYED TO KING
COUNTY BY DEED RECORDED UNDER KING COUNTY RECORDING
NUMBER 20071015000707.

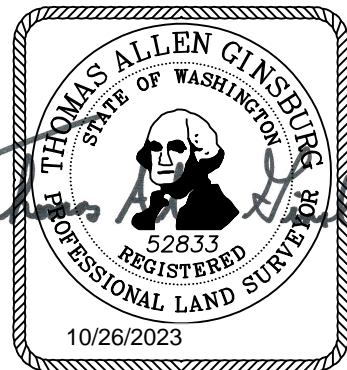
SITUATE IN KING COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE

THIS LEGAL DESCRIPTION WAS PREPARED BY ME IN CONFORMANCE
WITH THE REQUIREMENTS OF WAC 332-130-040 AT THE REQUEST OF
THE CITY OF AUBURN ON OCTOBER 26, 2023.

PREPARED BY: Thomas Allen Ginsburg
DATE: 10/26/2023

THOMAS ALLEN GINSBURG
LS REGISTRATION 52833
CITY OF AUBURN
(253) 288-3157





Nancy Backus, Mayor

25 West Main Street * Auburn WA 98001-4998 * www.auburnwa.gov * 253-931-3000

September 29, 2023

Washington State Boundary Review Board for King County
Attn: Shelby Miklethun
400 Yesler Way, #205
Seattle, WA 98104

RE: Notice of Intention – City of Auburn Annexation
Community/Area Name: “The Bridges”

Ms. Miklethun,

Under cover of this letter is the City of Auburn’s formal submittal of a Notice of Intention application for the annexation of a community called “The Bridges.” The Bridges community is comprised of an already developed 386 unit single family residential subdivision, a collection of open space tracts that will remain undeveloped, and just over 13 acres of undeveloped, but developable, land. The community is currently located within the municipal boundary of the City of Kent however it is geographically detached from the City of Kent and completely surrounded by the City of Auburn; much like an island.

The City of Auburn and the City of Kent have been working together for several years on the details and mechanics of transferring a community from one city to another. This effort has also included engagement with the residents of the affected community as well as the special district fire authorities that will be impacted. The cities, fire authorities, and community are striving for a January 1, 2024 effective date in order to establish an easier and more simplified ability to adjust property tax rates, special taxing district rates, fire service area changes, etc.

Thank you in advance for your consideration of this application and for your efforts in facilitating the processes overseen by the BRB. The application fee of \$50 was placed in the mail today, September 29, 2023 and should be in your office no later than Monday, October 2, 2023. If you have questions, please do not hesitate to contact me by email at jtate@auburnwa.gov or by phone at 253-804-5036.

Sincerely,

Jeff Tate, Director
Department of Community Development
City of Auburn

NOTICE OF INTENTION FORMAT

(Annexations, Mergers, Consolidations, Extensions of Service Outside Corporate Boundaries, and all other actions *except* Incorporations and Formations)

Revised and Adopted July 2013

As prescribed by Chapter 36.93 RCW, a legally complete Notice of Intention to the Boundary Review Board shall be provided for the following proposed actions:

- Creation, incorporation, or change in the boundary, other than a consolidation, of any city, town, or special purpose district;
- Consolidation of special purpose districts, but not including consolidation of cities and towns;
- Dissolution or disincorporation of any city, town, or special purpose district, except that a board may not review the dissolution or disincorporation of a special purpose district which was dissolved or disincorporated pursuant to the provisions of chapter 36.96 RCW: PROVIDED, That the change in the boundary of a city or town arising from the annexation of contiguous city or town owned property held for a public purpose shall be exempted from the requirements of this section;
- The assumption by any city or town of all or part of the assets, facilities, or indebtedness of a special purpose district which lies partially within such city or town;
- The establishment of or change in the boundaries of a mutual water and sewer system or separate sewer system by a water-sewer district pursuant to RCW 57.08.065 or RCW 57.40
- The extension of permanent water or sewer service outside of its existing service area by a city, town, or special purpose district. The service area of a city, town, or special purpose district shall include all of the area within its corporate boundaries plus, (a) for extensions of water service, the area outside of the corporate boundaries which it is designated to serve pursuant to a coordinated water system plan approved in accordance with RCW 70.116.050; and (b) for extensions of sewer service, the area outside of the corporate boundaries which it is designated to serve pursuant to a comprehensive sewerage plan approved in accordance with chapter 36.94 RCW and RCW 90.48.110.

A legally complete Notice of Intention to the Boundary Review Board shall include the documentation outlined in the Notice of Intention Format Instructions herein, along with the \$50 filing fee required by state law (RCW 36.93.120).

- One original Notice of Intention is required to be provided in a single-sided format, assembled together and all on 8 1/2 by 11 inch paper.
- Six copies of the Notice of Intention are required, assembled together in six complete sets and all on 8 1/2 by 11 inch paper. Items submitted should be numbered in accordance with this format.

Please provide the name, title, and address of one person to whom notices, processes and other communications regarding this proposal should be directed. This person will assume the responsibility of distributing appropriate copies to all of initiator's interested parties.

I. ADVANCE COURTESY NOTIFICATION

In order to ensure that the Boundary Review Board will have adequate notification of a pending Notice of Intention, and in order for the Board to adequately inform stakeholders (e.g., government officials, community groups) of a pending Notice of Intention, the Boundary Review Board requests

that all jurisdictions provide to the Board Advance Courtesy Notification of a pending action. This Advance Courtesy Notification package should include the following materials:

- A. A Letter of Intent to propose an action (e.g., annexation, assumption, merger). The letter should provide a brief description of the proposed action.
- B. A preliminary Legal Description (document must be certified and stamped by a licensed surveyor or engineer)
- C. A preliminary site Map/Vicinity Map

II. BACKGROUND INFORMATION/MAPS

A. Basic Information

1. A brief description of and reason for seeking the proposed action. Include a statement of the method used to initiate the proposed action (i.e., petition or election method), and the complete RCW designation.

The Bridges neighborhood is a 156 acre island of Kent that is completely surrounded by the City of Auburn. It is located approximately ½ mile south of the City of Kent. The area is already located within the corporate municipal limits of the City of Kent which means that it is also already located within an Urban Growth Area. The area is located within an Auburn zip code, is within the Auburn School District boundaries, and is served by Auburn sewer and storm utilities. These facts result in routine confusion for the residents of this community who don't always know which city they are located within and why this island of Kent exists within Auburn.

Because this annexation is a transfer from one city to another city, RCW 35.13 does not apply. This is because RCW 35.13 pertains to annexation of unincorporated areas. Chapter 35.10 RCW applies to this annexation because it is a consolidation of one portion of a city into another portion of a city. The method of annexation being utilized is that which is articulated in RCW 35.10.217(2) which allows for the legislative body(ies) of each city to initiate annexation via resolution.

RCW 35.10.217(2) reads as follows:

“The legislative body of a city or town may on its own initiative by resolution indicate its desire to be annexed to a city or town either in whole or in part, or the legislative body of a city or town proposing to annex all or part of another city or town may initiate the annexation by adopting a resolution indicating that desire. In case such resolution is passed, such resolution shall be transmitted to the other affected city or town. The annexation is effective if the other city or town adopts a resolution concurring in the annexation, unless the owners of property in the area proposed to be annexed, equal in value to sixty percent or more of the assessed valuation of the property in the area, protest the proposed annexation in writing to the legislative body of the city or town proposing to annex the area, within thirty days of the adoption of the second resolution accepting the annexation. Notices of the public hearing at which the second resolution is adopted shall be mailed to the owners of the property within the area proposed to be annexed in the same manner that notices of a hearing on a proposed local improvement district are required to be mailed by a city or town as provided in chapter 35.43 RCW. An annexation under this subsection shall be potentially subject to review by a boundary review board or other annexation review board after the adoption of the initial resolution, and the second resolution may not be adopted until the proposed annexation has been approved by the board.”

Consistent with RCW 35.10.217(2), the Auburn City Council approved Resolution 5736 on September 18, 2023 which is an initiating action where Auburn's legislative body is indicating its desire to annex the Bridges. Resolution 5736 is enclosed. A corresponding Kent City Council action is intended to occur following the completion of the BRB NOI

process.

2. A signed and certified copy of the action accepting the proposal as officially passed.

Important: Please see NOTES on Page 8.

The Auburn and Kent City Council's each adopted multiple resolutions. Each city adopted resolutions that declared an intent to work cooperatively with each other towards annexation of the Bridges neighborhood into Auburn (Auburn Resolution 5658 adopted on April 18, 2022 – Exhibit 1). Another resolution granted authorization to initiate submittal of materials to the Boundary Review Board (Auburn Resolution 5673 adopted on June 21, 2022 – Exhibit 2). A third resolution (Resolution 5736 adopted on September 18, 2023 – Exhibit 3) represents the City of Auburn's legislative action to annex the Bridges. Pursuant to RCW 35.10.217(2) the City of Kent will take a final legislative action at the conclusion of the BRB process to finalize the annexation process.

3. Certification of any petitions for municipal annexation, as required by state law (RCW 35A.01.040 (4)).

N/A. No petitions are required and/or have been filed.

4. A copy of the State Environmental Policy Act (SEPA) Determination and current SEPA checklist with adequate explanations to answers, including Section D, Government Non-project Actions, when applicable, or Environmental Impact Statement (EIS) if prepared. (Not required for city annexations, which are exempt from SEPA)

The City of Kent previously annexed this area which formally converted the area from non-urban to urban. These prior SEPA evaluations were conducted by the City of Kent for non-project actions such as comprehensive plan designations, zoning designation, land use regulations, and project review at that time. Additionally, RCW 43.21C.222 states that "Annexation of territory by a city or town is exempted from compliance with this chapter." However, while the action of annexation is exempt from SEPA the action to establish land use and zoning classifications and policies is not exempt. A SEPA checklist has been prepared and is included in this packet (Exhibit 4). Additionally, a Notice of Application and Threshold Determination of Non-Significance was issued on September 7, 2023 and is also included in this packet (Exhibit 5).

5. The legal description of the boundaries of the area involved in the proposed action. This must be legible, on a separate page from any other document, and in a form capable of reproduction by standard photocopiers.

Important: Please see NOTES on Page 8.

The legal description is included under cover of this application (Exhibit 6).

B. Maps:

Important: Please see NOTES on Page 8.

1. Two copies or sets of King County Assessor's maps (only two rather than six copies in case of assessor's maps) on which the boundary of the area involved in the proposal must be clearly indicated.

See attached (Exhibit 7).

2. Vicinity map(s) no larger than 8 1/2 x 11 inches displaying:
 - a. The boundary of the area involved in the proposal.
 - b. The entity corporate limits in relationship to the proposal.
 - i. Major physical features such as bodies of water, major streets and highways.
 - ii. The boundaries of all cities or special purpose districts (to include, if applicable, any water, sewer, fire, school, hospital or library district) having jurisdiction in or near the proposal. Include all utility districts whose comprehensive plans include all or any part of the proposal, even if only in a planning area.
 - c. Surrounding streets must be clearly identified and labeled.
 - d. County and municipal urban growth area boundaries established or proposed under the Growth Management Act (GMA).
 - e. If a boundary service agreement has been formalized between two or more jurisdictions, that service line should be shown with the appropriate entity noted in each service area.
 - f. Tax lot(s) that will be divided by the proposed boundaries should be shown on an attached detailed map.

See attached (Exhibit 8).

3. A map of the current corporate limits of the filing entity upon which the proposal has been delineated.

Important: Please see NOTES (Page 8).

See attached (Exhibit 9).

III. EVALUATION CRITERIA

Entities should respond to the following elements regarding this proposal with sufficient information to permit appropriate responses to the Board from staff of either the King County Council or King County Executive. These elements relate to the factors the Board must consider as outlined in RCW 36.93.170 (attached).

A. Overview

1. Population of proposal; what percentage is that to existing entity?

Approximately 1,062 residents (386 single family homes). The current population of Auburn is approximately 90,000. 1,062 represents just over 1% of the current population of the City of Auburn.

2. Territory (number of acres)

Approximately 156 acres

3. Population density

6.85 residents/acre

4. Assessed valuation

Assessed valuation of land: \$54,407,000

Assessed valuation of structures: \$154,0004,500

Total Assessed valuation of land and structures: \$208,411,500

B. Land Use

1. Existing

The subject area is predominantly developed as moderate density, single family residential with approximately 13 vacant acres where additional development is expected. The subject area is located within the Lea Hill area of Auburn and is provided with a full complement of urban services. Bus transit service is located along 124th Avenue at the eastern border of the proposal area. Auburn Mountainview Highschool and Jacobsen Elementary School are located immediately east of the proposal area, and Green River Community College is located about two miles to the south. Medical and commercial services are located along Kent Kangley Road within 2-4 miles of the site.

2. Proposed: immediate or long-range

Single Family Residential for existing developed residential community.

Moderate Density Residential for undeveloped land

C. State Growth Management Act

1. Is the proposed action in conformance with the Growth Management Act (GMA)? What specific policies apply to this proposal?

Yes. The subject area is already within Kent's municipal boundary and within a GMA approved Urban Growth Area. It is consistent with the following GMA planning goals:

RCW 36.70A.020 (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

RCW 36.70A.020(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

The cities of Kent and Auburn, as well as special purpose districts currently provide public services that support urban densities at this location. While water service will continue to be provided by the City of Kent, upon annexation, public facilities and services will be provided by the City of Auburn both directly and via contract. These services are available to serve future development, consistent with the GMA planning goals.

2. King County Comprehensive Plan/Ordinances

a) How does County planning under the Growth Management Act (GMA) relate to this proposal?

Because the subject area is located within an incorporated area of Kent, this action has little relevance other than King County needing to adjust its population allocations to each City. The City of Auburn will increase by approximately 1,062 residents and the City of Kent will decrease by approximately 1,062 residents. While this change does not materially change County planning efforts it does impact County assessor tax distributions to each city and collection of regional fire authority property taxes.

- b) What King County Comprehensive Plan policies specifically support this proposal?

Note: Notices of Intention for Municipal actions should reference, at a minimum, relevant policies from the following King County Comprehensive Plan Chapters: Chapter 1 - Regional Planning; Chapter 2 - Urban Communities (Section I; Section II); Chapter 7 - Utilities and Facilities.

Notices of Intention for Special Purpose District actions should reference, at a minimum, relevant policies from the following King County Comprehensive Plan Chapters: Chapter 1 - Regional Planning; Chapter 2 - Urban Communities (Section I; Section II); Chapter 7 - Utilities and Facilities.

The proposed action will transfer an incorporated portion of the City Kent that is currently within the Urban Growth Area as shown on the 2022 King County Compressive Plan Land Use Map to the City of Auburn, where Auburn's Comprehensive Plan will apply. Due to this area's inclusion in the City of Kent, King County Comprehensive Plan policies are generally secondary or not applicable to this action. It is however, consistent with a number of the County's polices. The policies listed and described below support this transfer via annexation, and the community engagement process that has preceded it.

RP-102 King County shall actively solicit public participation from a wide variety of sources in its planning processes, including the development, update, and implementation of its plans.

RP-103 King County shall seek comment from tribes during its planning processes.

Beginning in 2020, the cities of Kent and Auburn solicited participation and feedback from residents in and around the proposed annexation area. Leadership and staff from Kent and Auburn hosted a series of community meetings in the Bridges neighborhood to discuss the proposal, answer questions and solicit feedback. A website, FAQ and survey of the Bridges neighborhood were also used to provide information and solicit feedback from residents.

The Muckleshoot Indian Tribe and other agencies were notified of this proposed annexation as part of the SEPA review related to Kent's surplussing of sensitive area tracts within the Bridges neighborhood and as part of Auburn's land use and zoning designation modifications.

U-116 King County shall use housing and employment targets to implement the Comprehensive Plan in urban communities. The targets allocated to subareas of unincorporated King County will be monitored and may be refined through future planning that includes communities, affected cities and service providers.

The proposed annexation would support future achievement of both King County and the City of Auburn's housing targets. Additionally, Auburn anticipates designating the remaining undeveloped portion of the Bridges as moderate residential density in order to offer an opportunity for a higher density, missing middle development plan.

The 2022 Countywide Planning Policies (CCPs) identified both Kent and Auburn as Core Cities of King County. Between 2019 and 2044, Kent plans to accommodate 10,200 new housing units and 32,000 new jobs. Auburn plans to accommodate 12,000 new housing units and 19,520 new jobs. This proposal to transfer territory from Kent to Auburn will change the land supply for each city, and thus the relative ability to meet housing and employment goals, however the effect is relatively negligible.

U-118 New residential development in the Urban Growth Area should occur where facilities and services can be provided at the lowest public cost and in a timely fashion. The Urban Growth Area should have a variety of housing types and prices, including mobile home parks, multifamily development, townhouses and small-lot, single-family development.

U-119 King County shall seek to achieve through future planning efforts, over the next 20 years, including collaborative efforts with cities, an average zoning density of at least eight homes per acre in the Urban Growth Area through a mix of densities and housing types. A lower density zone may be used to recognize existing subdivisions with little or no opportunity for infill or redevelopment

While solid waste, police, fire/EMS and municipal government providers will change, the proposed annexation area is currently served, and will continue to be served with full urban services based on existing infrastructure. While the subject area is currently developed as an exclusively single family residential neighborhood, approximately 13 acers remains undeveloped. Auburn will consider future land use designations and zoning regulations that will establish allowed uses in this area.

U-121 New multifamily housing should be built to the scale and design of the existing community or neighborhood, while contributing to an area-wide density and development pattern that supports transit and allows for a range of housing choices. Multifamily housing in unincorporated urban areas should be sited as follows: a. b. c. In or next to unincorporated activity centers or next to community or neighborhood business centers; In mixed-use developments in centers and activity areas; and On small, scattered parcels integrated into existing urban residential areas. Over time, zoning should encourage a larger proportion of multifamily housing to be located on small scattered sites rather than on larger sites.

F-204 King County should work with the cities, special purpose districts and other service providers to define regional and local services and to determine the appropriate providers of those services.

F-213 King County's capital improvement program shall demonstrate that projected needs for facilities and services can be met within the Urban Growth Area and can be served in compliance with the concurrency requirements of the Growth Management Act or, if that is not possible, King County shall determine where and when deficits may occur and how needed facilities and services might be phased in and or financed to serve such deficit areas. Alternative phasing and financing strategies must be identified and determined to be infeasible prior to triggering a land use and zoning reassessment under Policy F-223.

F-214 School districts that choose to have the county collect impact fees for them, and water and sewer utilities that provide their services to unincorporated King County, shall prepare capital facility plans consistent with requirements of the Growth Management Act, the Countywide Planning Policies and King County Code.

Sanitary sewer service in this area is provided by the City of Auburn. Other Urban services are provided within the subject area by the cities of Kent as well as special purpose districts. These services and capital facilities plans have been part of the City of Kent's Comprehensive Planning efforts since it was annexed by Kent from King County in 1987.

The subject area is located within the Auburn School District, on behalf of which the City of Kent collects school impact fees. The capital facilities plan for this school district is incorporated into the City of Kent's comprehensive plan.

- c) What King County/Countywide Planning Policies specifically support this proposal?

Note: Notices of Intention for Municipal actions should reference, at a minimum, relevant policies from the following King County/Countywide Policies Chapters: Chapter II - Critical Areas; Chapter III Land Use Patterns; Chapter IV - Transportation; Chapter V Section D - Community Character and Open Space; and Chapter VII - Contiguous Orderly Development and Provision of Urban Services.

The 2021 Countywide Planning Policies (CPPs) as amended have been adopted for the County and its cities. While most policies are not directly applicable to this unusual city to city annexation, the following CPPs generally support the proposed action.

DP-14 All jurisdictions shall accommodate housing and employment by:

- Using the adopted growth targets as the land use assumption for their comprehensive plan;
- Establishing local growth targets for regional growth centers and regional manufacturing/industrial centers, where applicable;
- Ensuring adopted comprehensive plans and zoning regulations provide capacity for residential, commercial, and industrial uses that is sufficient to meet 20-year growth targets and is consistent with the desired growth pattern described in VISION 2050;
- Ensuring adopted local water, sewer, transportation, utility, and other infrastructure plans and investments, including special purpose district plans, are consistent in location and timing with adopted targets as well as regional and countywide plans; and
- Transferring an accommodating unincorporated area housing and employment targets as annexations occur

The 2021 CCPs identify both Kent and Auburn as Core Cities of King County. Between 2019 and 2044, Kent plans to accommodate 10,200 new housing units and 32,000 new jobs. Auburn plans to accommodate 12,000 new housing units and 19,520 new jobs. This proposal to transfer 156 acres with limited development potential from Kent to Auburn will change the land supply for each city, and thus the relative ability to meet housing and employment goals.

While the current land use for most of this area is newer single family homes and protected wetlands, approximately 13 acres remains available for future development. The City of Auburn anticipates designation of the remaining 13 acres of developable land as moderate residential density which will allow for higher density, missing middle, townhouse style multifamily development. As such, the annexation will actually increase housing opportunity by approximately 100 units.

DP-23 Coordinate the preparation of comprehensive plans with adjacent and other affected jurisdictions, military facilities, tribal governments, ports, airports, and other related entities to avoid or mitigate the potential cross-border impacts of urban development and encroachment of incompatible uses.

DP-28 Allow cities to annex territory only within their designated Potential Annexation Area as shown in the Potential Annexation Areas Map in Appendix 2. Phase annexations to coincide with the ability of cities or existing special purpose districts to coordinate the provision of a full range of urban services to areas to be annexed.

- **For areas that have received approval for annexation from the King County Boundary Review Board, the City shall include a process that includes collaboration with King County for annexation in the next statutory update of their comprehensive plan.**
- **Jurisdictions may negotiate with one another regarding changing boundaries or affiliations of Potential Annexation Areas and may propose such changes to GMPC as an amendment to Appendix 2. In proposing any new or revised PAA boundaries or city affiliation, jurisdictions should consider the criteria in DP-30. In order to ensure that any changes can be included in local comprehensive plans, any proposals resulting from such negotiation shall be brought to GMPC for action no later than two years prior to the statutory deadline for the major plan update.**

This proposal for annexation of the subject area by Auburn will not revise PAA boundaries as the subject area is currently within the City of Kent, and not within a Potential Annexation Area. No action by the GMPC is anticipated. The area is surrounded by land that is part of the City of Auburn, a situation that has created confusion among residents and services providers that will be alleviated by this action.

DP-30 Evaluate proposals to annex or incorporate urban unincorporated land based on the following criteria, as applicable:

- **Conformance with Countywide Planning Policies including the Urban Growth Area boundary;**
- **The ability of the annexing or incorporating jurisdiction to efficiently provide urban services at standards equal to or better than the current service providers;**
- **The effect of the annexation or incorporation in avoiding or creating unincorporated islands of development;**
- **The ability of the annexing or incorporating jurisdiction to serve the area in a manner that addresses racial and social equity and promotes access to opportunity; and**
- **Outreach to community, the interest of the community in moving forward with a timely annexation or incorporation of the area.**

The subject area is currently urban (located within the UGA), and an incorporated part of the City of Kent. The action would simply redesignate the land as an incorporated part of Auburn, thus alleviating a different sort of ‘island’ configuration. A full range of urban services are in place to serve current residents and future development and while providers will change, these services will be maintained.

Kent and Auburn’s joint community outreach work regarding this action is supportive of this policy. This work began in 2020 and include community meetings, a survey of current residents to gauge support for this action, and a website with FAQs.

PF-4 Recognize cities as the appropriate providers of services to the Urban Growth Area, either directly or by contract. Extend urban services through the use of special districts only where there are agreements with the city in whose Potential Annexation Area the extension is proposed. Within the Urban Growth Area, as time and conditions warrant, cities will assume local urban services provided by special service districts.

Services are and will continue to be provided in this area by the cities of Kent and Auburn, both directly and via contract and franchise agreements. Fire/EMS, hospital and schools will continue to be provided by special purpose districts.

Notices of Intention for Special Purpose District actions should reference, at a minimum, relevant policies from the following King County/Countywide Policies Chapters: Chapter II - Critical Areas; Chapter III - Land Use Patterns; and Chapter VII - Contiguous Orderly Development and Provision of Urban Services.

- d) What is the adopted plan classification/zoning? (Please include number of lots permitted under this classification.)

Kent’s current designations:

Adopted zoning designations are SR-1 (Residential Agriculture) and SR-3 (Single Family Residential 3.63 dwelling units per acre)

Auburn’s proposed designations:

Corresponding zoning designations for the Single Family Residential designation are “R-1” and “R-5” (already built out community of 386 lots – no additional lots are permitted); for the Moderate Residential designation the zoning designation is “R-10” (potential for 130 lots)

- e) Will city regulation(s) supplant King County regulations for the protection of sensitive areas, preservation of agricultural or other resource lands, preservation of landmarks or landmark districts, or surface water control? If so, describe the city regulations and how they compare to the County regulations.

No. This area is not currently subject to County zoning authority. The area is subject to City of Kent zoning authority and associated environmental regulations, surface water management, etc. Because most of this area is already developed at an urban density and with urban services the City of Auburn intends to establish land use controls that are primarily reflective of the built environment. However, Auburn is seeking to promote higher density missing middle housing on the 13+ acres of remaining undeveloped land. Auburn will also continue to require that previously dedicated open space and sensitive area tracts remain perpetually protected.

D. Jurisdictional Comprehensive Plan/Franchise (Applies to Cities and to Special Purpose Districts)

1. How does the jurisdiction's planning under the Growth Management Act (GMA) relate to this proposal?

The area is completely surrounded by the City of Auburn which is why there is logic in annexing the area into the City of Auburn. The City of Auburn already provides urban sewer services, is capable of providing urban storm water services, and is able to provide police and fire protection services.

2. Has the jurisdiction adopted a Potential Annexation Area (PAA) under the Growth Management Act? Have you negotiated PAA agreements with neighboring cities?

The subject area is not within a PAA because it is already located within an incorporated UGA. Additionally, there is not a need to negotiate a PAA agreement with the City of Kent because it is an annexation that is being negotiated between both cities and the outcome will result in the area remaining within an incorporated UGA.

3. When was your Comprehensive Plan approved? Does this plan meet requirements set by the State of Washington? Does this plan meet requirements set by King County?

The most recent version of the City of Auburn Comprehensive Plan is dated December 2015. It is currently under review for the State mandated 2024 update. Yes, the City of Auburn Comprehensive Plan meets the requirements set forth by King County (as well as by the Puget Sound Regional Authority and the Growth Management Act).

4. Is this proposal consistent with and specifically permitted in the jurisdiction's adopted Comprehensive Plan, or will a plan amendment be required? If so, when will that amendment be completed?

Note: The proponent is required to provide written confirmation that the jurisdiction's Comprehensive Plan is current and that the Plan confirms the jurisdiction's authority to change or create new boundaries.

A proponent representing a city shall ensure that the City Comprehensive Plan is on file with the Office of the King County Executive Office of Performance, Strategy, and Budget (Karen Wolf) *or* shall provide a copy of the current Comprehensive Plan with the Notice of Intention.

A proponent representing a Special Purpose District shall ensure that the Special Purpose District Comprehensive Plan is on file with King County Natural Resources and Parks Department *or* shall provide a copy of the current Comprehensive Plan with the Notice of Intention.

The City of Auburn Comprehensive Plan will need to be amended to reflect the annexation. The current plan does not recognize this area as being within the PAA or Auburn UGA because it is located within another municipality. Therefore, the City of Auburn will have to amend its Comprehensive Plan in order to establish a Comp Plan land use designation and associated policies for that designation. The City of Auburn will also have to update its Development Regulations in order to establish an appropriate zoning designation for this area. The Comprehensive Plan and Development Regulation amendments are included in the City of Auburn's 2023 Annual docket of amendments. This means that the amendments will be completed and adopted by the Auburn City Council prior to December 31, 2023 and prior to the effective date of the annexation.

5. Is a franchise required to provide service to this area? If so, is the area included within your current franchise?

Franchises between the City of Kent and the City of Auburn are already in place. But they will need to be modified. Auburn currently has a franchise agreement in place for sewer service within the City of Kent. Annexation will eliminate the need for this agreement but will trigger the need for Kent to have a franchise in order to provide water service within this area. Additionally, there is a solid waste service franchise currently in effect that is administered by the City of Kent. This franchise agreement will need to transfer over to the City of Auburn.

6. Has this area been the subject of an Interlocal Agreement? If so, please enclose a signed copy of the agreement.

This area is not subject to an Interlocal Agreement. But the City of Kent and the City of Auburn intend to enter into an Interlocal Agreement prior to the effective date of the annexation. The purpose of the ILA will be to establish clarity around the transfer of infrastructure, property, permit records, code enforcement cases, etc. A draft of the ILA has been circulating between Kent and Auburn for several months. The City of Auburn is scheduled to take action on the ILA on October 16, 2023.

7. Has this area been the subject of a pre-Annexation Zoning Agreement? If so, please enclose a signed copy of the agreement.

No.

8. What is the proposed land use designation in your adopted Comprehensive Plan? When were your proposed zoning regulations adopted?

Kent's current designations:

Comprehensive Plan land use designations are US (Urban Separator) and SF-3 (Single-Family Residential 3 dwelling units per acre)

Auburn's proposed designations:

Comprehensive Plan land use designation of "Single Family Residential" for the already developed neighborhood; "Moderate Residential" for the undeveloped properties.

- E. Revenues/Expenditures Planning Data (please respond to only those questions which are relevant to the proposal.)

1. Estimate City expenditures

\$1,162,606 - based on the current average cost/resident of providing general governmental services

2. Estimate City revenues to be gained

\$346,000 in property tax. This assumes 2022 AV and the City of Auburn's 2022 tax rate.

3. Estimate County revenues lost

No change

4. Estimate County expenditure reduction

No change

5. Estimate fire district revenue lost

The Puget Sound Regional Fire Authority estimates annual revenue losses \$359,983

6. Estimate fire district expenditure reduction

The Puget Sound Regional Fire Authority’s anticipated expenditure reduction is unknown, as this specific geography is not account for separately.

F. Services

Important: Please see NOTES (Page 8).

State whether the territory that is the subject of this action is presently within the service area of any other political subdivision or presently being served by any other political subdivision?

The area is currently served by the City of Kent for Water Service and the City of Auburn for Sewer Service. Both political subdivisions are aware of the proposed annexation. Fire/ EMS service is currently provided by the Puget Sound Regional Fire Authority. PSRFA has provided a letter of support for this action (Exhibit 10).

If so, please identify the other political subdivision. Please provide written documentation confirming that:

- Notification of the proposed annexation, assumption, merger or other action has been provided to that political subdivision;
- The other subdivision has completed action to approve/consent or deny approval/consent for the withdrawal of this territory;
- Transfer of territory has been accomplished in accord with applicable state law (e.g., RCW 36.93, RCW 35A.14, RCW 35.14).

State whether the proposed action would result in a change in any of the following services. If so, provide the following detailed information both on current service and on service following the proposed action, in order to allow for comparison. If there would be no change, name current service providers.

The table below summarizes services and providers both current, and after this action is complete.

	Current	Post Action
Water	City of Kent	City of Kent
Sanitary Sewer	City of Auburn	City of Auburn
Storm Drainage	City of Kent	City of Auburn
Police	City of Kent	City of Auburn
Fire/EMS	Puget Sound Regional Fire Authority	Valley Regional Fire Authority
Public Schools	Auburn School District	Auburn School District
Solid Waste	Republic Services (via contract w/ City of Kent)	Waste Management (via contract w/ City of Auburn)
Hospital	Public Hospital Dist. 1	Public Hospital Dist.1
Other Municipal Services	City of Kent	City of Auburn

1. Water

The proposed action will not result in a change for water service provider. The area is currently served by the City of Kent and will continue to be served by Kent after annexation to the City of Auburn.

Notice of Intention Format
Annexations/Mergers/Consolidations/Extensions

- a) Directly or by contract?
- b) Storage location(s), capacity?
- c) Mains to serve the area (diameter; location)
- d) Pressure station location and measured flow
- e) Capacity available?
- f) Water source (wells, Seattle, etc.)
- g) Financing of proposed service (LID, ULID, Developer Extension, etc.)

2. Sewer Service

The proposed action will not result in a change for sewer service provider. The area is currently served by the City of Auburn and will continue to be served by Auburn after annexation to the City of Auburn.

- a) Directly or by contract?
- b) Mains to service the area (diameter; location)
- c) Gravity or Lift Station required?
- d) Disposal (Metro; city or district treatment plant)?
- e) Capacity available?

3. Fire service (**below answers provided by the Valley Regional Fire Authority which will become the fire service provider upon annexation**)

- a) Directly or by contract?

Direct

- b) Nearest station(s)

Station 34 is located at SE 312th ST and 124th Ave SE which is approximately 7,000 feet away.

- c) Response time?

3 Minutes and 13 Seconds

- d) Are they fully manned? How many part time and full time personnel?

Yes

- e) Major equipment at station location (including type and number of emergency vehicles)?

Station 34 is equipped with one Type 1 Structural Fire Engine with 750 gallons of water, one Support Tender that carries 2500 gallons of water, one Type 5 Brush Truck with 400 gallons of water, and one support ATV and trailer.

- f) How many fully certified EMT/D-Fib personnel do you have?

VRFA employs 116 certified EMG/D-Fib personnel. 20 are on duty every day and 3 are on duty 24 hours per day at the nearest station.

- g) What fire rating applies?

WSRB Rating of 3

- h) Source of dispatch?

ValleyComm 911

G. General

1. In case of extensions of services, has an annexation agreement been required? If so, please attach a recorded copy of this agreement.

There are no new extensions of services needed except to potentially serve the 1 remaining undeveloped 13 acre area of land. But this extension will be limited to what is necessary to serve this single development and urban services and utilities exist adjacent to this property. These service extensions will be paid for and constructed by the developer who seeks to extend services to a new private development proposal.

2. Describe the topography and natural boundaries of the proposal.

Elevation changes throughout the community lie within 60' (a low elevation of 390' above sea level and a high elevation of 450' above sea level). The lower areas of the property are characterized by more saturated conditions.

3. How much growth has been projected for this area during the next ten (10) year period? What source is the basis for this projection?

Population growth is limited to the undeveloped 13.2 acres of vacant land. Growth within this area is anticipated to be between 250 and 300 people. This is based on the assumption that approximately 100 to 130 new dwelling units will be constructed in this area.

4. Describe any other municipal or community services relevant to this proposal.

None beyond those previously highlighted.

5. Describe briefly any delay in implementing service delivery to the area.

No delays anticipated or known.

6. Briefly state your evaluation of the present adequacy, cost, or rates of service to the area and how you see future needs and costs increasing. Is there any other alternative source available for such service(s)?

We expect the net cost of providing service to exceed \$750,000 per year, and likely grow over time with inflation. For residential areas, like this, the only direct source of funding for general city services (public safety, transportation, parks, etc.), is property tax. The property tax generated is not expected to fully cover the cost of services. Other taxes (sales tax, excise tax) are not expected to increase since those types of taxes are not generated in residential areas. For certain programs, costs are charged back directly to the program participant (ex. recreation program fees, permit fees, etc.) and in these cases, the additional cost for providing the service will be partially offset by the charges for service fees. Although these programs do not operate with a 100% cost recovery model and are still subsidized with other General Fund taxes.

Rates for utility services will be adjusted over time to adequately cover the additional utility system costs associated with service.

III. FACTORS and OBJECTIVES

Please evaluate this proposal based upon the factors listed in RCW 36.93.170 and based upon objectives listed in RCW 36.93.180. Describe and discuss the ways in which your proposal is related to and supports (or conflicts with) each of these factors and objectives.

RCW 36.93.170 - Factors to be considered by board

- (1) Population and territory; population density; land area and land uses; comprehensive plans and zoning, as adopted under chapter [35.63](#), 35A.63, or [36.70](#) RCW; comprehensive plans and development regulations adopted under chapter [36.70A](#) RCW; applicable service agreements entered into under chapter [36.115](#) or [39.34](#) RCW; applicable interlocal annexation agreements between a county and its cities; per capita assessed valuation; topography, natural boundaries and drainage basins, proximity to other populated areas; the existence and preservation of prime agricultural soils and productive agricultural uses; the likelihood of significant growth in the area and in adjacent incorporated and unincorporated areas during the next ten years; location and most desirable future location of community facilities;

The cities of Kent and Auburn are working together to propose the annexation of a 156 acre 'island' area of Kent that is surrounded by territory in the City of Auburn. The area is located within the Lea Hill neighborhood of Auburn, a predominantly residential area of Auburn's incorporated area. The subject area is currently developed with a recently completed 386 lot single family plat/PUD called Bridges that was originally approved in 2005. The PUD applies to the entire proposal area and approximately 13 acres remain for future development, which is likely within the next 10 years. Though no enumeration has yet occurred, we estimate that approximately 1,062 people live in this area, at a population density of approximately 6.50 residents/acre. The combined assessed value of the parcels is \$208,411,500. Kent and Auburn are working together to establish an interlocal agreement to facilitate the orderly transfer of infrastructure, records and municipal responsibilities. Fire/EMS responsibilities will transfer from the Puget Sound Regional Fire Authority (Kent) to the Valley Regional Fire Authority (Auburn), both of which have expressed support for this action. No significant change to the levels of urban services is expected.

- (2) Municipal services; need for municipal services; effect of ordinances, governmental codes, regulations and resolutions on existing uses; present cost and adequacy of governmental services and controls in area; prospects of governmental services from other sources; probable future needs for such services and controls; probable effect of proposal or alternative on cost and adequacy of services and controls in area and adjacent area; the effect on the finances, debt structure, and contractual obligations and rights of all affected governmental units; and

As this area is part of the City of Kent, the full complement of urban services are currently provided. The City of Kent will continue to provide water service, while all other municipal services will be provided by the City of Auburn when the annexation is complete.

Future development of an approximately 13 acre area is expected to include the addition of approximately 100 to 130 new housing units and 250 to 300 new residents.

Auburn estimates that the net cost of providing service to exceed \$750,000 per year, a figure that will grow over time with inflation. For residential areas like this, the only direct source of funding for general city services (public safety, transportation, parks, etc.), is property tax. The property tax generated is not expected to fully cover the cost of services. Other taxes (sales tax, excise tax) are not expected to increase since those types of taxes are not generated in residential areas. For certain programs, costs are charged back directly to the program participant (ex. recreation program fees, permit fees, etc.) and in these cases, the additional cost for providing the service will be partially offset by the charges for service fees. Although these programs do not operate with a 100% cost recovery model and are still

subsidized with other General Fund taxes.

Rates for utility services will be adjusted over time to adequately cover the additional utility system costs associated with service.

- (3) The effect of the proposal or alternative on adjacent areas, on mutual economic and social interests, and on the local governmental structure of the county.

The proposed annexation is intended to remedy a confusing anomaly created by the 'island' configuration where a portion of the City of Kent exists within the City of Auburn. Intuitive identification by residents of the correct police and fire/EMS service providers, political representation, addressing and other municipal services such as permitting and code enforcement is made difficult under the current arrangement.

RCW 36.93.180-Objectives of boundary review board

The decisions of the boundary review board shall attempt to achieve the following objectives:

- (1) Preservation of natural neighborhoods and communities;

Public outreach by Kent and Auburn revealed that residents of the Bridges neighborhood generally identify as belonging to the Lea Hill area of Auburn. This action will support this natural neighborhood identity.

- (2) Use of physical boundaries, including but not limited to bodies of water, highways, and land contours;

The site is bound on all sides by streets and neighborhoods that are part of the City of Auburn. Auburndale II Park is adjacent to the western boundary of the area and students attend nearby Auburn Mountainview Highschool and Jacobsen Elementary School (Auburn School District). The presence of these physical elements contributes to the subject area's logical identification as part of Auburn. This action will align Kent and Auburn's boundaries with these realities.

- (3) Creation and preservation of logical service areas;

Establishing Auburn as the primary provider of municipal services will create a contiguous and more logical service area that we expect will reduce response times for police and fire/EMS, increase efficiency for functions such as infrastructure maintenance, permitting, inspection and code enforcement.

- (4) Prevention of abnormally irregular boundaries;

This action will remedy an abnormal and irregular boundary configuration between the cities of Kent and Auburn.

- (5) Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas;

Not applicable. The proposal area is currently incorporated as part of the City of Kent. It will become part of the City of Auburn upon annexation by Auburn.

- (6) Dissolution of inactive special purpose districts;

There are no inactive special purpose districts within the are of proposed annexation.

- (7) Adjustment of impractical boundaries;

Auburn's annexation of this area will eliminate an impractical non-contiguous boundary configuration.

- (8) Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character; and

This action would incorporate into the City of Auburn and area that is within the UGA, is developed at urban urban/suburban density with capacity for additional growth. The subject area is provided with a full complement of urban services and is located in close proximity to schools, transit as well as medical and commercial services.

- (9) Protection of agricultural and rural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority.

Not applicable. The proposed annexation area is not rural or designated for long term productive agriculture or resource use.

NOTES

1. Action documents: Action documents – ordinances or resolutions – may include a date for finalization of the annexation, merger or incorporation. When planning the date of finalization, you are encouraged to coordinate with the King County Office of Performance, Strategy and Budget. OPSB staff is responsible for providing for transfer of public services from the County to the City. It is important that OPSB have sufficient time to execute an orderly transition of services prior to finalization of the action in order to ensure protection of public health and safety.
2. Legal Description:
 - All Notices of Intention must conform to the requirements prescribed by RCW 36.93.150 as follows: **“Review of proposed actions -- Actions and determinations of board -- Disapproval, effect.** The board, upon review of any proposed action, shall take such of the following actions as it deems necessary to best carry out the intent of this chapter: (1) Approve the proposal as submitted. (2) Subject to RCW 35.02.170, modify the proposal by adjusting boundaries to add or delete territory. . . . However, a board shall remove territory in the proposed incorporation that is located outside of an urban growth area or is annexed by a city or town ”
 - All Notices of Intention must conform to the requirements prescribed by RCW 36.93.157 as follows: **“Decisions to be consistent with growth management act.** The decisions of a boundary review board located in a county that is required or chooses to plan under RCW 36.70A.040 must be consistent with RCW 36.70A.020, 36.70A.110, and 36.70A.210. ”
 - **All Notices of Intention must be based upon boundaries which conform to the Urban Growth Area Boundaries.** For detailed information concerning the Urban Growth Area boundaries please see King County website.
 - Submittal of legal description for checking with the King County Engineer prior to filing a notice of intention can save time because errors can then be corrected at that preliminary stage to avoid delays in processing the formal Notice of Intention. For assistance in this, please call the King County Road Services Division, (206) 296-3731.
3. Services: Proposed action(s) from those entities providing both sewer and water service must state clearly whether this proposal is for water service, sewer service, or both.
4. Vicinity Map: The scale on any vicinity map must be adequate to permit anyone to locate the proposal when driving to the area.
5. In cases of overlapping governmental jurisdictions, please prepare more than one map to indicate all affected units of government.

For example, a map might be required to display sewer district boundaries, and a map may display water district boundaries IF there is more than one purveyor within one-half mile of the proposal. If a proposal lies entirely within any service district, such as a school district, the map should so indicate.

All maps must be original documents that are clear, legible, and suitable for reproduction. All maps must be drawn at the same scale. Colored maps are preferred.
6. Assessor’s Maps: Assessor’s maps must be marked in a manner that ensures that details are legible and understandable to the general reader. The Board may accept a map other than an Assessor’s map(s) if the use of Assessor’s map(s) is impractical.
7. Mapping Alternatives: Any questions regarding maps, including alternatives to mapping requirements, should be directed to the Boundary Review Board staff.

THE BOUNDARY REVIEW BOARD WILL BE PLEASED TO ASSIST THE APPLICANT TO ENSURE THAT PROPOSALS ARE COMPLETE PRIOR TO OFFICIAL FILING.

THE BOARD CANNOT ACCEPT INSUFFICIENT PROPOSALS (E.G. PROPOSALS SUBMITTED WITH INCOMPLETE INFORMATION OR INADEQUATE MAPS). INCOMPLETE PROPOSALS MUST BE RETURNED TO THE SUBMITTING ENTITY.

REFERENCE GUIDE

REGULATIONS AND GUIDELINES FOR ANNEXATIONS, MERGERS AND INCORPORATIONS

As you prepare your Notice of Intention packet, we encourage you to consider all applicable state and local standards and to address those matters in your application materials. Following is a listing of policy guidelines and regulations which may be particularly relevant to your application:

In addition, under separate cover on this web site, you will find the following documents “How to Annex...” and “How to Incorporate...” Those documents provide detailed step-by-step information concerning the processes for changing and creating jurisdictional boundaries.

- Growth Management Act (RCW 36.70A): Mandates extensive comprehensive planning effort to meet specific statewide goals. Requires land designations and planning implementation consistent with adopted comprehensive plan
- Boundary Review Board Act (RCW 36.93): Reviews growth and development in unincorporated areas of counties through decisions on city, town and special purpose district annexations, incorporations, mergers and extensions of water and sewer lines. Establishes requirements for applications and criteria for review of annexations, incorporations, mergers and extensions
- Cities and Towns (RCW 35 – Sections 35.01 – 35.30): Provides for clear and uniform processes for municipal incorporations, disincorporations and annexations for land areas. Also addresses some requirements for water and sewer districts (Also see RCW 57.24).
- Annexation by Code Cities (RCW 35A.14): Establishes authorities and processes for annexations by petition and annexations by election.

Note: Please be aware that there are several methods for annexation (e.g., petition method, petition election method, island areas, interlocal agreement methods.) The proponent should ensure that the requirements for the selected method of annexation are addressed in the Notice of Intention.)

- Annexation of Territory – Water and Sewer Districts (RCW 57.24): Provides for clear and uniform processes for water and sewer district annexations. Establishes authorities and processes for annexations by petition and annexations by election. (Also see RCW – Chapter 35).
- State Environmental Policy Act (RCW 43.21C): SEPA is Washington’s fundamental environmental law and requires environmental analysis of actions for both physical and policy changes affecting the environment. SEPA may not be required for particular annexation or incorporation activities.
- King County Comprehensive Plan – King County Countywide Plan Policies: King County’s adopted comprehensive plan. Policies provided to meet specific statewide goals. Provides land designations and planning implementation policies within adopted comprehensive plan.

Notice of Intention Format
Annexations/Mergers/Consolidations/Extensions

KING COUNTY COUNCIL

MUNICIPAL ANNEXATION GUIDELINES

THE KING COUNTY COUNCIL CLERK AND THE PROSECUTING ATTORNEY'S OFFICE HAVE PREPARED MATERIALS TO GUIDE CITIES AND SPECIAL PURPOSE DISTRICTS THROUGH THE KING COUNTY COUNCIL REVIEW PROCESS FOR MUNICIPAL ANNEXATIONS.

FOR QUESTIONS – PLEASE CONTACT ANNE NORIS, COUNTY COUNCIL CLERK AT 206-296-1020

RESOLUTION NO. 5658

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, EXPRESSING INTENT TO EXPLORE ANNEXATION OF CERTAIN REAL PROPERTY LOCATED WITHIN THE CITY OF KENT, COMMONLY REFERRED TO AS THE BRIDGES, PURSUANT TO RCW 35.10.217

WHEREAS, RCW 35.10.217(2) authorizes the legislative body of a city on its own initiative by resolution to indicate its desire to be annexed to a city in whole or in part, which annexation shall become effective upon the adoption of a resolution by the other city concurring in the annexation; and

WHEREAS, the Subject Property, commonly referred to as the “Bridges,” is a community located on Lea Hill and within the City of Kent’s municipal limits, but surrounded entirely by the City of Auburn, as shown on attached Exhibit A; and

WHEREAS, some community members have expressed an interest in the de-annexation of the Subject Property from Kent and annexation of the Subject Property to Auburn, which is consistent with discussions that have occurred between the cities of Kent and Auburn since 2019; and

WHEREAS, the cities of Auburn and Kent have been, and will continue, working collaboratively to ensure that the Bridges infrastructure meets appropriate regulatory requirements and maintenance standards if the property is annexed to Auburn; and

WHEREAS, some portions of the Subject Property remain undeveloped, which is cause to consider transferring regulatory and infrastructure authority and responsibilities to the City of Auburn given that the Bridges is surrounded by Auburn residents; and

WHEREAS, the City Council desires for representatives from the cities of Auburn and Kent to formally explore community interest by asking the Living at Bridges Homeowners Association, along with other stakeholders, whether members support annexation of the Subject Property to Auburn, with the results to be reported to each respective City Council; and

WHEREAS, the cities of Auburn and Kent commit to coordinate and cooperate with respect to any issues affecting the cities related to annexation/de-annexation, as well as collaborate on all information and communication shared with the public; and

WHEREAS, contemporaneous with the Auburn City Council's consideration of this Resolution, the City of Kent is considering this same expression of intent to explore annexation/de- annexation because of the mutual benefits to both cities and their common infrastructure needs; and

WHEREAS, in the event that de-annexation and annexation move forward, the cities will follow the resolution process set forth in RCW 35.10.217.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, RESOLVES as follows:

Section 1. The Auburn City Council directs City Staff to explore community interest in the de-annexation of the Subject Property from Kent and annexation to Auburn, with the results to be reported to the City Council.

Section 2. The Mayor is authorized to implement those administrative procedures necessary to carry out the directives of this legislation.

Section 3. This Resolution will take effect and be in full force on passage and signatures.

Dated and Signed: April 18th, 2022

CITY OF AUBURN




NANCY BACKUS, MAYOR

ATTEST:



Shawn Campbell, MMC, City Clerk

APPROVED AS TO FORM:



Kendra Comeau, City Attorney

RESOLUTION NO. 5673

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, AUTHORIZING STAFF TO PREPARE AND FILE A NOTICE OF INTENTION WITH THE KING COUNTY BOUNDARY REVIEW BOARD.

WHEREAS, the cities of Auburn and Kent continue to, consistent with Resolution No. 2038, explore community interest in the de-annexation of the neighborhood known as the “Bridges” (hereinafter “Property”) from the City of Kent and its annexation into the City of Auburn under the annexation process provided for in RCW 35.10.217(2); and

WHEREAS, annexation does not formally commence until the City of Kent adopts a resolution declaring the city’s intention to de-annex the Property and the City of Auburn adopts a resolution declaring its intention to annex the Property. Once one resolution is adopted, the other city finalizes the annexation by adopting its own resolution concurring in the annexation. However, before any concurring resolution may be adopted, the cities must file a Notice of Intention with the King County Boundary Review Board (“Board”) and obtain the Board’s administrative approval of both the de-annexation of the Property from Kent and its annexation to Auburn; and

WHEREAS, the Board’s administrative review may take anywhere between 45 and 120 days, though the Board and cities may agree to extend the Board’s review period if such extension is needed; and

WHEREAS, obtaining the Board’s administrative review does not change the deannexation/annexation process. The Property will only be de-annexed from the City of Kent and annexed to the City of Auburn if both legislative bodies adopt the necessary future resolutions required under RCW 35.10.217(2). Instead, the Board’s review will help

inform the cities' decisions and allow consideration of any additional issues raised by the Board that may need to be addressed as part of the formal annexation process; and

WHEREAS, the cities will continue to conduct joint outreach efforts to explore community interest in de-annexation of the Property from Kent and annexation to Auburn.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, RESOLVES as follows:

Section 1. The above recitals shall constitute findings of the Auburn City Council.

Section 2. The Mayor is authorized to take all action required to prepare and file a Notice of Intention with the Board, including coordinating preparation of a joint Notice of Intention with the City of Kent. The Notice will request that the Board administratively approve the de-annexation of the Property from the City of Kent and the annexation of the Property to the City of Auburn.

Section 3. The Mayor is authorized to implement those administrative procedures necessary to carry out the directives of this legislation, including to conduct community outreach to explore community interest in de-annexation of the Property from Kent and annexation to Auburn.

Section 4. The Mayor is authorized to direct City staff to complete a Notice of Intention Information Packet, substantially similar to Exhibit A, either on behalf of the City of Auburn or jointly with the City of Kent and to submit such information to the Boundary Review Board.

Section 5. This Resolution will take effect and be in full force on passage and signatures.

Dated and Signed: June 21st 2022

CITY OF AUBURN

Nancy Backus
NANCY BACKUS, MAYOR

ATTEST:

Shawn Campbell
Shawn Campbell, MMC, City Clerk

APPROVED AS TO FORM:

Kendra Comeau
Kendra Comeau, City Attorney

July 22, 2013

SUBJECT: Notice of Intention Information Packet

Dear

In response to your recent request, we are enclosing a current Notice of Intention Information Packet for submittals to the Boundary Review Board. This packet includes:

- A Notice of Intention packet for new city incorporations and/or
- A Notice of Intention packet for annexations, mergers, assumptions, extensions, and similar actions

If you have questions about the Notice of Intention Information Packet or you would like additional information, please contact our office at 206-477-0635.

Sincerely,

Lenora Blauman
Executive Secretary

NOTICE OF INTENTION FORMAT

(Annexations, Mergers, Consolidations, Extensions of Service Outside Corporate Boundaries, and all other actions *except* Incorporations and Formations)

Revised and Adopted July 2013

As prescribed by Chapter 36.93 RCW, a legally complete Notice of Intention to the Boundary Review Board shall be provided for the following proposed actions:

- Creation, incorporation, or change in the boundary, other than a consolidation, of any city, town, or special purpose district;
- Consolidation of special purpose districts, but not including consolidation of cities and towns;
- Dissolution or disincorporation of any city, town, or special purpose district, except that a board may not review the dissolution or disincorporation of a special purpose district which was dissolved or disincorporated pursuant to the provisions of chapter 36.96 RCW: PROVIDED, That the change in the boundary of a city or town arising from the annexation of contiguous city or town owned property held for a public purpose shall be exempted from the requirements of this section;
- The assumption by any city or town of all or part of the assets, facilities, or indebtedness of a special purpose district which lies partially within such city or town;
- The establishment of or change in the boundaries of a mutual water and sewer system or separate sewer system by a water-sewer district pursuant to RCW 57.08.065 or RCW 57.40
- The extension of permanent water or sewer service outside of its existing service area by a city, town, or special purpose district. The service area of a city, town, or special purpose district shall include all of the area within its corporate boundaries plus, (a) for extensions of water service, the area outside of the corporate boundaries which it is designated to serve pursuant to a coordinated water system plan approved in accordance with RCW 70.116.050; and (b) for extensions of sewer service, the area outside of the corporate boundaries which it is designated to serve pursuant to a comprehensive sewerage plan approved in accordance with chapter 36.94 RCW and RCW 90.48.110.

A legally complete Notice of Intention to the Boundary Review Board shall include the documentation outlined in the Notice of Intention Format Instructions herein, along with the \$50 filing fee required by state law (RCW 36.93.120).

- One original Notice of Intention is required to be provided in a single-sided format, assembled together and all on 8 1/2 by 11 inch paper.
- Six copies of the Notice of Intention are required, assembled together in six complete sets and all on 8 1/2 by 11 inch paper. Items submitted should be numbered in accordance with this format.

Please provide the name, title, and address of one person to whom notices, processes and other communications regarding this proposal should be directed. This person will assume the responsibility of distributing appropriate copies to all of initiator's interested parties.

I. ADVANCE COURTESY NOTIFICATION

In order to ensure that the Boundary Review Board will have adequate notification of a pending Notice of Intention, and in order for the Board to adequately inform stakeholders (e.g., government officials, community groups) of a pending Notice of Intention, the Boundary Review Board requests

that all jurisdictions provide to the Board Advance Courtesy Notification of a pending action. This Advance Courtesy Notification package should include the following materials:

- A. A Letter of Intent to propose an action (e.g., annexation, assumption, merger). The letter should provide a brief description of the proposed action.
- B. A preliminary Legal Description (document must be certified and stamped by a licensed surveyor or engineer)
- C. A preliminary site Map/Vicinity Map

II. BACKGROUND INFORMATION/MAPS

A. Basic Information

- 1. A brief description of and reason for seeking the proposed action. Include a statement of the method used to initiate the proposed action (i.e., petition or election method), and the complete RCW designation.
- 2. A signed and certified copy of the action accepting the proposal as officially passed.
Important: Please see NOTES on Page 8.
- 3. Certification of any petitions for municipal annexation, as required by state law (RCW 35A.01.040 (4)).
- 4. A copy of the State Environmental Policy Act (SEPA) Determination and current SEPA checklist with adequate explanations to answers, including Section D, Government Non-project Actions, when applicable, or Environmental Impact Statement (EIS) if prepared. (Not required for city annexations, which are exempt from SEPA)
- 5. The legal description of the boundaries of the area involved in the proposed action. This must be legible, on a separate page from any other document, and in a form capable of reproduction by standard photocopiers.
Important: Please see NOTES on Page 8.

B. Maps:

Important: Please see NOTES on Page 8.

- 1. Two copies or sets of King County Assessor's maps (only two rather than six copies in case of assessor's maps) on which the boundary of the area involved in the proposal must be clearly indicated.
- 2. Vicinity map(s) no larger than 8 1/2 x 11 inches displaying:
 - a. The boundary of the area involved in the proposal.
 - b. The entity corporate limits in relationship to the proposal.
 - i. Major physical features such as bodies of water, major streets and highways.
 - ii. The boundaries of all cities or special purpose districts (to include, if applicable, any water, sewer, fire, school, hospital or library district) having jurisdiction in or near the proposal. Include all utility districts whose comprehensive plans include all or any part of the proposal, even if only in a planning area.
 - c. Surrounding streets must be clearly identified and labeled.
 - d. County and municipal urban growth area boundaries established or proposed under the Growth Management Act (GMA).

- e. If a boundary service agreement has been formalized between two or more jurisdictions, that service line should be shown with the appropriate entity noted in each service area.
 - f. Tax lot(s) that will be divided by the proposed boundaries should be shown on an attached detailed map.
3. A map of the current corporate limits of the filing entity upon which the proposal has been delineated.

Important: Please see NOTES (Page 8).

III. EVALUATION CRITERIA

Entities should respond to the following elements regarding this proposal with sufficient information to permit appropriate responses to the Board from staff of either the King County Council or King County Executive. These elements relate to the factors the Board must consider as outlined in RCW 36.93.170 (attached).

A. Overview

1. Population of proposal; what percentage is that to existing entity?
2. Territory (number of acres)
3. Population density
4. Assessed valuation

B. Land Use

1. Existing
2. Proposed: immediate or long-range

C. State Growth Management Act

1. Is the proposed action in conformance with the Growth Management Act (GMA)? What specific policies apply to this proposal?
2. King County Comprehensive Plan/Ordinances
 - a) How does County planning under the Growth Management Act (GMA) relate to this proposal?
 - b) What King County Comprehensive Plan policies specifically support this proposal?

Note: Notices of Intention for Municipal actions should reference, at a minimum, relevant policies from the following King County Comprehensive Plan Chapters: Chapter 1 - Regional Planning; Chapter 2 - Urban Communities (Section I; Section II); Chapter 7 - Utilities and Facilities.

Notices of Intention for Special Purpose District actions should reference, at a minimum, relevant policies from the following King County Comprehensive Plan Chapters: Chapter 1 - Regional Planning; Chapter 2 - Urban Communities (Section I; Section II); Chapter 7 - Utilities and Facilities.

- c) What King County/Countywide Planning Policies specifically support this proposal?

Note: Notices of Intention for Municipal actions should reference, at a minimum, relevant policies from the following King County/Countywide Policies Chapters: Chapter II - Critical Areas; Chapter III Land Use Patterns; Chapter IV - Transportation; Chapter V Section D - Community Character and Open Space; and Chapter VII - Contiguous Orderly Development and Provision of Urban Services.

Notice of Intention Format
Annexations/Mergers/Consolidations/Extensions

Notices of Intention for Special Purpose District actions should reference, at a minimum, relevant policies from the following King County/Countywide Policies Chapters: Chapter II - Critical Areas; Chapter III - Land Use Patterns; and Chapter VII - Contiguous Orderly Development and Provision of Urban Services.

- d) What is the adopted plan classification/zoning? (Please include number of lots permitted under this classification.)
- e) Will city regulation(s) supplant King County regulations for the protection of sensitive areas, preservation of agricultural or other resource lands, preservation of landmarks or landmark districts, or surface water control? If so, describe the city regulations and how they compare to the County regulations.

D. Jurisdictional Comprehensive Plan/Franchise (Applies to Cities and to Special Purpose Districts)

- 1. How does the jurisdiction's planning under the Growth Management Act (GMA) relate to this proposal?
- 2. Has the jurisdiction adopted a Potential Annexation Area (PAA) under the Growth Management Act? Have you negotiated PAA agreements with neighboring cities?
- 3. When was your Comprehensive Plan approved? Does this plan meet requirements set by the State of Washington? Does this plan meet requirements set by King County?
- 4. Is this proposal consistent with and specifically permitted in the jurisdiction's adopted Comprehensive Plan, or will a plan amendment be required? If so, when will that amendment be completed?

Note: The proponent is required to provide written confirmation that the jurisdiction's Comprehensive Plan is current and that the Plan confirms the jurisdiction's authority to change or create new boundaries.

A proponent representing a city shall ensure that the City Comprehensive Plan is on file with the Office of the King County Executive Office of Performance, Strategy, and Budget (Karen Wolf) or shall provide a copy of the current Comprehensive Plan with the Notice of Intention.

A proponent representing a Special Purpose District shall ensure that the Special Purpose District Comprehensive Plan is on file with King County Natural Resources and Parks Department or shall provide a copy of the current Comprehensive Plan with the Notice of Intention.

- 5. Is a franchise required to provide service to this area? If so, is the area included within your current franchise?
- 6. Has this area been the subject of an Interlocal Agreement? If so, please enclose a signed copy of the agreement.
- 7. Has this area been the subject of a pre-Annexation Zoning Agreement? If so, please enclose a signed copy of the agreement.
- 8. What is the proposed land use designation in your adopted Comprehensive Plan? When were your proposed zoning regulations adopted?

E. Revenues/Expenditures Planning Data (please respond to only those questions which are relevant to the proposal.)

- 1. Estimate City expenditures
- 2. Estimate City revenues to be gained
- 3. Estimate County revenues lost
- 4. Estimate County expenditure reduction
- 5. Estimate fire district revenue lost
- 6. Estimate fire district expenditure reduction

F. Services

Important: Please see NOTES (Page 8).

State whether the territory that is the subject of this action is presently within the service area of any other political subdivision or presently being served by any other political subdivision?

If so, please identify the other political subdivision. Please provide written documentation confirming that:

- Notification of the proposed annexation, assumption, merger or other action has been provided to that political subdivision;
- The other subdivision has completed action to approve/consent or deny approval/consent for the withdrawal of this territory;
- Transfer of territory has been accomplished in accord with applicable state law (e.g., RCW 36.93, RCW 35A.14, RCW 35.14).

State whether the proposed action would result in a change in any of the following services. If so, provide the following detailed information both on current service and on service following the proposed action, in order to allow for comparison. If there would be no change, name current service providers.

1. Water

- a) Directly or by contract?
- b) Storage location(s), capacity?
- c) Mains to serve the area (diameter; location)
- d) Pressure station location and measured flow
- e) Capacity available?
- f) Water source (wells, Seattle, etc.)
- g) Financing of proposed service (LID, ULID, Developer Extension, etc.)

2. Sewer Service

- a) Directly or by contract?
- b) Mains to service the area (diameter; location)
- c) Gravity or Lift Station required?
- d) Disposal (Metro; city or district treatment plant)?
- e) Capacity available?

3. Fire service

- a) Directly or by contract?
- b) Nearest station(s)
- c) Response time?
- d) Are they fully manned? How many part time and full time personnel?
- e) Major equipment at station location (including type and number of emergency vehicles)?
- f) How many fully certified EMT/D-Fib personnel do you have?
- g) What fire rating applies?
- h) Source of dispatch?

Notice of Intention Format
Annexations/Mergers/Consolidations/Extensions

G. General

1. In case of extensions of services, has an annexation agreement been required? If so, please attach a recorded copy of this agreement.
2. Describe the topography and natural boundaries of the proposal.
3. How much growth has been projected for this area during the next ten (10) year period? What source is the basis for this projection?
4. Describe any other municipal or community services relevant to this proposal.
5. Describe briefly any delay in implementing service delivery to the area.
6. Briefly state your evaluation of the present adequacy, cost, or rates of service to the area and how you see future needs and costs increasing. Is there any other alternative source available for such service(s)?

III. FACTORS and OBJECTIVES

Please evaluate this proposal based upon the factors listed in RCW 36.93.170 and based upon objectives listed in RCW 36.93.180. Describe and discuss the ways in which your proposal is related to and supports (or conflicts with) each of these factors and objectives.

NOTES

1. Action documents: Action documents – ordinances or resolutions – may include a date for finalization of the annexation, merger or incorporation. When planning the date of finalization, you are encouraged to coordinate with the King County Office of Performance, Strategy and Budget. OPSB staff is responsible for providing for transfer of public services from the County to the City. It is important that OPSB have sufficient time to execute an orderly transition of services prior to finalization of the action in order to ensure protection of public health and safety.
2. Legal Description:
 - All Notices of Intention must conform to the requirements prescribed by RCW 36.93.150 as follows: **“Review of proposed actions -- Actions and determinations of board -- Disapproval, effect.** The board, upon review of any proposed action, shall take such of the following actions as it deems necessary to best carry out the intent of this chapter: (1) Approve the proposal as submitted. (2) Subject to RCW 35.02.170, modify the proposal by adjusting boundaries to add or delete territory. . . . However, a board shall remove territory in the proposed incorporation that is located outside of an urban growth area or is annexed by a city or town”
 - All Notices of Intention must conform to the requirements prescribed by RCW 36.93.157 as follows: **“Decisions to be consistent with growth management act.** The decisions of a boundary review board located in a county that is required or chooses to plan under RCW 36.70A.040 must be consistent with RCW 36.70A.020, 36.70A.110, and 36.70A.210. ”
 - **All Notices of Intention must be based upon boundaries which conform to the Urban Growth Area Boundaries.** For detailed information concerning the Urban Growth Area boundaries please see King County website.
 - Submittal of legal description for checking with the King County Engineer prior to filing a notice of intention can save time because errors can then be corrected at that preliminary stage to avoid delays in processing the formal Notice of Intention. For assistance in this, please call the King County Road Services Division, (206) 296-3731.
3. Services: Proposed action(s) from those entities providing both sewer and water service must state clearly whether this proposal is for water service, sewer service, or both.
4. Vicinity Map: The scale on any vicinity map must be adequate to permit anyone to locate the proposal when driving to the area.
5. In cases of overlapping governmental jurisdictions, please prepare more than one map to indicate all affected units of government.

For example, a map might be required to display sewer district boundaries, and a map may display water district boundaries IF there is more than one purveyor within one-half mile of the proposal. If a proposal lies entirely within any service district, such as a school district, the map should so indicate.

All maps must be original documents that are clear, legible, and suitable for reproduction. All maps must be drawn at the same scale. Colored maps are preferred.
6. Assessor’s Maps: Assessor’s maps must be marked in a manner that ensures that details are legible and understandable to the general reader. The Board may accept a map other than an Assessor’s map(s) if the use of Assessor’s map(s) is impractical.
7. Mapping Alternatives: Any questions regarding maps, including alternatives to mapping requirements, should be directed to the Boundary Review Board staff.

THE BOUNDARY REVIEW BOARD WILL BE PLEASED TO ASSIST THE APPLICANT TO ENSURE THAT PROPOSALS ARE COMPLETE PRIOR TO OFFICIAL FILING.

THE BOARD CANNOT ACCEPT INSUFFICIENT PROPOSALS (E.G. PROPOSALS SUBMITTED WITH INCOMPLETE INFORMATION OR INADEQUATE MAPS). INCOMPLETE PROPOSALS MUST BE RETURNED TO THE SUBMITTING ENTITY.

REFERENCE GUIDE

REGULATIONS AND GUIDELINES FOR ANNEXATIONS, MERGERS AND INCORPORATIONS

As you prepare your Notice of Intention packet, we encourage you to consider all applicable state and local standards and to address those matters in your application materials. Following is a listing of policy guidelines and regulations which may be particularly relevant to your application:

In addition, under separate cover on this web site, you will find the following documents “How to Annex...” and “How to Incorporate...” Those documents provide detailed step-by-step information concerning the processes for changing and creating jurisdictional boundaries.

- Growth Management Act (RCW 36.70A): Mandates extensive comprehensive planning effort to meet specific statewide goals. Requires land designations and planning implementation consistent with adopted comprehensive plan
- Boundary Review Board Act (RCW 36.93): Reviews growth and development in unincorporated areas of counties through decisions on city, town and special purpose district annexations, incorporations, mergers and extensions of water and sewer lines. Establishes requirements for applications and criteria for review of annexations, incorporations, mergers and extensions
- Cities and Towns (RCW 35 – Sections 35.01 – 35.30): Provides for clear and uniform processes for municipal incorporations, disincorporations and annexations for land areas. Also addresses some requirements for water and sewer districts (Also see RCW 57.24).
- Annexation by Code Cities (RCW 35A.14): Establishes authorities and processes for annexations by petition and annexations by election.

Note: Please be aware that there are several methods for annexation (e.g., petition method, petition election method, island areas, interlocal agreement methods.) The proponent should ensure that the requirements for the selected method of annexation are addressed in the Notice of Intention.)

- Annexation of Territory – Water and Sewer Districts (RCW 57.24): Provides for clear and uniform processes for water and sewer district annexations. Establishes authorities and processes for annexations by petition and annexations by election. (Also see RCW – Chapter 35).
- State Environmental Policy Act (RCW 43.21C): SEPA is Washington's fundamental environmental law and requires environmental analysis of actions for both physical and policy changes affecting the environment. SEPA may not be required for particular annexation or incorporation activities.
- King County Comprehensive Plan – King County Countywide Plan Policies: King County's adopted comprehensive plan. Policies provided to meet specific statewide goals. Provides land designations and planning implementation policies within adopted comprehensive plan.

Notice of Intention Format
Annexations/Mergers/Consolidations/Extensions

KING COUNTY COUNCIL

MUNICIPAL ANNEXATION GUIDELINES

THE KING COUNTY COUNCIL CLERK AND THE PROSECUTING ATTORNEY'S OFFICE HAVE PREPARED MATERIALS TO GUIDE CITIES AND SPECIAL PURPOSE DISTRICTS THROUGH THE KING COUNTY COUNCIL REVIEW PROCESS FOR MUNICIPAL ANNEXATIONS.

FOR QUESTIONS -- PLEASE CONTACT ANNE NORIS, COUNTY COUNCIL CLERK AT 206-296-1020

RESOLUTION NO. 5736

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, RESOLVING TO ANNEX CERTAIN PROPERTY, KNOWN AS "THE BRIDGES" NEIGHBORHOOD AND CURRENTLY LOCATED WITHIN THE CITY OF KENT, WASHINGTON, INTO THE CITY OF AUBURN PURSUANT TO RCW 35.10.217(2), AND AUTHORIZING CITY STAFF TO FILE A NOTICE OF INTENT TO ANNEX WITH THE WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY

WHEREAS, RCW 35.10.217(2) authorizes the legislative body of a city that desires to annex all or part of another, second city to initiate the annexation process by adopting a resolution indicating that desire and transmitting a copy of the resolution to the other city; and

WHEREAS, an annexation initiated by the process authorized in RCW 35.10.217(2) becomes effective if the second city adopts a resolution concurring in the annexation, subject to potential boundary review board review and subject to potential objection by owners of property in the annexation equal to sixty percent or more of the total assessed valuation of the annexation area; and

WHEREAS, such an annexation has the effect of transferring ownership and maintenance of roads, bridges, and rights-of-way, together with all appurtenances located therein including drainage facilities, stormwater facilities, street lights, traffic signals and traffic signs, to the annexing city; and

WHEREAS, since 2019 representatives of the cities of Kent and Auburn have worked cooperatively together and have determined that it is advantageous to both cities for certain properties located on Lea Hill, known as "the Bridges" and currently located within the corporate limits of the City of Kent adjacent to the City of Auburn, to be annexed

into the City of Auburn; and

WHEREAS, in connection with such annexation, the cities of Auburn and Kent have committed to coordinate and cooperate with respect to any emergency services, planning, utilities, transportation or development issues that may arise subsequent to Auburn's annexation of the Bridges and acquisition of ownership of the roads, bridges, and rights-of-way within the Bridges; and

WHEREAS, to memorialize the cities' coordination and cooperation regarding the annexation and transfer of ownership, Auburn and Kent city staff will present an interlocal agreement to their respective City Councils for consideration and adoption prior to or contemporaneous with Kent's adoption of a resolution concurring in annexation of the Bridges to the City of Auburn; and

WHEREAS, the Auburn City Council desires to commence the annexation process provided by Ch. 35.10 RCW by declaring the City of Auburn's desire to annex the Bridges; and

WHEREAS, the annexation will be effective upon the Kent City Council's adoption of a resolution concurring in the annexation, which resolution may not be adopted until the proposed annexation has been approved by the Washington State Boundary Review Board for King County, both of which are anticipated to occur on or before January 1, 2024; and

WHEREAS, annexation is exempt from environmental review under the State Environmental Policy Act, specifically RCW 43.21C.222.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN,
WASHINGTON, HEREBY RESOLVES as follows:


Section 1. Pursuant to RCW 35.10.217(2), the Auburn City Council hereby declares its desire and intention to annex into the City of Auburn certain territory known as "the Bridges," currently located within the City of Kent, and which territory is legally described in Exhibit A attached to and incorporated in this Resolution. Pursuant to RCW 35.10.217(2), the annexation shall be effective upon the Kent City Council's adoption of a resolution concurring in the annexation with an effective date of January 1, 2024.

Section 2. The Mayor and her designees are authorized to take such further actions as may be necessary to implement this Resolution, including transmittal of a copy of this Resolution to the City Clerk of the City of Kent and the filing of this Resolution and the appropriate Notice of Intent to Annex with the Washington State Boundary Review Board for King County.

Section 3. This Resolution shall be in full force and affect upon passage and signatures hereon.

DATED and SIGNED this 18th day of September 2023.

CITY OF AUBURN

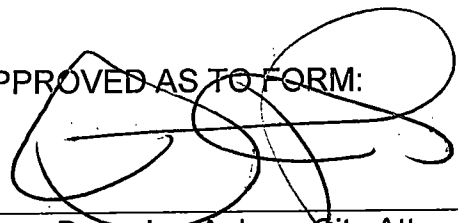


NANCY BACKUS, MAYOR

ATTEST:



Shawn Campbell, City Clerk

APPROVED AS TO FORM:


Harry Boesche, Auburn City Attorney

Exhibit A

Legal Description

PARCEL A:

THAT PORTION OF THE WEST HALF OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AND THAT PORTION OF THE SOUND TRUSTEE COMPANY'S THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 100, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 4;
THENCE NORTH 88°58' 11" WEST ALONG THE NORTH LINE OF GOVERNMENT LOT 3 IN SAID SECTION 4, 285.00 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;
THENCE SOUTH 01°38'46" WEST, PARALLEL WITH THE EAST LINE OF SAID WEST HALF, 272.00 FEET;
THENCE SOUTH 88°58'11" EAST, PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 3, 100.00 FEET;
THENCE SOUTH 01°38'46" WEST, PARALLEL WITH THE EAST LINE OF SAID WEST HALF, 114.00 FEET;
THENCE SOUTH 88°58' 11" EAST, PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 3, 155.00 FEET TO THE WEST LINE OF THE EAST 30.00 FEET OF THE NORTH HALF OF SAID WEST HALF, SAID WEST LINE ALSO BEING THE WESTERLY MARGIN OF 124TH AVENUE SOUTHEAST;
THENCE SOUTH 01°38'46" WEST, ALONG SAID WEST LINE AND SAID WESTERLY MARGIN, 1,996.88 FEET;
THENCE SOUTH 01°39'29" WEST, ALONG THE WEST LINE OF THE EAST 30.00 FEET OF THE SOUTH HALF OF SAID WEST HALF, LAST SAID WEST LINE ALSO BEING SAID WESTERLY MARGIN OF 124TH AVENUE SOUTHEAST, 1,785.92 FEET;
THENCE NORTH 88°20'31" WEST 147.00 FEET;
THENCE NORTH 01°39'29" EAST 210.32 FEET;
THENCE NORTH 53°55'59" WEST 404.34 FEET;
THENCE SOUTH 68°48'00" WEST 211.91 FEET;
THENCE SOUTH 21°12'00" EAST 459.70 FEET;
THENCE SOUTH 09°46'13" EAST 210.08 FEET;
THENCE SOUTH 61°13'34" WEST 199.59 FEET;
THENCE SOUTH 01°49'08" EAST 173.32 FEET;
THENCE SOUTH 35°58'13" EAST 333.21 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY MARGIN OF SOUTHEAST 304TH STREET;
THENCE NORTH 87°52' 03" WEST, ALONG SAID NORTHERLY RIGHT OF WAY MARGIN, 122.31 FEET TO THE MOST EASTERLY CORNER OF THE PLAT OF

CRYSTAL MEADOWS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 194 OF PLATS, PAGES 66 AND 67, IN KING COUNTY, WASHINGTON; THENCE NORTH 23°16'08" WEST, ALONG THE MOST EASTERLY LINE OF SAID PLAT, 664.09 FEET;
THENCE NORTH 75°37'53" WEST, ALONG THE MOST NORTHERLY LINE OF SAID PLAT, 472.02 FEET TO THE EAST LINE OF TRACT 11 OF THE PLAT OF THE SOUND TRUSTEE COMPANY'S THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 100, IN KING COUNTY, WASHINGTON;
THENCE SOUTH 01°19'04" WEST, ALONG SAID EAST LINE, 20.98 FEET TO A POINT ON SAID EAST LINE THAT IS 50.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID TRACT WHEN MEASURED ALONG SAID EAST LINE;
THENCE NORTH 24°03'05" WEST 305.93 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID TRACT 11, SAID POINT BEING 135.00 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID SOUTH HALF, WHEN MEASURED ALONG SAID NORTH LINE;
THENCE NORTH 26°44'01" WEST 377.13 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 11;
THENCE NORTH 01°30'12" EAST, ALONG THE EAST LINE OF THAT PARCEL CONVEYED TO DAVID V. LAGESSE BY QUIT CLAIM DEED RECORDED UNDER RECORDING NUMBER 20050815002534, 123.86 FEET TO THE NORTH LINE OF SAID PARCEL;
THENCE NORTH 88°01'34" WEST, ALONG SAID NORTH LINE, 316.73 FEET TO THE WEST LINE OF SAID TRACT 10;
THENCE NORTH 01°30' 51" EAST, ALONG THE WEST LINE OF TRACTS 10 AND 9 IN SAID PLAT, 1,193.45 FEET TO THE NORTHWEST CORNER OF SAID TRACT 9;
THENCE SOUTH 87°49'18" EAST, ALONG THE NORTH LINE OF SAID TRACT 9, 629.64 FEET TO THE NORTHEAST CORNER OF SAID TRACT 9;
THENCE NORTH 01°53'09" EAST, ALONG THE EAST LINE OF SAID PLAT, 1,323.31 FEET, TO THE NORTHEAST CORNER OF SAID PLAT;
THENCE NORTH 87°37'04" WEST, ALONG THE NORTH LINE OF SAID PLAT, 13.17 FEET TO THE WEST LINE OF GOVERNMENT LOT 3 OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;
THENCE NORTH 01°41'41" EAST, ALONG SAID WEST LINE, 1,035.34 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3;
THENCE SOUTH 88°58'11" EAST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 3, 1,030.65 FEET TO THE TRUE POINT OF BEGINNING. (ALSO KNOWN AS PARCEL A, CITY OF KENT LOT LINE ADJUSTMENT NUMBER LL-2006-15, KIVA #2064220, RECORDED UNDER KING COUNTY RECORDING NUMBER 20060921001649).

EXCEPT THAT PORTION THEREOF CONVEYED TO SARA M. MARKS BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 20070920000680; AND EXCEPT THOSE PORTIONS CONVEYED TO KING COUNTY BY DEED RECORDED

UNDER KING COUNTY RECORDING NUMBER 20071023001427, BEING A CORRECTION OF DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 20071015000708.

PARCEL B:

THAT PORTION OF THE WEST HALF OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AND THAT PORTION OF THE SOUND TRUSTEE COMPANY'S THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 100, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 4;
THENCE NORTH 88°58'11" WEST, ALONG THE NORTH LINE OF GOVERNMENT LOT 3 IN SAID SECTION 4, A DISTANCE OF 285.00 FEET;
THENCE SOUTH 01°38'46" WEST, PARALLEL WITH THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 272.00 FEET;
THENCE SOUTH 88°58'11" EAST, PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 100.00 FEET;
THENCE SOUTH 01°38' 46" WEST, PARALLEL WITH THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 114.00 FEET;
THENCE SOUTH 88°58' 11" EAST, PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 155.00 FEET TO THE WEST LINE OF THE EAST 30.00 FEET OF THE NORTH HALF OF SAID WEST HALF, SAID WEST LINE ALSO BEING THE WESTERLY MARGIN OF 124TH AVENUE SOUTHEAST RIGHT OF WAY;
THENCE SOUTH 01°38'46" WEST, ALONG SAID WEST LINE AND SAID WESTERLY MARGIN, A DISTANCE OF 1996.88 FEET;
THENCE SOUTH 01 ° 39' 29" WEST, ALONG THE WEST LINE OF THE EAST 30.0 0 FEET OF THE SOUTH HALF OF SAID WEST HALF, LAST SAID WEST LINE ALSO BEING SAID WESTERLY MARGIN OF THE 124TH AVENUE SOUTHEAST RIGHT OF WAY, A DISTANCE OF 1785.92 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°20'31" WEST A DISTANCE OF 147.00 FEET;
THENCE NORTH 01°39'29" EAST A DISTANCE OF 210.32 FEET;
THENCE NORTH 53°55'59" WEST A DISTANCE OF 404.34 FEET;
THENCE SOUTH 68°48'00" WEST A DISTANCE OF 211.91 FEET;
THENCE SOUTH 21°12'00" EAST A DISTANCE OF 459.70 FEET;
THENCE SOUTH 09°46'13" EAST A DISTANCE OF 210.08 FEET;
THENCE SOUTH 61°13'34" WEST A DISTANCE OF 199.59 FEET;
THENCE SOUTH 01°49'08" EAST A DISTANCE OF 173.32 FEET;
THENCE SOUTH 35°58'13" EAST A DISTANCE OF 333.21 FEET TO A POINT ON THE NORTHERLY MARGIN OF SOUTHEAST 304TH STREET;
THENCE SOUTH 87°52'03" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 373.50 FEET;
THENCE ALONG THE ARC OF A 40.00 FOOT RADIUS TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°28'28", AN ARC DISTANCE OF 63.16

FEET, TO THE WESTERLY MARGIN OF 124TH AVENUE SOUTHEAST;
THENCE NORTH 01°39'29" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF
774.10 FEET TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS PARCEL B, CITY OF KENT LOT LINE ADJUSTMENT NUMBER
LL-2006-15, KIVA #2064220, RECORDED UNDER KING COUNTY RECORDING
NUMBER 20060921001649).

EXCEPT THAT PORTION THEREOF CONVEYED TO KING COUNTY BY DEED
RECORDED UNDER KING COUNTY RECORDING NUMBER 20071015000707.

SITUATE IN KING COUNTY, WASHINGTON.

ENVIRONMENTAL CHECKLIST APPLICATION

Note: This environmental checklist does not address all proposed year 2023 comprehensive plan amendments. Other year 2023 amendments (private-initiated applications) are undergoing, have undergone, or will undergo separate environmental review. The timing of these other amendments may be dependent on processing timing.

1. Name of proposed project, if applicable:

City of Auburn's 2023 Comprehensive Plan Map and Policy/Text Amendments

2. Name of Applicant:

City of Auburn, Washington

3. Address and phone number of applicant and contact person:

Applicant:

Department of Community Development
City of Auburn
25 West Main Street
Auburn, WA 98001

Josh Steiner, Senior Planner
jsteiner@auburnwa.gov
253-804-5064

4. Date checklist prepared:

August 23, 2023

5. Agency requesting checklist:

City of Auburn

6. Proposed timing or schedule (including phasing, if applicable):

A Planning Commission public hearing on the proposed amendments covered by this checklist is tentatively scheduled for (but no earlier than) October 17, 2023. City Council consideration of the proposed amendments is planned for December. City Council action on plan amendments typically occurs prior to the end of the calendar year, but is not required to occur.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

There are no additions anticipated as part of this 2023 Annual Comprehensive Plan process.

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Auburn School District. Determination of Non-Significance – 2023-2029 Capital Facilities Plan. May 23, 2023.

Dieringer School District Determination of Non-Significance - Dieringer School District Capital Facilities Plan 2023. June 2, 2023.

Federal Way School District. Determination of Non-Significance – 2024 Capital Facilities Plan. June 7, 2023.

Kent School District. Determination of Non-Significance – 2022-2023 through 2028-2029 Capital Facilities Plan. May 12, 2023.

In addition to environmental information related to this year's annual comprehensive plan amendments (2023), other environmental information includes information related to historical decisions related to the City's Comprehensive Plan. These decisions include:

City of Auburn. Final Determination of Non-Significance – 2022 Comprehensive Plan Annual Amendments, City-initiated, (SEP22-0018) Issued September 27, 2022.

City of Auburn. Final Determination of Non-Significance – 2021 Comprehensive Plan Annual Amendments, City-initiated, (SEP21-0023) Issued September 23, 2021.

City of Auburn. Final Determination of Non-Significance – 2020 Comprehensive Plan Annual Amendments, City-initiated, (SEP20-0018) Issued September 25, 2020.

City of Auburn. Final Determination of Non-Significance – 2019 Comprehensive Plan Annual Amendments, City-initiated, (SEP19-0028) Issued September 23, 2019.

City of Auburn. Final Determination of Non-Significance – 2018 Comprehensive Plan Annual Amendments, City-initiated, (SEP18-0010) Issued September 19, 2018.

City of Auburn. Final Determination of Non-Significance – 2017 Comprehensive Plan Annual Amendments, City-initiated, (SEP17-0014) Issued September 19, 2017.

City of Auburn. Final Determination of Non-Significance – 2016 Comprehensive Plan Annual Amendments, City-initiated, (SEP16-0010) Issued September 28, 2016.

City of Auburn. Final Determination of Non-Significance – Major update in compliance with the periodic update required under the Growth Management Act (GMA) and in response to community visioning programs and community changes. 2015 Comprehensive Plan, (SEP15-0031) Issued November 2, 2015.

City of Auburn. Final Determination of Non-Significance – 2014 Comprehensive Plan Annual Amendments, City-initiated, (SEP14-0011) Issued September 16, 2014.

City of Auburn. Final Determination of Non-Significance – 2013 Comprehensive Plan Annual Amendments, City-initiated, (SEP13-0028) Issued September 17, 2013.

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

City of Auburn. Final Determination of Non-Significance – 2012 Comprehensive Plan Annual Amendments, City-initiated, (SEP12-0023) Issued September 10, 2012.

City of Auburn. Final Determination of Non-Significance – 2011 Comprehensive Plan Annual Amendments, City-initiated, (SEP11-0021) Issued October 18, 2011.

City of Auburn. Final Determination of Non-Significance – 2010 Comprehensive Plan Annual Amendments, City-initiated, Group 1, (SEP10-0019) 2010

City of Auburn. Final Determination of Non-Significance – 2010 Comprehensive Plan Amendments, City-initiated, Group 2, (SEP10-0028) 2010

City of Auburn. Final Determination of Non-Significance – 2010 Comprehensive Plan Annual Amendments, Privately-initiated, Group 2, (SEP10-0013) 2010

City of Auburn. Final Determination of Non-Significance – 2009 Amendments to the Auburn Zoning Code and Land Division Ordinance. 2009

Puget Sound Regional Council - Final Environmental Impact Statement - Vision 2040: Growth Strategy for the Central Puget Sound Region. March 2008.

City of Auburn. Final Determination of Non-Significance – 2008 Comprehensive Plan amendments. August 2008.

City of Auburn. Final Determination of Non-Significance—2007 Comprehensive Plan amendments. August 2007.

City of Auburn. Final Determination of Non-Significance – 2006 Comprehensive Plan amendments. August 2006.

City of Auburn. Final Determination of Non-Significance – 2005 Comprehensive Plan amendments. September 2005.

City of Auburn. Final Determination of Non-Significance - 2004 Comprehensive Plan amendments. September 2004.

City of Auburn. Final Determination of Non-Significance - 2003 Comprehensive Plan amendments. October 2003.

City of Auburn. Final Determination of Non-Significance - 2002 Comprehensive Plan amendments. October 2002.

City of Auburn. Final Determination of Non-Significance - 2001 Comprehensive Plan amendments. October 2001.

City of Auburn - Auburn Downtown Plan/Final EIS. April 2001.

City of Auburn - Addendum to the Final Determination of Non-Significance - 1996 Comprehensive Plan Amendments. November 1996.

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

City of Auburn - Addendum to the Final Determination of Non-Significance - Comprehensive Plan Amendments to Comply with the Central Puget Sound Growth Management Hearings Board Decision. October 1996.

City of Auburn - Addendum to the Final Determination of Non-Significance - 1995 Comprehensive Plan Amendments. November 1995.

City of Auburn - Final Determination of Non-Significance - Comprehensive Plan Amendments to Comply with the Washington State Growth Management Act. October 1994.

City of Auburn - Final Environmental Impact Statement - City of Auburn Comprehensive Plan: Staff Draft and Recommendations. May 1986.

City of Auburn. - Final Determination of Non-Significance - Downtown Design Study. April 1990.

City of Auburn - Final Determination of Non-Significance - Comprehensive Plan Amendments on City Expansion and Urban Growth. July 1991.

City of Auburn - Final Environmental Impact Statement: Auburn North CBD Analysis. November 1991.

City of Auburn -Final Determination of Non-Significance - Comprehensive Plan Amendments on Sensitive and Critical Lands. January 1992.

King County Parks, Planning and Resources Department - Final Environmental Impact Statement: Soos Creek Community Plan Update. December 1991.

King County Parks, Planning and Resources Department - Final Supplemental Environmental Impact Statement: Countywide Planning Policies Proposed Amendments. May 1994.

King County Parks, Planning and Resources Department - Supplemental Environmental Impact Statement: King County Comprehensive Plan. July 1994.

Pierce County, Department of Planning and Land Services - Proposed Lakeland Hills South Mining and Reclamation Plan and Planned Community Development: Final Environmental Impact Statement. July 21, 1992.

Pierce County, Department of Planning and Land Services - Comprehensive Plan for Pierce County, Washington: Final EIS. September 20, 1993.

Pierce County, Department of Planning and Land Services - Final Supplemental EIS for the Comprehensive Plan for Pierce County, Washington. June 1994.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No.

10. List any government approvals or permits that will be needed for your proposal, if known.

The City of Auburn Planning Commission will hold a public hearing on the proposed 2023 comprehensive plan map and policy/text amendments addressed in this environmental checklist and others and will forward a recommendation to the Auburn City Council. The City Council may or may not hold a public hearing prior to taking action adopting, adopting in part, or not adopting the amendments.

Although the proposed action is not an approval or permit, the proposed amendments are also subject to the 60-day State Agency review process pursuant to RCW 36.70A.106.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You need not repeat those answers on this page.

The City of Auburn annually amends its Comprehensive Plan in accordance with state law. In summary, the 2023 City of Auburn Annual Comprehensive Plan and Map amendments addressed by this environmental checklist include policy/text amendments (denoted by P/T) and plan map amendments (denoted by CPM). These amendments are described as follows:

Comprehensive Plan Amendments (policy/text)

A. Policy/Text Amendments (File No. CPA23-0003) (Four changes)

P/T #1 – Auburn School District 2023-2029 Capital Facilities Plan. (Separate Environmental Review)

P/T #2 – Dieringer School District Capital Facilities Plan 2023. (Separate Environmental Review)

P/T #3 – Federal Way School District 2024 Capital Facilities Plan. (Separate Environmental Review)

P/T #4 – Kent School District 2022-2023 through 2028-2028 Capital Facilities Plan (Separate Environmental Review)

Comprehensive Plan Amendments (Map changes)

B. City-Initiated Map Amendments (File No. CPA23-0004) (One Change)

CPM #1 – Volume 1: Land Use Element: Comprehensive Land Use Map to be updated to reflect annexation of the area from the city of Kent for a 155-acre area commonly known as The Bridges Planned Unit Development. This area is generally bounded by SE 288th, 124th Ave SE, SE 304th ST, and 118th Ave SE. Staff is proposing to establish Comprehensive Plan Map designations of “Single Family Residential” and “Moderate Density Residential” for the site where there were previously none. Changes will also include concurrent zoning changes including the establishment “R-1 Residential”, “R-5, Residential” and “R-10, Residential” zoning districts and the Bridges zoning Overlay, which is intended to recognize and be in accordance with the development standards allowed by the City of Kent’s municipal code as they were approved for the Bridges Planned Unit Development prior to its annexation into the City of Auburn. Zoning map and text amendments are proposed to be processed concurrent with the Comprehensive Plan map amendments.

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The City of Auburn Comprehensive Plan covers the area within the municipal boundaries of the City of Auburn, but also identifies properties in the City's Potential Annexation Area (PAA). Both the Growth Management Act and the King and Pierce County Countywide Planning Policies, emphasize the need for consistent planning between cities and the County within each city's urban growth area. The City's municipal boundaries and its remaining potential annexation areas are shown within the City's Comprehensive Plan.

For the specific map locations of individual changes, see the locations specified under Item 11.B, above.

B. ENVIRONMENTAL ELEMENTS:

1. Earth:

- A. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.**

The City of Auburn and its Potential Annexation Area (PAA) are characterized by a relatively flat central valley floor bordered by steep hillsides and upland plateaus to the west, east and southeast.

- B. What is the steepest slope on the site (approximate percent slope)?**

The slopes vary in areas of the city and the PAA, but in some location, slopes associated with the valley walls reach nearly 100%.

- C. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**

The valley floor is made up primarily of soils of the Oridia, Renton, Snohomish, and Briscott series. These soils are generally poorly drained and formed in the alluvium (river sediments) associated with the White and Green Rivers. These are considered good agricultural soils, though in many areas, are not well-drained. There is no designated farmland within the City of Auburn.

The hillsides and plateaus are made up of primarily Alderwood associated soils and a small amount of Everett associated soils (U.S. Department of Agriculture, 1973). Alderwood soils are moderately well drained gravelly sandy loams 20-40 inches deep. Beneath these soils is glacial till with low permeability. Roots penetrate easily to the hardpan layer. Runoff potential is slow to medium. Erosion and slippage hazard is moderate; ranging to severe on steeper slope phases. The Everett series consists of somewhat excessively drained soils that are underlain by very

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

gravelly sand. These soils formed in very gravelly glacial outwash deposits under conifers. They are found on terraces and terrace fronts and are gently undulating to moderately steep.

D. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Many factors affect slope stability including soil type, parent material, slope and drainage. These factors can be further affected by human intervention such as slope alteration, and vegetation removal. The City has identified categories of geologic hazard areas and inventoried these areas. Maps of the erosion, seismic, and landslide hazard areas are provided as maps that are part of the critical areas ordinance inventory

E. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Not applicable. The proposed Comprehensive Plan amendments are non-project actions, no site alteration, construction, or earthwork is proposed.

F. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Not applicable. This is a non-project action.

G. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Not applicable. The action does not involve site specific development proposals.

H. Proposed measures to reduce or control erosion or other impacts to the earth.

This is a non-project action; no site specific erosion control measures are proposed. However, the existing comprehensive plan includes numerous policies to reduce or control erosion through the use of best management practices, landscaping requirements, limitations on alteration of steep slopes and other critical areas protections. Impacts to earth/soil resources will be identified and, if necessary, mitigated during the development review process as specific development proposals are made that might be associated with these plan amendments.

These potential impacts would be avoided by implementing best management practices and complying with 2014 WA State Dept. of Ecology Stormwater Management Manual for Western Washington with City of Auburn Supplement.

2. Air:

A. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if know.

Not applicable. This is a non-project action.

B. Are there any off-site sources of emissions or odors that may affect your proposal? If so, generally describe.

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

Not applicable. This is a non-project action.

C. Proposed measures to reduce or control emissions or other impacts to air, if any:

Not applicable. This is a non-project action.

3. Water:

A. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year round and seasonal streams, saltwater, lakes, ponds, wetlands): If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

The major bodies of water within Auburn are the Green River, the White (Stuck) River, Bowman Creek, Cobble Creek, Mill Creek, Lea Hill Creek, Olson Creek and White Lake. The City has conducted an inventory of wetlands and streams within the city limits. These are shown on City's critical area inventory maps. Shorelines of the State are reflected in Auburn's Shorelines Master Program adopted in May 2020 under Ordinance No. 6733 and the shoreline environment designations are shown within the Shoreline Management Program.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

Not applicable. This is a non-project action.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

Not applicable. This is non-project action.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

Not applicable. This is non-project action.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

Several areas within Auburn lie within the 100-year floodplain of the Green or White Rivers and Mill Creek and Mullen Slough. Floodplain as well as flood hazard areas as defined by the City are shown on the city critical area maps and floodplain maps. The Riparian Habitat Zone, as a FEMA special flood hazard area is shown on the city's inventory and addressed in the city's regulations.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

Not applicable. This is non-project action.

B. Ground:

- 1) **Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

Not applicable. This is non-project action.

- 2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing any toxic chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) is (are) expected to serve.**

Not applicable. This is non-project action.

C. Water Runoff (including storm water):

- 1) **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Not applicable. This is non-project action.

- 2) **Could waste materials enter ground or surface waters? If so, generally describe.**

Not applicable. This is non-project action.

D. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Not applicable. This is non-project action.

4. Plants:

A. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other.	X
evergreen tree: fir, cedar, pine, other.	X
shrubs.	X
grass.	X
pasture.	X
crop or grain.	X
wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other.	X
water plants: water lily, eelgrass, milfoil, other.	X
other types of vegetation.	X

B. What kind and amount of vegetation will be removed or altered?

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

Not applicable. This is a non-project action. However, in general urban development results in the removal or alteration of many types of vegetation.

C. List threatened or endangered species known to be on or near the site:

None known at this time.

D. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Not applicable. This is a non-project action.

5. Animals:

A. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: **hawk, heron, eagle, songbirds, other: geese, ducks, crows, etc.**

Mammals: deer, bear, elk, **beaver**, other:

Fish: bass, **salmon, trout**, herring, shellfish, other: **urban animals such as cats, dogs, rabbits, raccoons, rodents, squirrels, opossums, etc. are also present in the city.**

B. List any threatened or endangered species known to be on or near the site.

There are nesting/breeding sites of great blue herons and green backed herons within Auburn as shown on critical area inventory maps.

Wildlife

The Environmental Impact Statement for the NE Auburn/Robertson Properties Special area plan and addendum indicate the bald eagle was delisted as 'threatened' in 2008 and is now a federal 'species of concern'. There are several species that potentially occur within King County including: gray wolf (federally and state endangered), grizzly bear (federally threatened and state endangered), Canada lynx (federally and state threatened), marbled murrelet (federally and state threatened), and northern spotted owl (federally threatened and state endangered) (USFWS 2007). Due to their limited range and specific habitat requirements, the gray wolf, grizzly bear, Canada lynx, marbled murrelet, and northern spotted owl would not be expected to occur within the urban areas of King County.

The 2004 EIS also identified several federal species of concern that may occur in King County. The list was updated in 2007 to include: tailed frog, Larch Mountain salamander, and northern sea otter (USFWS, 2007). The project area does not contain suitable habitat to support these species at this time. The 2004 EIS did not include the Oregon spotted frog or yellow-billed cuckoo, which are federal candidate species. Though given the current range and distribution of the species and the degraded conditions of on-site wetlands and stream, the likelihood of Oregon spotted frog occurring within the city is very low.

Yellow-billed cuckoos breed in large blocks of riparian habitats (particularly woodlands containing cottonwoods and willows) (Erhlich et al., 1988). This species may now be extirpated from Washington (66 Federal Register 210). There have been documented sightings of yellow-billed cuckoo in King County and the Green River riparian corridor may provide some limited foraging and breeding habitat; however, areas of Auburn are devoid of mature dense cottonwood stands of significant size to support the species and their presence is not anticipated.

Fish

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

The 2004 EIS identified the Puget Sound/Strait of Georgia Coho salmon as a candidate species; however, their current federal status has been down-graded to a species of concern. Other listing changes that have occurred since that time includes the 2007 listing of the Puget Sound Distinct Population Segment (DPS) steelhead as threatened under the ESA (72 Federal Register 91), and the 2005 listing of designated critical habitat for the Puget Sound Evolutionarily Significant Unit (ESU) Chinook salmon and Coastal-Puget Sound DPS bull trout in the Green River (70 Federal Register 170; 70 Federal Register 185).

Since the 2004 EIS, a Biological Opinion was issued by NMFS that determined the effects of certain elements of the National Flood Insurance Program (NFIP) throughout Puget Sound is likely to jeopardize the continued existence of the following species listed under the ESA: Puget Sound Chinook salmon, Puget Sound steelhead, Hood Canal summer-run chum salmon, and Southern Resident killer whales. The Biological Opinion also determined that NFIP is likely to adversely modify the following ESA designated critical habitats: Puget Sound Chinook salmon, Hood Canal summer-run chum salmon, and Southern Resident killer whale critical habitats. The biological opinion provides a reasonable and prudent alternative which can be implemented to avoid jeopardy and adverse modification of critical habitat. In response to the Biological Opinion, FEMA developed a model ordinance for NFIP participating communities, which includes the City of Auburn. The City of Auburn incorporated substantive terms of the model ordinance into their interim floodplain regulations (Ordinance No. 6295). By letter dated September 21, 2011 FEMA acknowledged that the city's ordinance complies with their model ordinance and as a result, the interim ordinance becomes permanent. The Biological Opinion originally established a 2010 timeline for compliance for all NFIP participating communities within the Puget Sound Basin (NMFS, 2008).

C. Is the site part of a migration route? If so, explain.

Auburn is a portion of the Pacific Flyway for migratory birds.

D. Proposed measures to preserve or enhance wildlife, if any:

Not applicable. This is a non-project action.

6. Energy and Natural Resources:

A. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable. This is a non-project action.

B. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not applicable. This is a non-project action.

C. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

Not applicable. This is a non-project action.

7. Environmental Health:

A. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

Not applicable. This is a non-project action.

1) Describe special emergency services that might be required:

Not applicable. This is a non-project action.

2) Proposed measures to reduce or control environmental health hazards, if any:

Not applicable. This is a non-project action.

B. Noise:

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Not applicable. This is a non-project action.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Not applicable. This is a non-project action.

3) Proposed measures to reduce or control noise impact, if any:

Not applicable. This is a non-project action.

8. Land and Shoreline Use:

A. What is the current use of the site and adjacent properties?

The City and Potential Annexation Area (PAA) contain a variety of land uses including residential, industrial, institutional, commercial, open space, and public land uses.

B. Has the site been used for agriculture? If so, describe:

Much of Green and White River Valleys and the City of Auburn were used for agriculture at some time in the past. Over the last several decades, rapid growth in the area resulted in much of the agricultural land converting to urban uses. No land within the city is formally designated as Agricultural Land, though some parcels continue in agricultural use.

C. Describe any structures on the site:

Structures within the city and PAA range from small single family detached homes to large industrial manufacturing and warehousing facilities. Properties subject to the plan map amendments range in use,

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

as examples, from vacant land, schools, residential, commercial to those that appear as primarily wetlands.

D. Will any structures be demolished? If so, what?

Not applicable. This is a non-project action.

E. What is the current zoning classification of the site?

City zoning districts include: RC (Residential Conservancy); R-1 (1 du/acre) R-5 (5 du/acre); R-7 (7 du/acre); R-10 (10 du/acre); R-16 (16 du/acre); R-20 (20 du/acre); R-MHC (Manufactured/Mobile Home Community); CN (Neighborhood Shopping) C1; (Light Commercial); C2 (Central Business District); DUC (Downtown Urban Center Zone); C3 (Heavy Commercial); C4, Mixed Use Commercial, M1 (Light Industrial); M2 (Heavy Industrial); LF (Airport Landing Field); UNC (Unclassified Use); I (Institutional Use); P-1, Public Use; Lakeland Hills South PUD; TV (Terrace View Zoning District); OS (Open Space); RO (Residential Office); and RO-H (Residential Office-Hospital).

F. What is the current comprehensive plan designation of the site?

A Comprehensive Plan map of the City is contained in the City's Comprehensive Plan and includes various different plan designations similar to, and implemented by the zoning categories.

G. If applicable, what is the current shoreline master program designation of the site?

Portions of the City along the Green and White Rivers fall under the Shoreline Master Program. A map of the shoreline designations for those areas is contained in the shoreline management program. Shorelines of the State are reflected in Auburn's Shorelines Management Program adopted in May 2020.

H. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify:

Not applicable. This is a non-project action. However, areas of the city do contain environmentally sensitive or critical areas and the regulation and protection of environmentally sensitive areas are addressed through the city's critical areas ordinance (ACC 16.10).

I. Approximately how many people would reside or work in the completed project?

Not applicable. This is a non-project action and no specific development is proposed.

J. Approximately how many people would the completed project displace?

None, specifically. This proposal is a non-project action.

K. Proposed measures to avoid or reduce displacement impacts, if any:

None, specifically. This proposal is a non-project action.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

This proposal is to amend the City of Auburn Comprehensive Plan as described in response to the environmental checklist application question A.11 above. The evaluation by staff and the public hearing and review process that occurs as part of the comprehensive plan amendment process will be used to help evaluate whether a particular proposal is consistent with existing plans.

Also, the proposed amendments are circulated to State agencies for a State Agency review process in accordance with RCW 36.70A.106,

9. Housing:

A. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable. This proposal is a non-project action.

B. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None. This proposal is a non-project action.

C. Proposed measures to reduce or control housing impacts, if any:

None specifically, as this is a non-project action.

10. Aesthetics:

A. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable. This proposal is a non-project action.

B. What views in the immediate vicinity would be altered or obstructed?

Not applicable. This proposal is a non-project action.

C. Proposed measures to reduce or control aesthetic impacts, if any:

Not applicable. This proposal is a non-project action.

11. Light and Glare:

A. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not applicable. This proposal is a non-project action.

B. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable. This proposal is a non-project action.

C. What existing off-site sources of light or glare may affect your proposal?

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

Not applicable. This proposal is a non-project action.

D. Proposed measures to reduce or control light and glare impacts, if any:

Not applicable. This proposal is a non-project action.

12. Recreation:

A. What designated and informal recreational opportunities are in the immediate vicinity?

The City of Auburn provides a full range of parks and recreational facilities. The City's 2015 Parks, Art, Recreation and Open Space Plan shows the location of these facilities.

B. Would the proposed project displace any existing recreational uses? If so, describe.

Not applicable. This proposal is a non-project action.

C. Proposed measures to reduce or control impacts on recreation including recreation opportunities to be provided by the project or applicant, if any:

Not applicable. This proposal is a non-project action.

13. Historic and Cultural Preservation:

A. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe:

Not applicable. This proposal is a non-project action.

However, as a matter of information, in Auburn, the Blomeen House located at 324 B Street NE is listed on the National Register of Historic Places. The Carnegie Library Building at 306 Auburn Avenue (currently Auburn Dance and Music Center) and the Auburn Post Office (formerly the Seattle-King County Health Department) at 20 Auburn Avenue NE are listed local and county landmarks. The Olson Farm, located at 28728 Green River Road South, was designated as King County Landmark in 2000 and the Masonic Temple Building at the southeast corner of Auburn Way South and East Main Street was designated as a King County Historical Landmark in 2002. The Pioneer Cemetery at Auburn Way North & 9th ST NE was designated as a City of Auburn Landmark in 2016.

B. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

Several historic Indian campsites have been identified along the Green and White Rivers in the Auburn Thoroughbred Racetrack EIS and in preliminary work for the Army Corps of Engineers' Special Area Management Plan (SAMP).

C. Proposed measures to reduce or control impacts, if any:

Not applicable. This proposal is a non-project action.

14. Transportation:

A. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

The Comprehensive Transportation Plan (The transportation element of the Comprehensive Plan) shows the City's current and future classified street system.

B. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Map 4-2 of the Comprehensive Transportation Plan (Transportation element) shows the location of public transit routes within the City. A commuter rail station exists along the Burlington Northern Santa Fe railroad right-of-way just south of West Main Street and east of C Street SW.

C. How many parking spaces would the completed project have? How many would the project eliminate?

Not applicable. This proposal is a non-project action.

D. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private):

Not applicable. This proposal is a non-project action.

E. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe:

There is no water transportation in the Auburn area other than for recreational uses. The area is particularly well served by rail. At this time, local freight service is available. Burlington Northern Santa Fe and Union Pacific both operate freight railroad lines within Auburn. Auburn is also a commuter rail station site for the Sounder commuter rail line between Tacoma, Seattle and Everett. Service began September 18, 2000. Amtrak trains pass through Auburn but do not stop in the city. The Auburn Airport is a general purpose airport located north of 15th and D Streets NE.

F. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Not applicable. This proposal is a non-project action.

G. Proposed measures to reduce or control transportation impacts, if any:

Not applicable. This proposal is a non-project action.

15. Public Services:

A. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe:

Not applicable. This is a non-project action.

B. Proposed measures to reduce or control direct impact on public services, if any:

The Comprehensive Plan contains policies that seek to maintain a sufficient level of service for public services as development occurs. Also, Auburn reviews under SEPA, the impacts of significant development on these public services. Mitigation measures are required to reduce significant adverse impacts.

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

Also, several Policy/Text amendments as part of this checklist include the capital facilities plan's for the four school districts within Auburn city limits and PAA. Those school districts are Auburn, and Dieringer, Federal Way, and Kent.

16. Utilities:

A. Circle utilities currently available at the site:

Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other – Cable TV.

All of the above utilities are available within the City of Auburn. The City provides water, sewer and storm facilities. There are also private water and sewer utility districts and private utility providers with service area boundaries within the city.

B. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed:

This is a non-project action. However, the Comprehensive Plan includes a private and a public utilities element (as required by the Growth Management Act), which describes the utilities that serve the Auburn area and includes policies for their provision.

Also, the city actively engages in planning for public facilities. The Comprehensive Water Plan, Comprehensive Sewer Plan and Comprehensive Stormwater Drainage Plan were adopted by the City in 2015.

A new six-year Capital Facilities Plan (CFP) was adopted in 2017 (2018-2023) and plan amendments occur on a bi-annual schedule with the next update in 2024. The City seeks to update the CFP a minimum of every two years.

These plans ensure that utility impacts are adequately monitored and evaluated on a project level and city-wide basis.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

OWNER/AGENT SIGNATURE: *Josh Steiner*
Josh Steiner, Senior Planner

DATE PREPARED: **August 23, 2023**

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions.)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent of the proposal, or the types of activities likely to result from the proposal that would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Taken as a whole, there should be a minimal change in discharges to water, emissions to air, production, storage, or release of toxic or hazardous substances or the production of noise.

The proposed amendments themselves will not create a change in intensity of discharge to water, emissions to air, production, storage or release of toxic or hazardous substances or the production of noise from those levels expected under the existing plan.

Proposed measures to avoid or reduce such increases are:

The City of Auburn Comprehensive Plan contains provisions to reduce increases or emissions caused by new development. Emphasis in the Comprehensive Plan on reducing the reliance on the automobile for transportation should reduce the amount of emissions to the air. Policies in the Plan also provide guidance in the review of development proposals to encourage use and retention of native vegetation. This supports wildlife habitat areas, particularly near streams, as the policies assist the City in addressing adverse impacts to water quality and wildlife habitat from runoff since native plantings can retain and treat runoff and may require less pesticide use. The proposed amendments set the framework where properties and uses would in the future be in compliance with expansion, site redevelopment or new development. City policy and code regulates such impacts through the storm drainage requirements and critical area regulations as applicable.

An environmental review of all non-exempt (from SEPA) development will be conducted to evaluate and mitigate impacts related to discharges, emissions, and the release of toxic substances. Evaluation of the subsequent site-specific proposals will be based on the policies of the Comprehensive Plan, development regulations and appropriate mitigation will take place on a case by case basis.

City development standards including but not limited to the critical areas ordinance, shoreline master program regulations, Stormwater Management Manual, Floodplain permit regulations, and the Public Works Design and Construction Manual, also provide additional protection for these types of impacts.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

This proposal will amend the Auburn Comprehensive Plan. The plan recognizes the Shoreline Master Program that was adopted in May 2020 which governs development within the Shoreline Management Area, reducing the impacts from new development on plants, animals. The changes will not change any policy which would have a direct effect on flora, fauna, or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

Generally, the adopted Auburn Comprehensive Plan and critical areas ordinance seek to protect and conserve plants, animals, fish, and marine life. An environmental review under SEPA of all non-exempt development is conducted to measure impacts. Evaluation based on the policies of the Auburn Comprehensive Plan and appropriate mitigation will take place on a case-by-case basis.

Policies within the Plan also provide guidance in the review of development proposals to encourage native vegetation be used and/or retained. This should support wildlife habitat areas, particularly near streams as the policies assist the city in addressing adverse runoff impacts to water quality and wildlife habitat since native plantings may require less pesticide use.

City development standards including but not limited to the critical areas ordinance and the shoreline master program regulations also provide additional protection for these types of impacts.

The proposed map amendments are bringing the land use designations more in line with actual property uses.

3. How would the proposal be likely to deplete energy or natural resources?

Future development will use natural gas, petroleum and electricity and could result in increased automobile uses. However, there does not appear to be any significant adverse increases in the use of energy or natural resources resulting from the amendments being proposed to the existing comprehensive plan over what might occur under existing plan designations. In fact, it is possible that use of energy or natural resources could decrease depending on the land use.

The city's amendment for alternative powered vehicles and for preparation of a greenhouse gas inventory establishes a baseline for future energy conservation measures.

Proposed measures to protect or conserve energy and natural resources are:

None specifically, as this is a non-project action. However, Comprehensive Plan policies encourage energy conservation in public buildings, street lighting, and recycling, it places an emphasis on providing for alternative methods of travel to the automobile such as transit, walking, and biking. An environmental review under SEPA of all significant development will be conducted to measure the project impacts.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This proposal will amend the Comprehensive Plan. Taken as a whole, the increase in impacts from the proposed comprehensive plan amendments on environmentally sensitive areas or areas designated for government protection should be minor, if at all.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The Comprehensive Plan and, in particular, the critical areas ordinance, seek to protect environmentally sensitive areas (wetlands, streams, geologically hazard areas, floodplain, wildlife habitat, and aquifer recharge areas) and to reduce the impacts of development on them. The Auburn Comprehensive Plan provides for the implementation of innovative land management techniques to protect these resources. An environmental review under SEPA for all non-exempt development will be conducted to evaluate impacts.

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Amendments can only be approved if it can be assured that future development is consistent with the Comprehensive Plan and its policies and related regulations. Those proposals that are not consistent with the comprehensive plan policies or other existing plans will not be approved.

Proposed measures to avoid or reduce shoreline and land use impacts are:

The comprehensive plan, critical areas ordinance, and other development regulations, such as the zoning ordinance and shoreline master program, seek to protect these land and shoreline resources and to reduce the effects of development on them. An environmental review under SEPA of all development that is non-exempt will also be conducted to evaluate a proposal's land use and environmental impacts.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal will not result in an increase in demands on transportation and public services. Rather, the six-year CFP responds to growth by identifying the public facilities and improvement needed to address future growth. The growth projections mentioned above would occur with or without these amendments.

Proposed measures to reduce or respond to such demand(s) are:

As stated above, no measurable increase in demands to these subject areas will result from the proposed map amendments.

The city actively engages in planning for public facilities. The Comprehensive Water Plan, Comprehensive Sewer Plan and Comprehensive Stormwater Drainage Plan were adopted by the city in 2015. An update to the Comprehensive Transportation Plan was adopted in 2015. These specific plans help ensure that infrastructure impacts are adequately monitored and evaluated on a project level and city-wide basis. Updates to these specific subject element plans is anticipated as part of the City's periodic update of the Comprehensive Plan in 2024.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal does not appear to present any conflict with local, state, or federal laws or requirements.

**NOTICE OF APPLICATION (NOA) and
DETERMINATION OF NON-SIGNIFICANCE (DNS)
2023 Annual Comprehensive Plan Text & Map Amendments
and related zoning map amendments
SEP23-0029 / CPA23-0003, CPA22-0004**

The City of Auburn is issuing a Notice of Application (NOA) and Determination of Non-Significance (DNS) for the following described proposal. The applications and listed studies may be reviewed at the Community Development & Public Works Department at One E Main St., 2nd Floor, Customer Service Center, Auburn, WA 98001.

Proposal and Location: Adopt amendments to the City's Comprehensive Plan consisting of the following Text (P/T) and Map (CPM) Amendments and amendments to zoning map (rezone) for City-initiated applications to implement:

Comprehensive Plan Text Amendments

None.

Comprehensive Plan Map Amendments

CPM #1 – Volume 1: Land Use Element: Comprehensive Land Use Map to be updated to reflect annexation of the area from the city of Kent for a 155-acre area commonly known as The Bridges Planned Unit Development. This area is generally bounded by SE 288th, 124th Ave SE, SE 304th ST, and 118th Ave SE. Staff is proposing to establish Comprehensive Plan Map designations of "Single Family Residential" and "Moderate Density Residential" for the site where there were previously none. Changes will also include concurrent zoning changes including the establishment "R-1 Residential", "R-5, Residential" and "R-10, Residential" zoning districts and the Bridges zoning Overlay, which is intended to recognize and be in accordance with the development standards allowed by the City of Kent's municipal code as they were approved for the Bridges Planned Unit Development prior to its annexation into the City of Auburn. Zoning map and text amendments are proposed to be processed concurrent with the Comprehensive Plan map amendments.

Notice of Application: September 7, 2023
Application Complete: September 3, 2023
Permit Application: August 9, 2023

File Nos. SEP23-0029
CPA22-0003, CPA22-0004

Applicant: Josh Steiner, Senior Planner
Community Dev. & Public Works
City of Auburn
25 W Main ST
Auburn, WA 98001

Studies/Plans Submitted With Application:

- None

Other Permits, Plans, and Approvals Needed:

- None

Statement of Consistency and List of Applicable Development Regulations: This proposal is subject to and shall be consistent with the Auburn City Code, Comprehensive Plan, and Public Works Design and Construction Standards.

Lead Agency: City of Auburn

The lead agency for this proposal has determined that it does not have probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Public Comment Period: This may be your only opportunity to comment on the environmental impact of the proposal. All persons may comment on this application. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 15 days from the date issued below. Comments must be in writing and submitted by 5:00 pm on **September 22, 2023** to the mailing address of 25 W Main ST, Auburn, WA, 98001 or emailed to the contact below. Any person wishing to become a party of record, shall include in their comments that they wish to receive notice of and participate in any hearings, if relevant, and request a copy of decisions once made.

Any person aggrieved of the City's determination may file an appeal with the Auburn City Clerk at 25 West Main Street, Auburn, WA 98001-4998 within 14 days of the close of the comment period, or by 5:00 p.m. on **October 6, 2023**.

For questions regarding this project, please contact Josh Steiner, Senior Planner, at jsteiner@auburnwa.gov or 253-804-5064.

Public Hearing: A public hearing is required and is scheduled for October 17th, 2023 at 7 PM.

RESPONSIBLE OFFICIAL:	Jeff Dixon
POSITION/TITLE:	Planning Services Manager
ADDRESS:	25 West Main Street Auburn, Washington 98001

DATE ISSUED: September 7, 2023 SIGNATURE: 

Note: This determination does not constitute approval of the proposal. Approval of the proposal can only be made by the legislative or administrative body vested with that authority. The proposal is required to meet all applicable regulations.

Legal Description

PARCEL A:

THAT PORTION OF THE WEST HALF OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AND THAT PORTION OF THE SOUND TRUSTEE COMPANY'S THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 100, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 4;
THENCE NORTH 88°58' 11" WEST ALONG THE NORTH LINE OF GOVERNMENT LOT 3 IN SAID SECTION 4, 285.00 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;
THENCE SOUTH 01°38'46" WEST, PARALLEL WITH THE EAST LINE OF SAID WEST HALF, 272.00 FEET;
THENCE SOUTH 88°58'11" EAST, PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 3, 100.00 FEET;
THENCE SOUTH 01°38'46" WEST, PARALLEL WITH THE EAST LINE OF SAID WEST HALF, 114.00 FEET;
THENCE SOUTH 88°58' 11" EAST, PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 3, 155.00 FEET TO THE WEST LINE OF THE EAST 30.00 FEET OF THE NORTH HALF OF SAID WEST HALF, SAID WEST LINE ALSO BEING THE WESTERLY MARGIN OF 124TH AVENUE SOUTHEAST;
THENCE SOUTH 01°38'46" WEST, ALONG SAID WEST LINE AND SAID WESTERLY MARGIN, 1,996.88 FEET;
THENCE SOUTH 01°39'29" WEST, ALONG THE WEST LINE OF THE EAST 30.00 FEET OF THE SOUTH HALF OF SAID WEST HALF, LAST SAID WEST LINE ALSO BEING SAID WESTERLY MARGIN OF 124TH AVENUE SOUTHEAST, 1,785.92 FEET;
THENCE NORTH 88°20'31" WEST 147.00 FEET;
THENCE NORTH 01°39'29" EAST 210.32 FEET;
THENCE NORTH 53°55'59" WEST 404.34 FEET;
THENCE SOUTH 68°48'00" WEST 211.91 FEET;
THENCE SOUTH 21°12'00" EAST 459.70 FEET;
THENCE SOUTH 09°46'13" EAST 210.08 FEET;
THENCE SOUTH 61°13'34" WEST 199.59 FEET;
THENCE SOUTH 01°49'08" EAST 173.32 FEET;
THENCE SOUTH 35°58'13" EAST 333.21 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY MARGIN OF SOUTHEAST 304TH STREET;
THENCE NORTH 87°52' 03" WEST, ALONG SAID NORTHERLY RIGHT OF WAY MARGIN, 122.31 FEET TO THE MOST EASTERLY CORNER OF THE PLAT OF CRYSTAL MEADOWS, ACCORDING TO THE PLAT THEREOF, RECORDED IN

VOLUME 194 OF PLATS, PAGES 66 AND 67, IN KING COUNTY, WASHINGTON;
THENCE NORTH 23°16'08" WEST, ALONG THE MOST EASTERLY LINE OF SAID
PLAT, 664.09 FEET;
THENCE NORTH 75°37'53" WEST, ALONG THE MOST NORTHERLY LINE OF SAID
PLAT, 472.02 FEET TO THE EAST LINE OF TRACT 11 OF THE PLAT OF THE
SOUND TRUSTEE COMPANY'S THIRD ADDITION, ACCORDING TO THE PLAT
THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 100, IN KING COUNTY,
WASHINGTON;
THENCE SOUTH 01°19'04" WEST, ALONG SAID EAST LINE, 20.98 FEET TO A
POINT ON SAID EAST LINE THAT IS 50.00 FEET NORTH OF THE SOUTHEAST
CORNER OF SAID TRACT WHEN MEASURED ALONG SAID EAST LINE;
THENCE NORTH 24°03'05" WEST 305.93 FEET TO A POINT ON THE NORTH LINE
OF THE SOUTH HALF OF SAID TRACT 11, SAID POINT BEING 135.00 FEET
WESTERLY OF THE NORTHEAST CORNER OF SAID SOUTH HALF, WHEN
MEASURED ALONG SAID NORTH LINE;
THENCE NORTH 26°44'01" WEST 377.13 FEET TO A POINT ON THE NORTH LINE
OF SAID TRACT 11;
THENCE NORTH 01°30'12" EAST, ALONG THE EAST LINE OF THAT PARCEL
CONVEYED TO DAVID V. LAGESSE BY QUIT CLAIM DEED RECORDED UNDER
RECORDING NUMBER 20050815002534, 123.86 FEET TO THE NORTH LINE OF
SAID PARCEL;
THENCE NORTH 88°01'34" WEST, ALONG SAID NORTH LINE, 316.73 FEET TO
THE WEST LINE OF SAID TRACT 10;
THENCE NORTH 01°30' 51" EAST, ALONG THE WEST LINE OF TRACTS 10 AND 9
IN SAID PLAT, 1,193.45 FEET TO THE NORTHWEST CORNER OF SAID TRACT 9;
THENCE SOUTH 87°49'18" EAST, ALONG THE NORTH LINE OF SAID TRACT 9,
629.64 FEET TO THE NORTHEAST CORNER OF SAID TRACT 9;
THENCE NORTH 01°53'09" EAST, ALONG THE EAST LINE OF SAID PLAT, 1,323.31
FEET, TO THE NORTHEAST CORNER OF SAID PLAT;
THENCE NORTH 87°37'04" WEST, ALONG THE NORTH LINE OF SAID PLAT, 13.17
FEET TO THE WEST LINE OF GOVERNMENT LOT 3 OF SECTION 4, TOWNSHIP 21
NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY,
WASHINGTON;
THENCE NORTH 01°41'41" EAST, ALONG SAID WEST LINE, 1,035.34 FEET TO THE
NORTHWEST CORNER OF SAID GOVERNMENT LOT 3;
THENCE SOUTH 88°58'11" EAST, ALONG THE NORTH LINE OF SAID
GOVERNMENT LOT 3, 1,030.65 FEET TO THE TRUE POINT OF BEGINNING. (ALSO
KNOWN AS PARCEL A, CITY OF KENT LOT LINE ADJUSTMENT NUMBER LL-2006-
15, KIVA #2064220, RECORDED UNDER KING COUNTY RECORDING NUMBER
20060921001649).

EXCEPT THAT PORTION THEREOF CONVEYED TO SARA M. MARKS BY DEED
RECORDED UNDER KING COUNTY RECORDING NUMBER 20070920000680; AND
EXCEPT THOSE PORTIONS CONVEYED TO KING COUNTY BY DEED RECORDED
UNDER KING COUNTY RECORDING NUMBER 20071023001427, BEING A
CORRECTION OF DEED RECORDED UNDER KING COUNTY RECORDING

NUMBER 20071015000708.

PARCEL B:

THAT PORTION OF THE WEST HALF OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AND THAT PORTION OF THE SOUND TRUSTEE COMPANY'S THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 100, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 4;
THENCE NORTH 88°58'11" WEST, ALONG THE NORTH LINE OF GOVERNMENT LOT 3 IN SAID SECTION 4, A DISTANCE OF 285.00 FEET;
THENCE SOUTH 01°38'46" WEST, PARALLEL WITH THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 272.00 FEET;
THENCE SOUTH 88°58'11" EAST, PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 100.00 FEET;
THENCE SOUTH 01°38' 46" WEST, PARALLEL WITH THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 114.00 FEET;
THENCE SOUTH 88°58' 11" EAST, PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 155.00 FEET TO THE WEST LINE OF THE EAST 30.00 FEET OF THE NORTH HALF OF SAID WEST HALF, SAID WEST LINE ALSO BEING THE WESTERLY MARGIN OF 124TH AVENUE SOUTHEAST RIGHT OF WAY;
THENCE SOUTH 01°38'46" WEST, ALONG SAID WEST LINE AND SAID WESTERLY MARGIN, A DISTANCE OF 1996.88 FEET;
THENCE SOUTH 01 ° 39' 29" WEST, ALONG THE WEST LINE OF THE EAST 30.0 0 FEET OF THE SOUTH HALF OF SAID WEST HALF, LAST SAID WEST LINE ALSO BEING SAID WESTERLY MARGIN OF THE 124TH AVENUE SOUTHEAST RIGHT OF WAY, A DISTANCE OF 1785.92 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°20'31" WEST A DISTANCE OF 147.00 FEET;
THENCE NORTH 01°39'29" EAST A DISTANCE OF 210.32 FEET;
THENCE NORTH 53°55'59" WEST A DISTANCE OF 404.34 FEET;
THENCE SOUTH 68°48'00" WEST A DISTANCE OF 211.91 FEET;
THENCE SOUTH 21°12'00" EAST A DISTANCE OF 459.70 FEET;
THENCE SOUTH 09°46'13" EAST A DISTANCE OF 210.08 FEET;
THENCE SOUTH 61°13'34" WEST A DISTANCE OF 199.59 FEET;
THENCE SOUTH 01°49'08" EAST A DISTANCE OF 173.32 FEET;
THENCE SOUTH 35°58'13" EAST A DISTANCE OF 333.21 FEET TO A POINT ON THE NORTHERLY MARGIN OF SOUTHEAST 304TH STREET;
THENCE SOUTH 87°52'03" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 373.50 FEET;
THENCE ALONG THE ARC OF A 40.00 FOOT RADIUS TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°28'28", AN ARC DISTANCE OF 63.16 FEET, TO THE WESTERLY MARGIN OF 124TH AVENUE SOUTHEAST;
THENCE NORTH 01°39'29" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 774.10 FEET TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS PARCEL B, CITY OF KENT LOT LINE ADJUSTMENT NUMBER LL-2006-15, KIVA #2064220, RECORDED UNDER KING COUNTY RECORDING NUMBER 20060921001649).

EXCEPT THAT PORTION THEREOF CONVEYED TO KING COUNTY BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 20071015000707.

SITUATE IN KING COUNTY, WASHINGTON.

- Control
- RightOfWay
- Plat
- ShortPlat
- OriginalShortPlat
- Parcel
- Lot
- Easement
- Survey
- GovernmentLot
- Hydro
- DensificationClaim
- Proposed

- Parcel
- Platted Major Number
- City

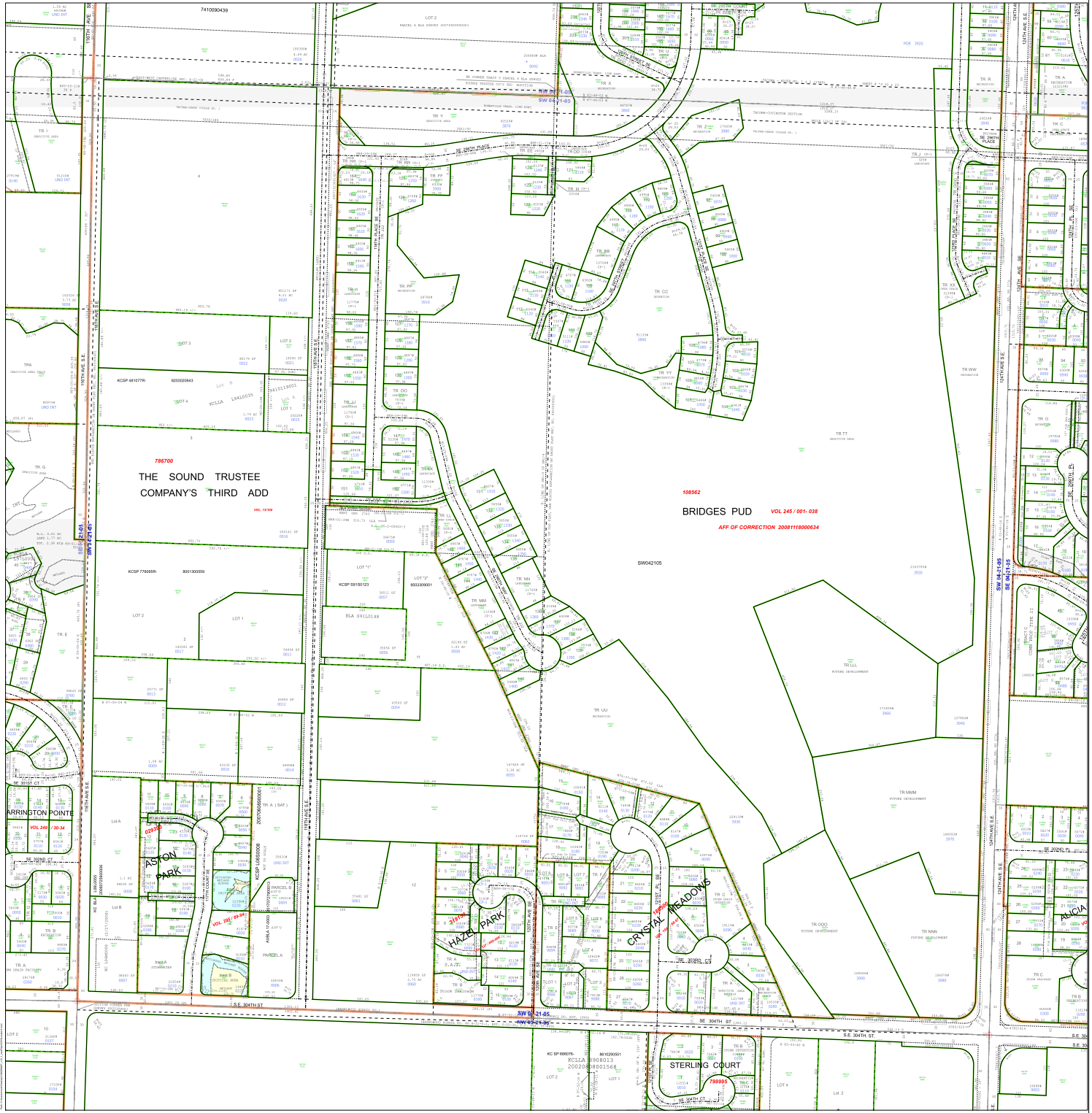
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NE 04-21-05	NW 04-21-05	NE 04-21-05
SE 04-21-05	SW 04-21-05	SE 04-21-05
NE 04-21-05	NW 09-21-05	NE 09-21-05



SW 04-21-05

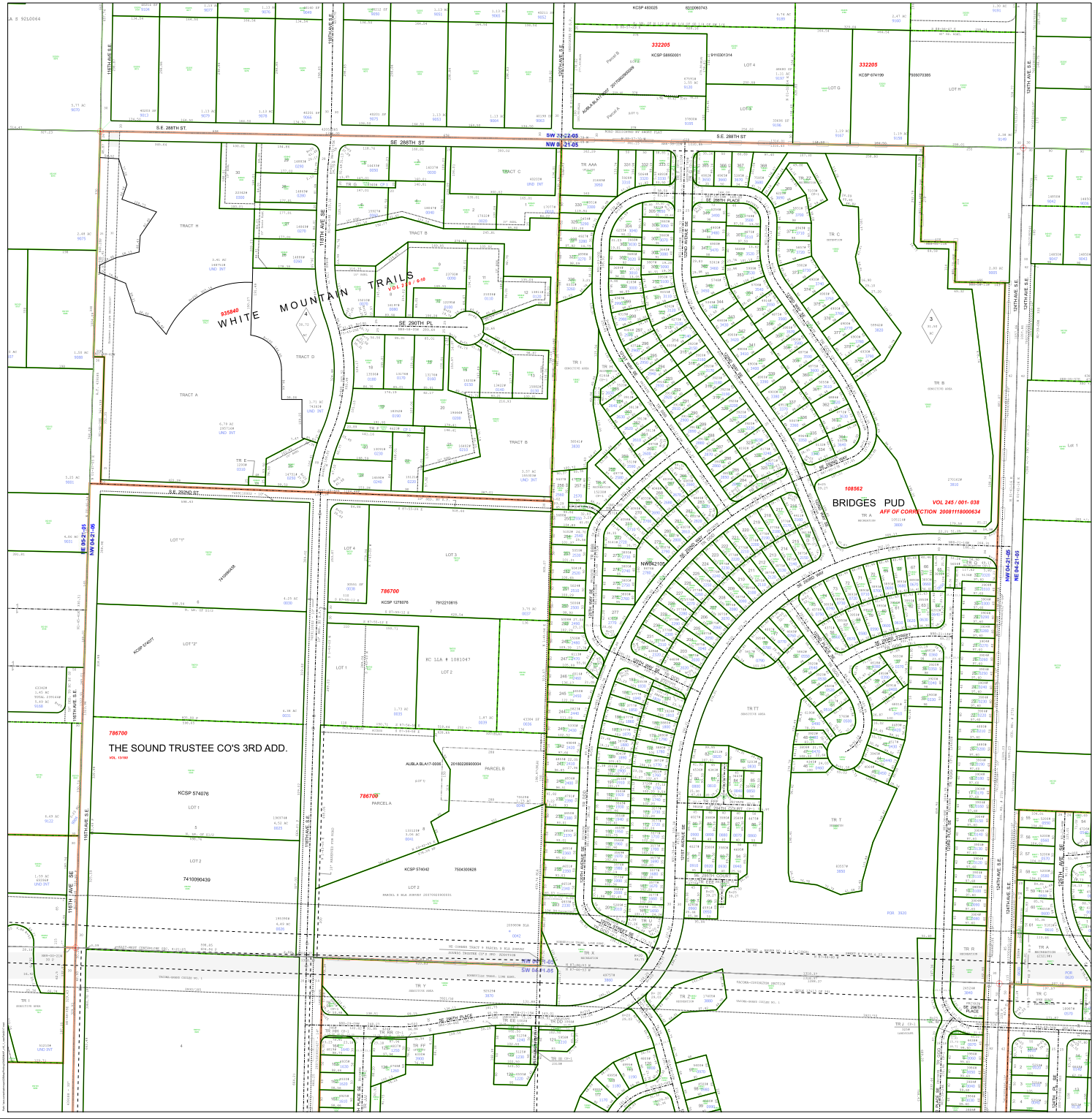
1 inch = 100 feet
Date: 09/20/21



- Control
- Right-of-Way
- Easement
- Plat
- Shore Plat
- Original Shore Plat
- Parcel
- Lot
- Survey
- Government Lot
- Hydro
- Delineation and Claim
- Proposed

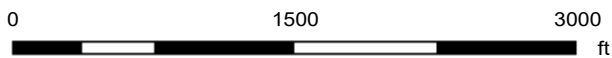
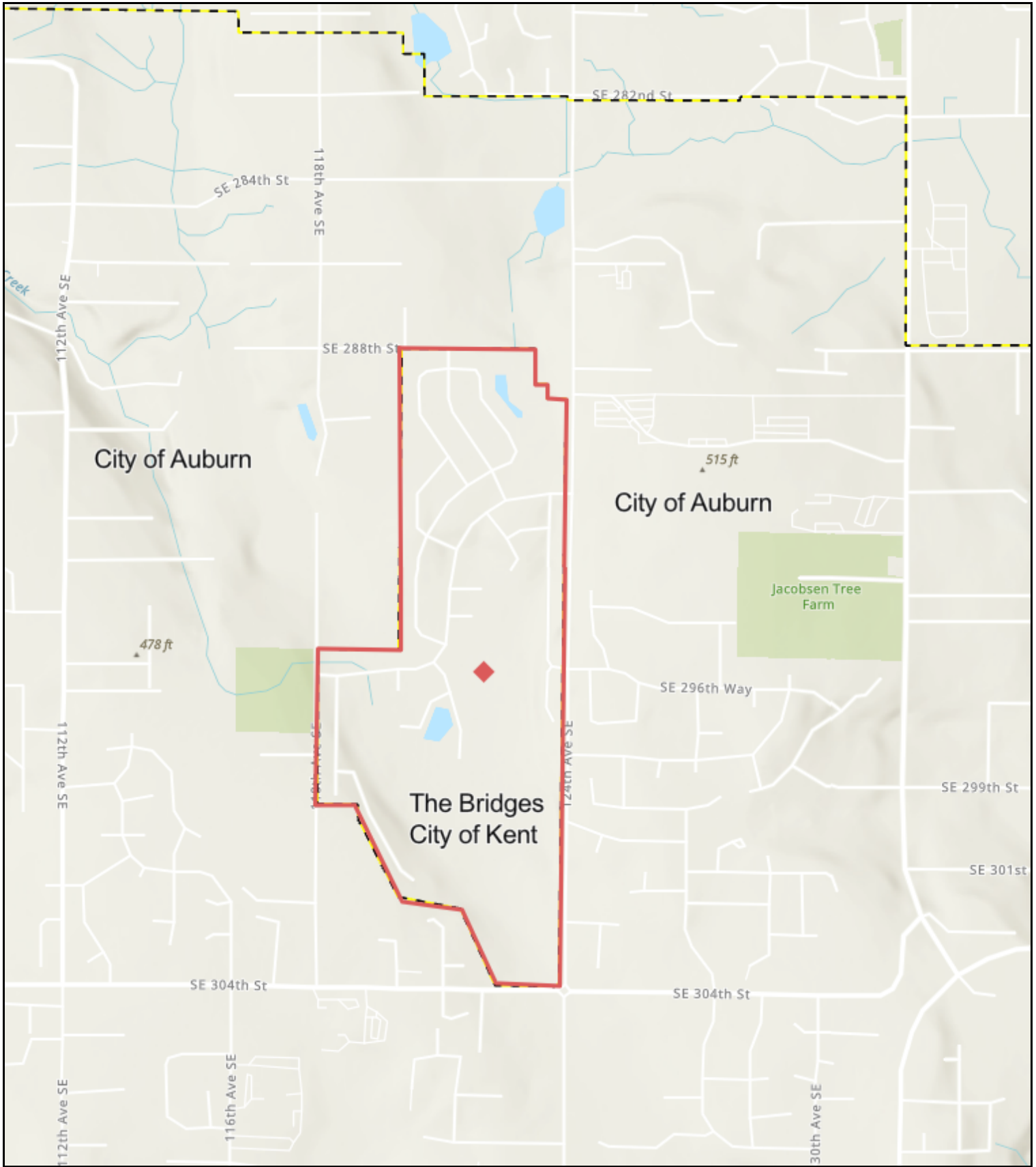
- Parcel
- Platted Major Number
- City

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Vicinity Map of The Bridges

Printed On: 9/27/2023
Map created by City of Auburn eGIS



WGS84 Web Mercator (Auxiliary Sphere)

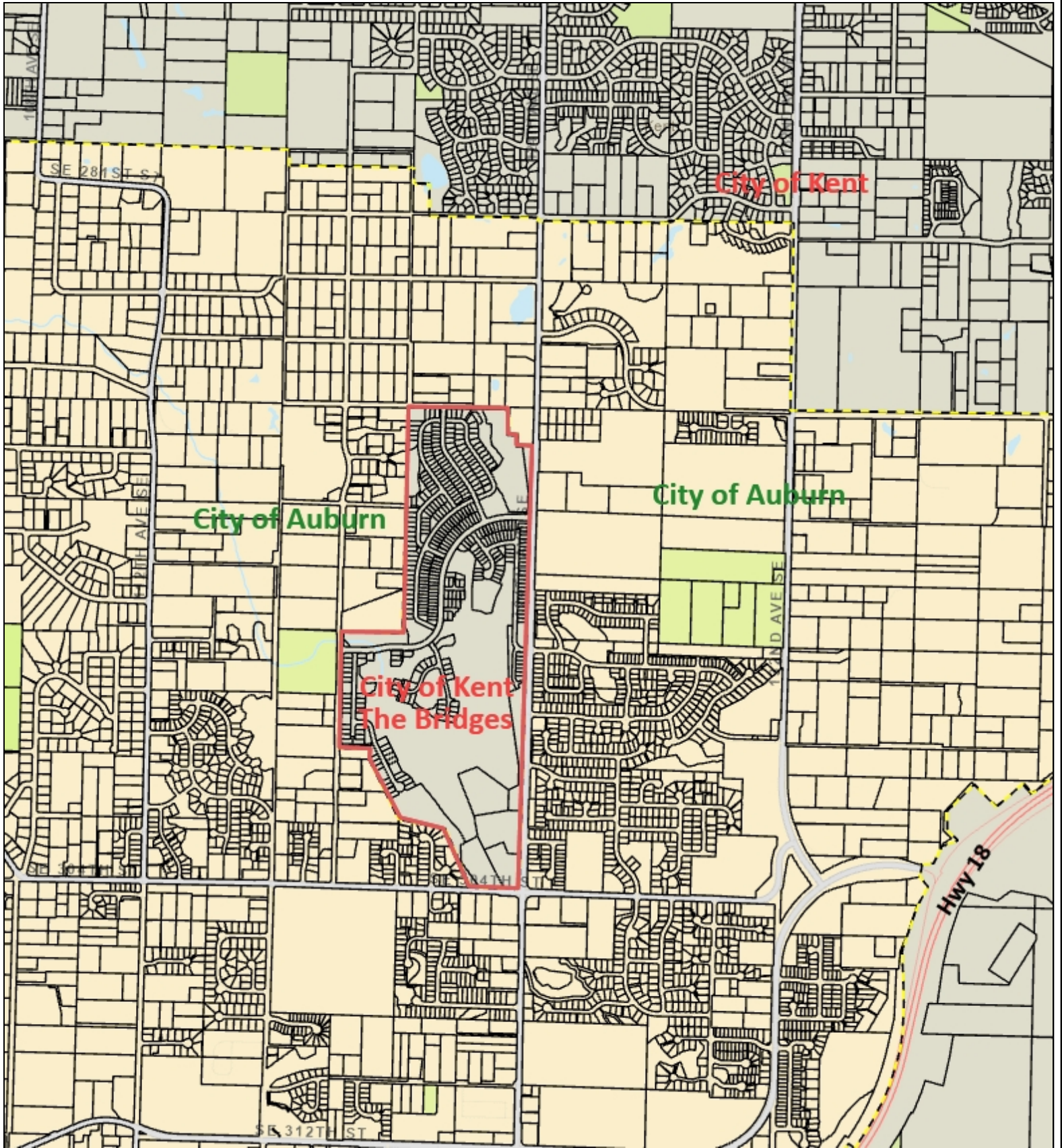
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The Bridges Parcel Configuration

Printed Date: 7/15/2022
Map Created by City of Auburn eGIS
Imagery Date: May 2015



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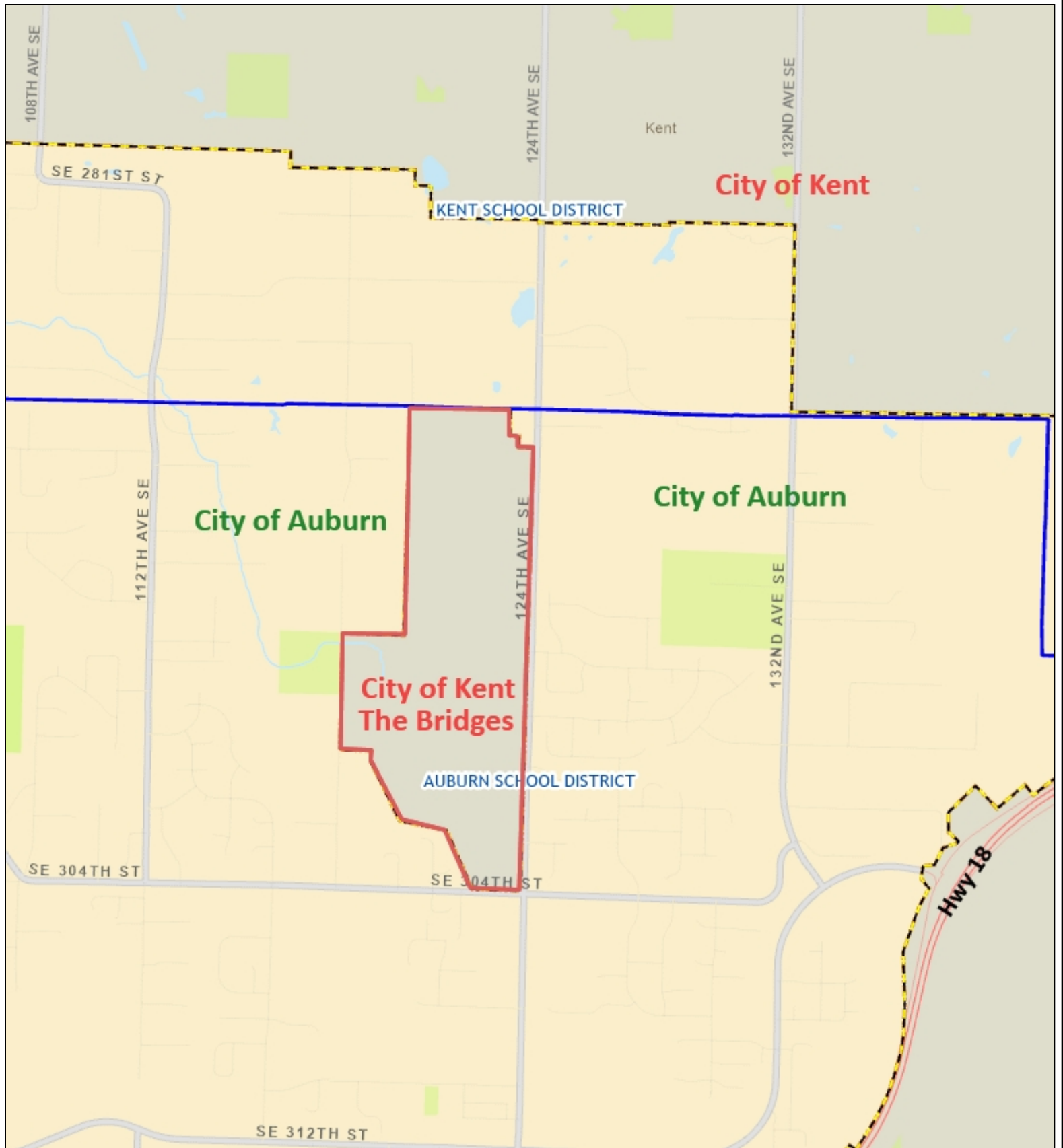
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The Bridges School District Boundaries

Printed Date: 7/15/2022
Map Created by City of Auburn eGIS
Imagery Date: May 2015



2,666.7 0 1,333.3 2,666.7 Feet

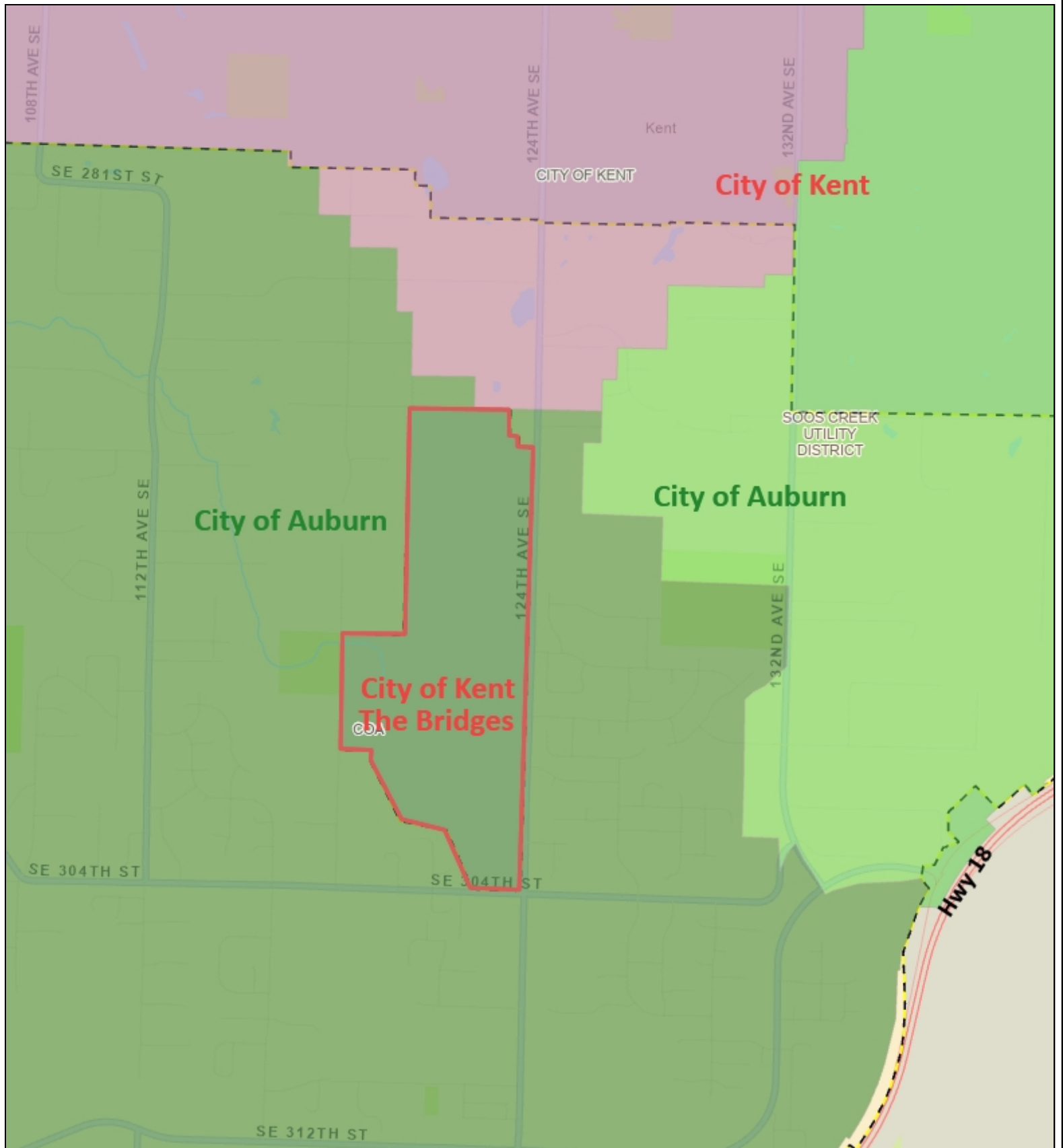
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The Bridges Sewer District Boundaries

Printed Date: 7/15/2022
Map Created by City of Auburn eGIS
Imagery Date: May 2015



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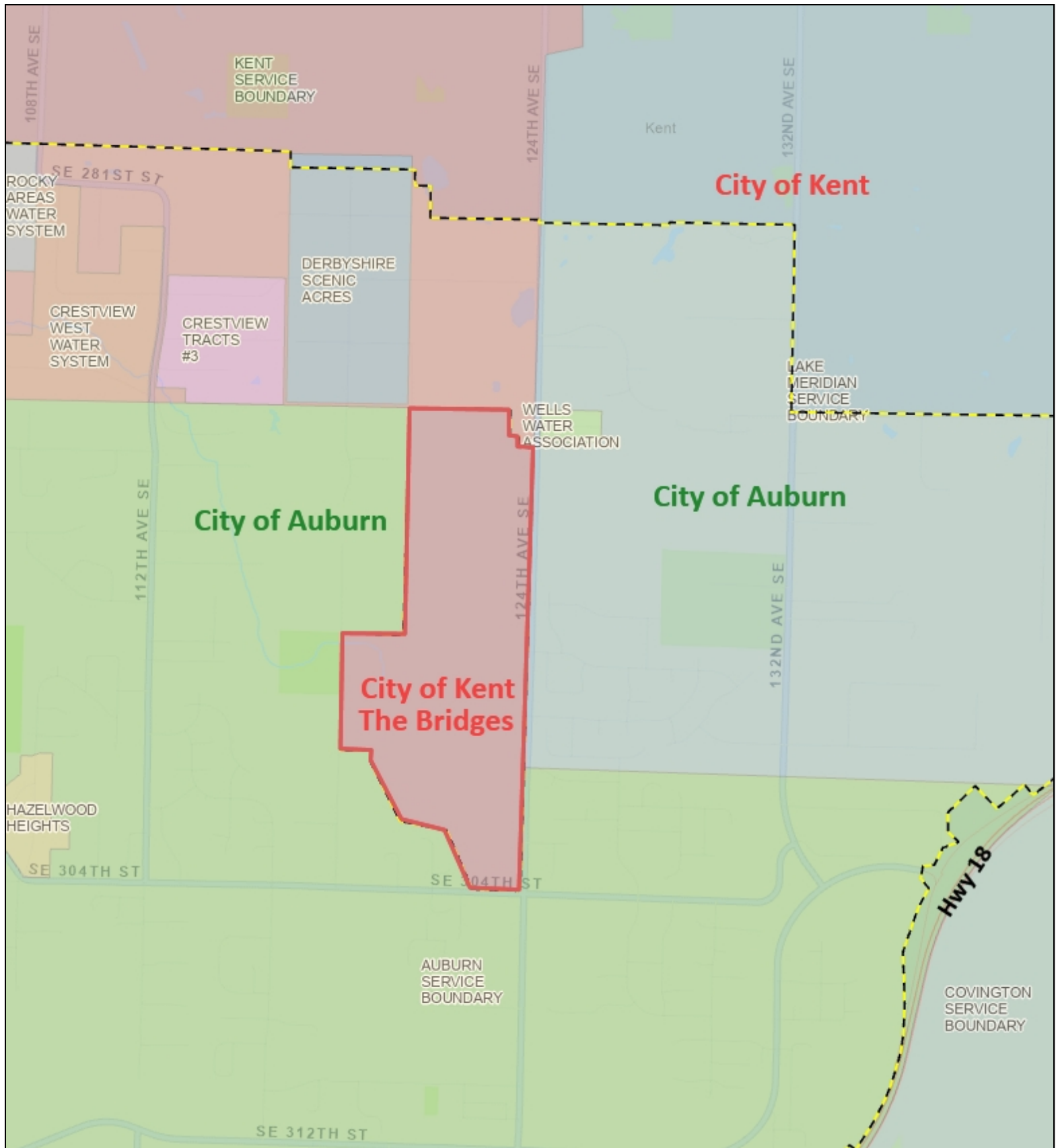
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The Bridges Water District Boundaries

Printed Date: 7/15/2022
Map Created by City of Auburn eGIS
Imagery Date: May 2015



2,666.7 0 1,333.3 2,666.7 Feet

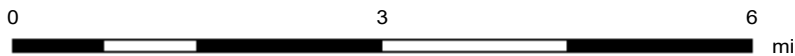
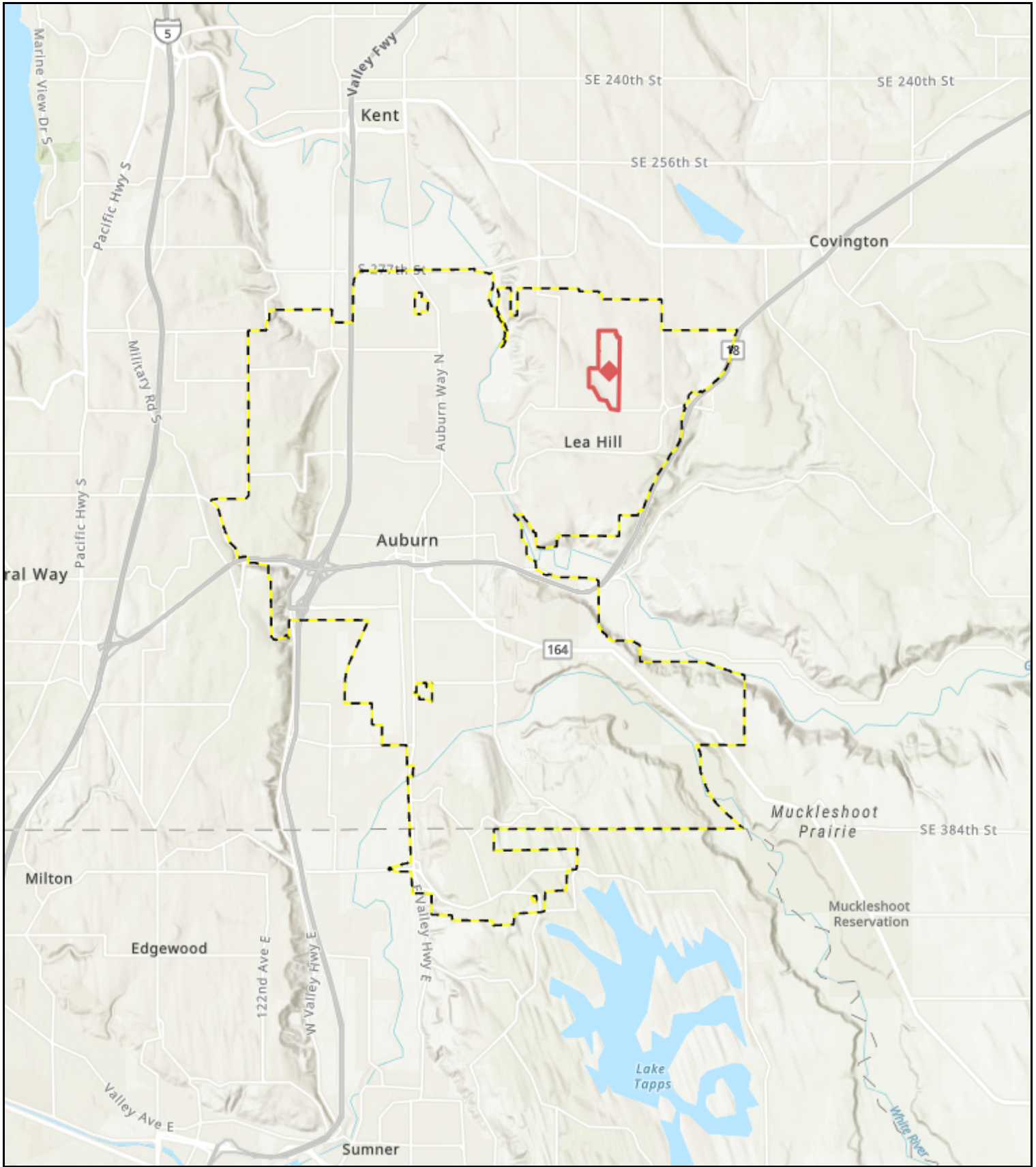
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City of Auburn Corporate Limits

Printed On: 9/27/2023
Map created by City of Auburn eGIS



WGS84 Web Mercator (Auxiliary Sphere)

1: 145596



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**PUGET SOUND
REGIONAL FIRE AUTHORITY**
INTERNATIONALLY ACCREDITED FIRE AGENCY
Brian Carson Fire Chief

*Professionally and
compassionately helping people.*

March 7, 2023

Shelby Miklethun
Executive Secretary
WA State Boundary Review Board for King County
400 Yesler Way, Room 205
Seattle, WA 98104

RE: Support for Deannexation of the Bridges Neighborhood from the City of Kent and its Annexation to the City of Auburn

Dear Ms. Miklethun:

The Puget Sound Regional Fire Authority ("PSF") issues this letter to formally offer its support for the deannexation of the Bridges Neighborhood from the City of Kent, and its annexation to the City of Auburn. I understand this letter will be filed with the Notices of Intention the Cities of Kent and Auburn intend to file with the Boundary Review Board.

The Bridges Neighborhood is currently served by PSF, but the neighborhood is not contiguous to the other areas served by PSF. Instead, the Bridges Neighborhood is an island currently served by the PSF that is entirely surrounded by area currently served by another regional fire authority--the Valley Regional Fire Authority ("VRFA").¹

The Bridges Neighborhood includes approximately 155 acres of land, 386 homes, and roughly 1,000 residents. The noncontiguous nature of PSF's service to the Bridges Neighborhood has brought confusion over the years. Having this area deannexed from the City of Kent and annexed to the City of Auburn would allow the Bridges Neighborhood to be served by the VFRA, which serves the immediately surrounding area.

Members of the Bridges Neighborhood have voiced their support of the neighborhood's deannexation from Kent and its annexation to Auburn. PSF similarly notes its support of the same through this letter.

If there is any additional information the Boundary Review Board requires from PSF as it evaluates the Notices of Intention from Kent and Auburn, please let me know.

Sincerely,

A handwritten signature in black ink that reads "B. Carson".

Brian Carson
Fire Chief, Puget Sound Regional Fire Authority

cc: Dana Ralph, Mayor for City of Kent
Nancy Backus, Mayor for City of Auburn
Brad Thompson, Fire Chief for Valley Regional Fire Authority

¹ Appended to this letter are excerpts from the annual reports issued by PSF and VRFA that document service boundaries, with an added notation to identify the location of the Bridges Neighborhood.

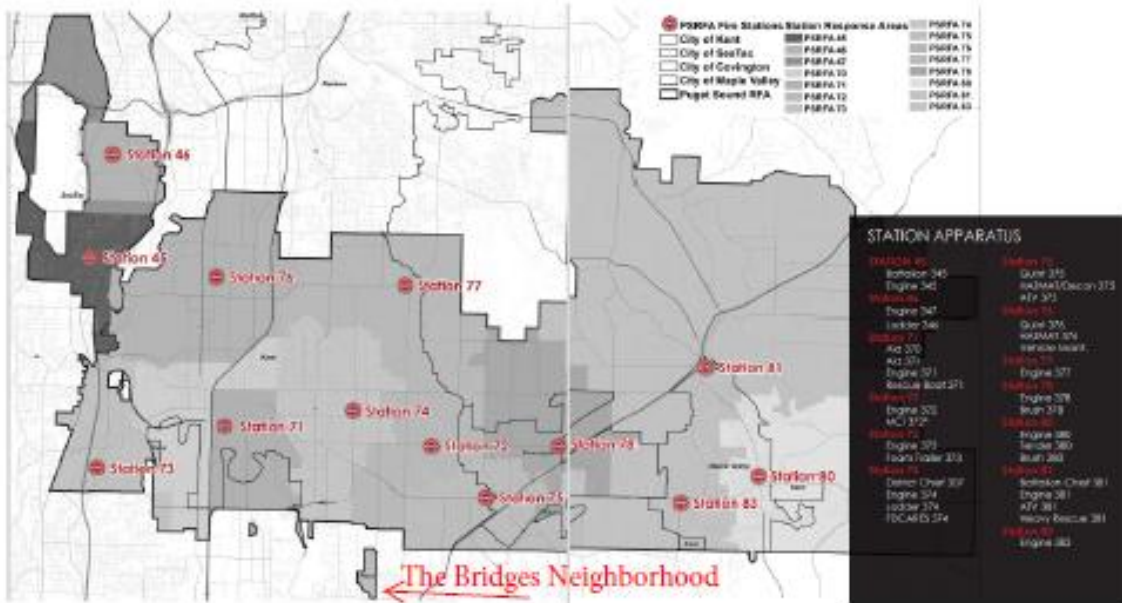
Administration

24611 116th Avenue SE, Kent, Washington 98030
Phone: 253.856.4300 • Fax: 253.856.6300 • pugetsoundfire.org

Serving the communities of Covington, Kent, Maple Valley, SeaTac, Tukwila, Fire Districts 37 & 43

APPENDIX

Service Area of Puget Sound Regional Fire Authority:



Service Area of Valley Regional Fire Authority:

