



**VIA EMAIL PDF**

December 8, 2025

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

**RE: Notice of Intention by King County Drainage District 5-5A  
To Withdraw Territory from King County Drainage District 5-5A**

Dear Boundary Review Board,

As required by RCW 36.93, Notice of Intention is hereby provided to the Washington State Boundary Review Board for King County by King County Drainage District 5-5A regarding the proposed withdrawal of territory from the boundaries of King County Drainage District 5-5A and transfer of that territory to the City of Enumclaw.

The District's statutory authority for this action complies with RCW 85.38.001 and RCW 85.38.213.

The explanation of items required to assist the Boundary Review Board's consideration of the proposed action is enclosed, as much as possible, following the suggested format for submissions.


The King County Drainage District 5-5A Board of Commissioners has determined that the proposed action is in the best interests of the public and that the withdrawal and transfer of territory to the City of Enumclaw meets the statutory objectives of the King County Boundary Review Board to ensure logical, responsible, and efficient growth of local governments.

If there are questions or additional information is required, please contact and send official notices to:

Michael J. Reynolds, Esq.  
[mjr@reynoldsburton.com](mailto:mjr@reynoldsburton.com)  
(360) 802-3888


Mailing: Michael J. Reynolds, Esq.  
Reynolds Burton & Vinson PLLC  
1219 Cole Street  
Enumclaw, WA 98022

Respectfully,



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Mark VanWieringen, Board Chair  
King County Drainage District 5-5A



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Commissioner Alan Predmore

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Commissioner Steve Fasoli

## **ADVANCE COURTESY NOTIFICATION**

An Advance Courtesy Notification was submitted to the Boundary Review Board on May 15, 2025.

### **I. BACKGROUND INFORMATION and MAPS**

#### **A. Basic Information**

1. The proposed action is a withdrawal of territory from the boundaries of King County Drainage District 5-5A. Upon withdrawal, all drainage district infrastructures, properties, property rights, and easements within the withdrawn territory will be transferred to the City of Enumclaw through an Interlocal Agreement.

The Drainage District was formed in 1916 (King County Superior Court Case No. 117413). Since the district's formation, the incorporated boundaries of the City of Enumclaw have grown to encompass a majority of the district's territory.

The land mass of the District is approximately 1,323.4 acres, of which approximately 61% of the land mass lies within the incorporated city limits of the City of Enumclaw.

The City of Enumclaw maintains and operates a stormwater utility within its incorporated city limits. The drainage district's infrastructure and rights within the city limits of Enumclaw would be most efficiently managed and operated as part of the city's stormwater utility, which it now serves, rather than by the drainage district.

2. The proposed action has been a public process conducted in open public meetings:
  - a. On May 1, 2025, the District notified all parcel owners by US Mail of the proposed action and invited public comment. **(Exhibit A)**
  - b. On May 27, 2025, the City of Enumclaw City Council passed Resolution No. 1843, expressing the City's support of the proposed action. **(Exhibit B)**

- c. On June 9, 2025, King County Drainage District 5-5A conducted a Public Hearing to receive public comment regarding the proposed action. The District received no comments against the proposed action. **(Exhibit C)**
- d. The Drainage District Board of Commissioners and Enumclaw City Council, with their respective counsels, have reviewed and tentatively accepted the terms of a draft Interlocal Agreement. Both governing bodies intend to approve and execute the Interlocal Agreement upon Boundary Review Board approval of the proposed action. **(Exhibit D)**
- e. On September 8, 2025, the King County Drainage District 5-5A Board of Commissioners approved Resolution No. 2025-01, approving the withdrawal of territory and authorizing the filing of a Notice of Intention with the King County Boundary Review Board pursuant to RCW 36.93.130. **(Exhibit E)**

### 3. Legal Description

- a. See the legal description. **(Exhibit F)**

Simply described, all territory within the existing incorporated city limits of the City of Enumclaw is proposed to be withdrawn from the territory of the drainage district. The area of the drainage district that will remain is that area not within the incorporated city limits of the City of Enumclaw.

### 4. Maps

- a. Maps provided. **(Exhibit G)**
  - i. Overview Map – Enumclaw City Limits
  - ii. Assessor's Map of Northeast Quarter of Section 24, Township 20 North, Range 6 East
  - iii. Assessor's Map of Northwest Quarter of Section 19, Township 20 North, Range 7 East
  - iv. Assessor's Map of Southeast Quarter of Section 13, Township 20 North, Range 6 East
  - v. Assessor's Map of Southwest Quarter of Section 18, Township 20 North, Range 7 East

5. Filing

- a. King County Drainage District 5-5A has submitted payment of the \$50.00 filing fee payable to the Washington State Boundary Review Board for King County. **(Exhibit H)**

II. **EVALUATION CRITERIA**

A. SEPA

King County Drainage District 5-5A completed a SEPA Checklist for the proposed non-project. **(Exhibit I)**

- B. On December 8, 2025, the District, acting as the Lead Agency, and having reviewed the proposed action in accordance with applicable statutory regulations, issued a SEPA Determination of Non-Significance. **(Exhibit J)**
- C. The District provided written notice of the Determination of Non-Significance to other agencies and provided a 15-day comment period. **(Exhibit K)**

## **Exhibit A**

### **NOTICE OF PUBLIC HEARING**

*Mailed via US Mail on May 1, 2025*

*Mailed to 687 Parcel Owners*

May 1, 2025

**RE: NOTICE OF PUBLIC HEARING on Monday, June 9, 2025, at 4:30 pm -**  
*King County Drainage District No. 5- 5A's Intent to Transfer a portion of Service Area and Assets to the City of Enumclaw.*

Dear Property Owner,

You are receiving this notice because records show that you own property within the boundaries of King County Drainage District No. 5-5A (the "Drainage District") service area.

The Drainage District provides routine maintenance for certain agricultural and stormwater drainage ditches within its boundaries (map attached), including some properties within the incorporated boundary of the City of Enumclaw (City) and adjacent properties in Unincorporated King County. These services are paid for by property owners like yourself through a special assessment included in your tax bill assessed by the Drainage District.

**Why Are You Receiving This Notice?**

You are receiving this notice because we, the Commissioners of the Drainage District Board, will be proposing to the King County Boundary Review Board that by the end of 2025, the Drainage District transfer that portion of its service area and assets – primarily easements associated with agricultural ditches—within the City of Enumclaw to the City's ownership. Should this occur, the City has agreed to assume ownership and responsibility for these assets. After this transfer, the Drainage District will no longer operate or levy assessments against properties within the City limits.

The transfer of properties and assets within the city limits to the City will significantly reduce the Drainage District's service area to only those within its boundaries located in Unincorporated King County. These changes to the Drainage District may impact the level of drainage services you receive.

**Why is the Drainage District Board of Commissioners proposing this action?**

The Drainage District was formed in 1916. Since then, as the community has grown, the incorporated boundaries of the City of Enumclaw have been expanded through numerous annexations.

Today, there are 881 parcels of land within the boundaries of the Drainage District. Of these, 749 (85%) are located within the incorporated city limits of Enumclaw.

The land mass within the current boundaries of the Drainage District is 1,323.4 acres. Of that area, 804.2 acres (61%) are within the incorporated city limits of the City of Enumclaw.



The Drainage District Board of Commissioners recommends that those Drainage District properties and District assets within the incorporated city limits of the City of Enumclaw should be transferred to the City of Enumclaw and managed as part of the City's stormwater system.

#### **What are the possible effects on the Drainage District of the proposed change?**

If this change is approved, the three commissioners who currently make up the Drainage District Board of Commissioners will no longer own property within the service area of the newly drawn boundaries of the Drainage District. This means that they would no longer qualify to serve, and new commissioners would need to be found in order for the Drainage District to function.

If no new commissioners are found, the Drainage District faces possible dissolution, and all services previously provided by the Drainage District would cease. If the Drainage District is dissolved, the County has a limited role in the management of private storm water and drainage ditches, which is primarily through the KC Agricultural Drainage Assistance Program ("ADAP") program and a limited Neighborhood Drainage grant program.

#### **What is the Process Moving Forward?**

- **Drainage District 5 Action** – Following a June 9, 2025, Public Hearing, the Drainage District Board of Commissioners intends to take action to pass a Resolution at its regularly scheduled June 9, 2025, meeting. If passed, the Drainage District will submit a request of Intent to Withdraw those properties within the city limits of the City of Enumclaw from the Drainage District 5- 5A service area. If approved by the Boundary Review Board, the Drainage District will execute an Interlocal Agreement between the Drainage District and the City of Enumclaw, which will finalize the transfer. Effective with the transfer of service area and assets, the current Board of Commissioners will resign.
- **Boundary Review Board** – Upon a filing by the Drainage District, the Boundary Review Board will consider the proposed Intent to Withdraw the properties within the city limits of the City of Enumclaw from the Drainage District Service Area. The Boundary Review Board may approve or deny the proposed action.
- **King County Appoints New Board Members for the Drainage District or Dissolve the District** – If approved, and upon the transfer of service area and assets to the City, the current commissioners will resign from their elected positions, and King County will recruit and appoint new commissioners from the remaining portion of the Drainage District. If no appointees step forward, King County may have to dissolve the Drainage District through legislation.



### Ways to Participate

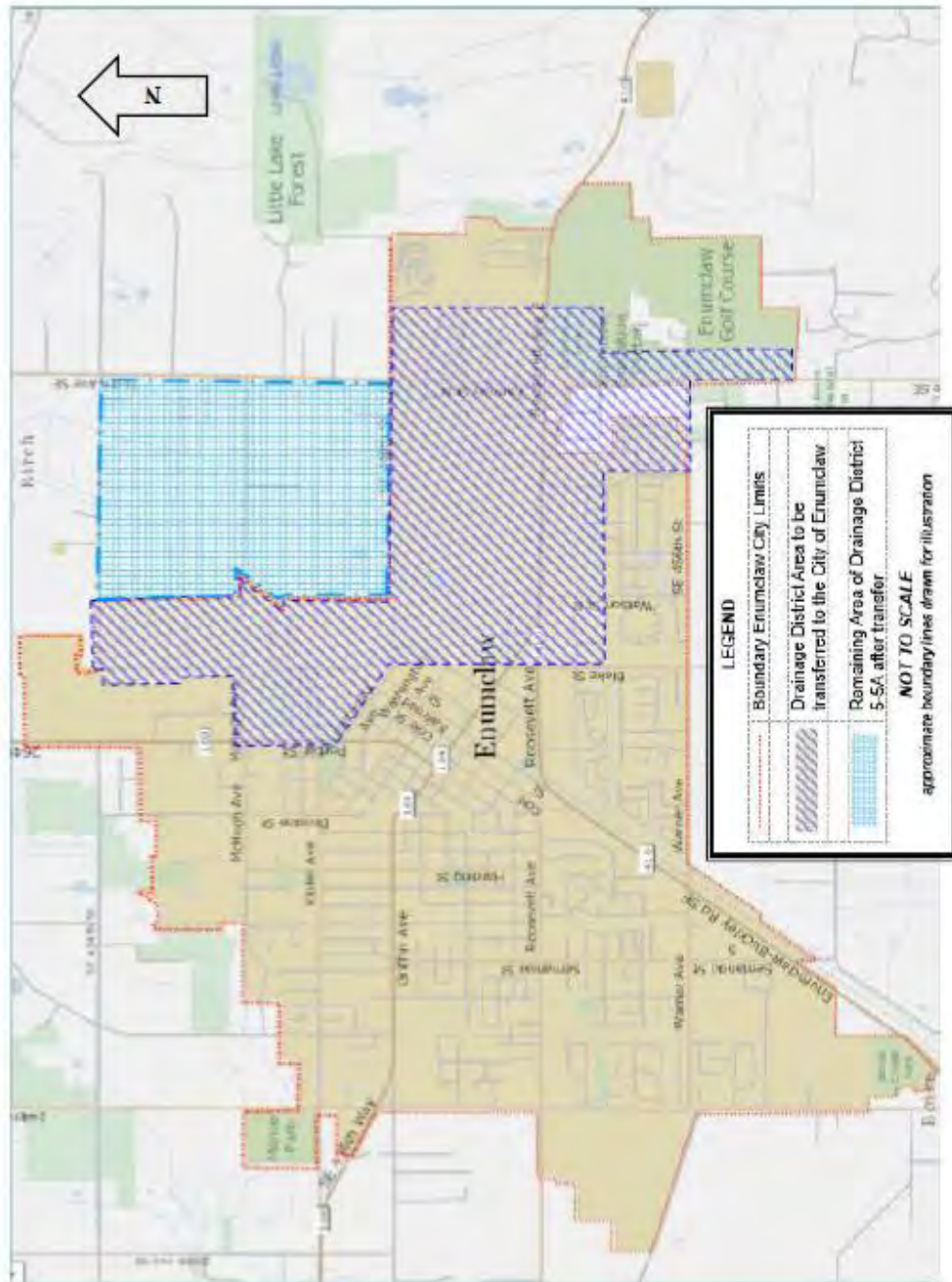
You can participate in public comment for both the action by the Drainage District and subsequently the review by the Boundary Review Board.

- Give oral comment for or against the proposed action by speaking at the Drainage District 5-5A Board of Commissioners Public Hearing on Monday, June 9, 2025, at 4:30 pm. The Board of Commissioners meetings are held at The Expo Center Administration Building, 45224 284<sup>th</sup> Ave SE, Enumclaw, WA. Each person is allowed a maximum of 5 minutes to present their comments.
- Email all or any of the Drainage District Board of Commissioners. All emails presenting for or against comments and statements will be read at the Public Hearing on June 9, 2025.

Email addresses for the Board of Commissioners:

Mark VanWieringen, Chair	- <a href="mailto:mark.districtfive@gmail.com">mark.districtfive@gmail.com</a>
Alan Predmore	- <a href="mailto:alan.districtfive@gmail.com">alan.districtfive@gmail.com</a>
Steve Fasoli	- <a href="mailto:steve.districtfive@gmail.com">steve.districtfive@gmail.com</a>

- Once submitted to the Boundary Review Board, you may challenge the proposal through the Boundary Review Board process. Information about the Boundary Review Board Process is enclosed.
- If you own property in the service area of the Drainage District in unincorporated King County and are interested in serving as a King County Drainage District 5-5A Commissioner, please email King County Council Legislative Aide Carson Coates – [carson.coates@kingcounty.gov](mailto:carson.coates@kingcounty.gov)



## **BOUNDARY REVIEW BOARD PROCESS**

### **What is the King County Boundary Review Board and What is Its Role Here?**

The King County Boundary Review Board (BRB) provides independent review of boundary changes for special purpose districts within King County pursuant to Chapter 36.93 RCW. The Drainage District will file a notice of intention outlining the plan described above with the BRB. That plan will typically only be reviewed by the BRB if a petition for review is filed within 45 days of the date the plan is filed. Under state law, residents may submit a petition to the BRD requesting review to object or request modifications to a proposed plan. These petitions are also sometimes called a "Request for Jurisdiction." For more information on the BRB process, please see their website.<sup>1</sup>

### **How Can You Participate if You Object to the Proposed Plan?**

Residents who object to the Drainage District proposal should file a petition for review with the BRD. This allows the BRD to review the Drainage District's plan and make appropriate changes. If no petition is filed, the proposed plan will be approved as-is.

To be valid, a petition for review must be signed by either (a) five percent of the registered voters residing within the Drainage District's service area; or (b) an owner or owners of property consisting of five percent of the assessed valuation within that area. RCW 36.93.100(3). If review is requested, the Boundary Review Board is empowered to approve, modify, or deny the proposed action.

Petitions can be submitted to the Boundary Review Board either electronically at [BoundaryReviewBoard@kingcounty.gov](mailto:BoundaryReviewBoard@kingcounty.gov) or by U.S. mail to:

King County Boundary Review Board  
400 Yesler Way, #205  
Seattle, WA 98104

Petitions should include: (1) a brief statement of the purpose for invoking the Boundary Review Board's jurisdiction; (2) a map illustrating the requested revisions to the area boundaries for the originally proposed action; (3) a legal description of the planned boundaries for the proposed action; and (4) fee(s) as required by RCW 36.93.120, payable to King County.

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<sup>1</sup> <https://kingcounty.gov/en/independents/governance-and-leadership/government-oversight/boundary-review-board>.

A copy of the Drainage District's proposal will be available on the BRB website as well.

## **Exhibit B**

### **CITY OF ENUMCLAW RESOLUTION No. 1843**

*Approved by the Enumclaw City Council  
at a Regularly Scheduled Open Public Meeting on May 27, 2025*



**City of Enumclaw  
1339 Griffin Avenue  
Enumclaw, Washington 98022**

**City Council Regular Session  
City Hall Council Chambers  
May 27, 2025, 7:00 p.m.**

**1. CALL TO ORDER AND FLAG SALUTE:**

Mayor called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Mayor Pro Tem Wright announced that all Council Members are present.

**ATTENDANCE:**

Councilmembers Bobby Martinez, Thomas Sauvageau, Anthony Wright, Chris Gruner, Corrie Koopman Frazier, Jan Martinell, and Chance LaFleur were present. Also present were Mayor Jan Molinaro, City Administrator Chris Searcy, City Attorney Brett Vinson, City Clerk Jessica Rose, Police Chief Tim Floyd, Finance Director Kristan Reed, Community Development Director Chris Pasinetti, Parks and Recreation Director Alina Hibbs, Public Works Director Brian Spindor, Students on Council Katherine Fettig, Colby Rismiller, Kinley Rismiller and Media Services Technician Zoie Raum.

**2. ADJUSTMENTS TO THE AGENDA:**

Mayor removed 4.B.3 Employee Promotion and added 4.B.4 Employee Recognition.

Council approved agenda as amended.

**3. MOTION TO APPROVE MINUTES AS PUBLISHED:**

A. Council Minutes 4-28-25

**WRIGHT MOVED TO APPROVE THE APRIL 28, 2025, COUNCIL MEETING MINUTES AS PUBLISHED. SAUVAGEAU SECONDED. MOTION CARRIED 7-0.**

**4. ANNOUNCEMENTS AND PRESENTATIONS:**

**A. ANNOUNCEMENTS**

1. *Coffee with the Mayor*, Monday, June 9, 9:00 a.m. - 10:00 a.m., City Hall, Council Chambers
2. June Observances
  - a. National Safety Month
  - b. Nursing Assistants Week, June 12-18

Mayor noted the announcements.

**B. PRESENTATIONS**

1. SCA Recognitions - Jan Molinaro, Mayor

Mayor recognized LaFleur, Koopman Fraizer, and Pasinetti for their involvement with Sound Cities Association (SCA) in 2024.

2. Bruce Guenther Scholarship - Tim Floyd, Police Chief
  - a. Laney Johnson

Floyd provided a brief background of the scholarship and presented it to Johnson.

**REMOVED:** 3. Employee Promotion - Tim Floyd, Police Chief

- a. Rich Tison, Sergeant

**ADDED:** 4. Employee Recognition

- a. Addisyn Sawyer

Mayor recognized Sawyer for saving her grandfather's life through CPR just hours after completing the required course as a lifeguard.

***Council Comments:***

None

***Council Action:***

**LAFLEUR MOVED TO APPROVE RESOLUTION NO. 1840, MFTE CONTRACT AMENDMENT. GRUNER SECONDED. MOTION CARRIED 7-0.**

3. Resolution No. 1843 - Incorporate Drainage District No. 5-5A into Enumclaw  
City Clerk Reads Resolution by Title Only

**RESOLUTION NO. 1843**

A RESOLUTION OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON, EXPRESSING THE CITY COUNCIL'S WILLINGNESS TO INCORPORATE KING COUNTY DRAINAGE DISTRICT NO. 5 AND 5A INTO THE CITY OF ENUMCLAW, SUBJECT TO THE OUTCOME OF A PUBLIC HEARING AND FINAL APPROVAL OF AN INTERLOCAL AGREEMENT.

***Staff Report:***

Vinson stated that the district has initiated proceedings to transfer drainage assets and dissolve its responsibilities within the city. Approving this resolution will support inter-agency coordination, promote transparency, and signal the city's interest in assuming responsibility for drainage infrastructure to ensure consistent stormwater management, eliminate overlapping taxing authorities, and protect public health and safety.

***Council Committee Report:***

Wright stated that the Public Works Committee has reviewed and is in approval.

***Council Comments:***

None

***Council Action:***

**WRIGHT MOVED TO APPROVE RESOLUTION NO. 1843, INCORPORATE DRAINAGE DISTRICT NO. 5-5A INTO ENUMCLAW. SAUVAGEAU SECONDED. MOTION CARRIED 7-0.**

4. Resolution No. 1844 - DAR Outside Agency Agreement  
City Clerk Reads Resolution by Title Only

**RESOLUTION NO. 1844**

A RESOLUTION OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE DAUGHTERS OF THE AMERICAN REVOLUTION FOR THE JOINT FUNDING AND RESTORATION OF THE STEVENSON FAMILY GRAVE MARKERS.

***Staff Report:***

Hibbs stated that the Council approved \$18,000 funding assistance to the Daughters of the American Revolution (DAR) for the restoration of the Stevenson grave markers in 2023. As of May 2025, DAR has secured the funding for the remaining balance of the restoration.

***Council Committee Report:***

Koopman Frazier stated that the Community Services Committee has reviewed and is in approval.

***Council Comments:***

None





## City Council AGENDA BILL

**Meeting Date:** 05/26/2025**Subject:** Resolution No. 1843 - Authorizing Drainage District 5-5A Asset Transfer**Category:** RESOLUTION**BUDGET IMPACT:****Expenditure Budget:** \$0**Revenue Budget:** \$0**Proposed Budget Amendment:** \$0**Related Resolution No.****Attachments:** Staff Report, Resolution, and Agreement**Staff Contact:** Brett Vinson, City Attorney**Summary/Background:**

King County Drainage District No. 5 and 5A ("District") operates stormwater and agricultural drainage infrastructure, a substantial portion of which is located within the corporate boundaries of the City of Enumclaw. As the District's territory has become increasingly urbanized and overlaps primarily with City limits (approximately 61% of land area and 85% of parcels), the District has initiated proceedings to transfer drainage assets and dissolve its responsibilities within the City.

In anticipation of a duly noticed public hearing scheduled by the District for June 9, 2025 by the County, this Resolution expresses the City Council's willingness to incorporate the drainage infrastructure and maintenance responsibilities of the District located within City limits, subject to: (a) the outcome of the public hearing; (b) negotiation of mutually agreeable terms; and (c) final approval of an interlocal agreement by the City Council at a future regular meeting.

Approval of this Resolution will support inter-agency coordination, promote transparency, and signal the City's interest in assuming responsibility for drainage infrastructure to ensure consistent stormwater management, eliminate overlapping taxing authorities, and protect public health and safety.

Adopt Resolution No. 1843 - Declaring the City Council's willingness to incorporate King County Drainage District No. 5 and 5A, subject to public hearing and final approval of an interlocal agreement at a future Council meeting.

**Recommendations:****Date Sent to Committee:****Date Returned:****Council Committee:****Staff:** Approve

(BELOW TO BE COMPLETED BY CITY CLERKS OFFICE)

**COUNCIL ACTION:**☐ APPROVED

1ST reading 5/27/25

☐ DENIED

Enactment reading

☐ TABLED / DEFERRED / NO ACTION

ORDINANCE #

☐ MOVED TO SECOND READING (Ordinances only)

RESOLUTION # 1843



## *Staff Report*

### *Department of Administration*

**TO:** Mayor / City Council  
**FROM:** Brett C Vinson, City Attorney  
**DATE:** May 26, 2025  
**SUBJECT:** Resolution Expressing Willingness to Incorporate Drainage District No. 5 and 5A into the City of Enumclaw, Subject to Public Hearing and Future Interlocal Agreement Approval

#### **Background:**

The City of Enumclaw has experienced sustained urban growth, resulting in an increasing proportion of the territory and infrastructure of King County Drainage District No. 5 and 5A falling within the City's incorporated boundaries. Currently, the City comprises approximately 61% of the land area and 85% of the tax parcels within the District.

The District has indicated its intent to withdraw from the territory located within City limits and to transfer ownership and maintenance responsibility for its stormwater and agricultural drainage infrastructure—including ditches, pipes, catch basins, and outfalls—to the City of Enumclaw. To proceed, the District is required by RCW 85.38.213 to conduct a public hearing prior to adopting a resolution to approve the transfer and authorize execution of an interlocal agreement.

The County is conducting a public hearing on June 9, 2025, at the Enumclaw Expo Center, after which the City will consider whether to approve the interlocal agreement formally transferring infrastructure and related obligations.

#### **Analysis:**

Assuming responsibility for the drainage infrastructure within City limits is consistent with the City's long-term planning and stormwater management goals. It would:

- Eliminate overlapping jurisdictional authority and taxing districts;
- Provide for integrated and consistent maintenance of drainage facilities;
- Ensure better alignment with City development regulations and service levels;
- Improve responsiveness to local drainage concerns and emergency needs.

The proposed resolution does not commit the City to final acceptance but expresses the City Council's willingness to proceed with incorporation of the District's facilities, subject to:

- Completion and outcome of the public hearing;
  - Negotiation and finalization of an interlocal agreement; and
  - Formal Council approval of the agreement at a future regular meeting.
- This measured approach will support transparency, regulatory compliance, and orderly transition of public assets and services.

**Recommendation:**

Staff recommends that the City Council adopt the proposed resolution expressing willingness to incorporate the drainage infrastructure and responsibilities of King County Drainage District No. 5 and 5A, subject to the outcome of the June 9, 2025 public hearing and final approval of an interlocal agreement.



**RESOLUTION NO. 1843**

**A RESOLUTION OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON, EXPRESSING THE CITY COUNCIL'S WILLINGNESS TO INCORPORATE KING COUNTY DRAINAGE DISTRICT NO. 5 AND 5A INTO THE CITY OF ENUMCLAW, SUBJECT TO THE OUTCOME OF A PUBLIC HEARING AND FINAL APPROVAL OF AN INTERLOCAL AGREEMENT.**

**WHEREAS**, King County Drainage District No. 5 and 5A (the "District") currently owns and operates a system of drainage infrastructure, including ditches, pipes, catch basins, and outfalls, portions of which lie within the corporate limits of the City of Enumclaw (the "City"); and

**WHEREAS**, as the City has experienced growth and urbanization, a majority of the parcels and land area within the District are now located within the City's jurisdictional boundaries; and

**WHEREAS**, the District and City have engaged in cooperative discussions concerning the orderly transfer of drainage infrastructure and maintenance responsibilities to the City to support integrated municipal stormwater management, improved customer service, and elimination of duplicative taxing jurisdictions; and

**WHEREAS**, the District has notified the public and the City of its intent to proceed with a request to the King County Boundary Review Board for withdrawal of territory pursuant to RCW 85.38.213, which requires the holding of a public hearing before the District can approve a resolution of withdrawal and execute an interlocal agreement with the City; and

**WHEREAS**, the City has reviewed preliminary drafts of a proposed interlocal agreement and supports the overall goal of assuming local control and responsibility for the infrastructure within the City, provided such transfer occurs under mutually acceptable terms and conditions; and

**WHEREAS**, the City Council desires to formally express its willingness to proceed with the incorporation of the District's facilities and service area located within City limits, conditioned upon the outcome of the County's public hearing scheduled for June 9, 2025, and subsequent City Council review and approval of the final interlocal agreement; and

**WHEREAS**, this resolution is intended to support transparency, facilitate cooperation with the District and King County, and provide public notice of the City's interest in assuming drainage responsibilities consistent with long-term planning goals;

NOW, THEREFORE, the city council of the city of Enumclaw, Washington, does resolve as follows:

**Section 1.** The City Council of the City of Enumclaw hereby expresses its willingness to incorporate the drainage infrastructure and maintenance responsibilities of King County Drainage District No. 5 and 5A located within City limits, subject to (a) the completion and outcome of the public hearing scheduled by the District on June 9, 2025, (b) final negotiation of acceptable terms in an interlocal agreement, and (c) formal approval of said interlocal agreement by the City Council at a subsequent regular meeting.

**Section 2.** The City Council authorizes City staff to continue negotiations with the District and to coordinate with King County and the Boundary Review Board as necessary to facilitate the proposed transfer, including preparation of related documents and maps.

**Section 3.** Nothing in this Resolution shall be construed as binding the City to accept ownership or maintenance obligations unless and until the final interlocal agreement is approved by the City Council and executed by the Mayor.

**Section 4.** This Resolution shall take effect and be in full force immediately upon passage by the City Council.

DONE IN OPEN AND REGULAR SESSION this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor Jan Molinaro

INTRODUCED \_\_\_\_\_

PASSED \_\_\_\_\_

APPROVED \_\_\_\_\_

Attested:

Approved as to form:

\_\_\_\_\_  
Jessica Rose  
City Clerk

\_\_\_\_\_  
Brett C. Vinson  
City Attorney

## **Exhibit C**

### **PUBLIC HEARING**

*Drainage District 5-5A Meeting Minutes  
Approved Meeting Minutes of June 9, 2025*



**KING COUNTY DRAINAGE DISTRICT No. 5 – 5A**  
**BOARD OF COMMISSIONERS MEETING**

**AGENDA**

**JUNE 9<sup>TH</sup>, 2025 @ 4:30 PM**

**THE MEETING WILL BE HELD AT THE ENUMCLAW EXPO CENTER CONFERENCE ROOM**

- Call to Order
- Roll Call of Commissioners

**A. Standing Business**

1. Approval of the Agenda
2. Approval of the minutes of May 12, 2025, Regular Meeting
3. Review of Financial Statements
4. Approval of May claims form: 6 claims totaling \$6,257.72
5. Correspondence

a.

- B. Citizen Participation** (Limited to 5 minutes per person) *If accommodation is necessary, including virtual access to make a public comment, please call 253-261-3062 by noon the day of the meeting. Citizens may email comments to Board Chair Commissioner Mark VanWieringen at [Mark.DistrictFive@gmail.com](mailto:Mark.DistrictFive@gmail.com)*

**C. Public Hearing** – Intent to transfer a portion of the Service Area to the City of Enumclaw

- a. Recess the Regular Meeting and Open the Public Hearing
  - i. Summarize Proposal
  - ii. Read Public Comments received by email
  - iii. Receive Public Comments (Provide name and address – Each person is allowed a maximum of 5 minutes to present their comments)
- b. Close the Public Hearing and call the Regular Meeting back to order

**D. Unfinished Business**

1. District/City Transfer
2. 2025 Annual Maintenance Project
3. Fallen tree removal Lateral C

**D. New Business**

1.

**E. Commissioner Comments & Good of the Order**

1.

Next Meeting is July 14<sup>th</sup>, 2025, at 4:30 pm @ Enumclaw Expo Center Conference Room

Commissioner's Meeting Agenda

Monday, June 9<sup>th</sup>, 2025

Page 1 of 1

**King County Drainage District No. 5 – 5A  
Board of Commissioners Meeting Minutes  
June 9<sup>th</sup>, 2025**

The meeting was held in the conference room of the Enumclaw Expo Center Administration Building. Commissioner VanWieringen called the meeting to order at 4:30 PM.

Roll Call of Commissioners: Commissioner VanWieringen, Commissioner Predmore, and Commissioner Fasoli were in attendance. Counsel Reynolds was in attendance.

**Standing Business**

1. Commissioner VanWieringen motioned to approve the agenda as published; seconded by Commissioner Fasoli. Motion passed 3 – 0.
2. Commissioner VanWieringen motioned to approve the meeting minutes of the May 12, 2025, meeting as presented; seconded by Commissioner Predmore. Motion passed 3 – 0.
3. Financial Statements were reviewed. There were no questions concerning the Financial Statements.
4. There were 6 claims processed for May 2025, totaling \$6,257.72 as presented in the prepared Special District Voucher Approval Document. Commissioner Predmore motioned to approve payment of the claims as presented in the Special District Voucher Approval Document; seconded by Commissioner VanWieringen. Motion passed 3 – 0.
5. *City of Enumclaw Notice of MDNS for Land Use Application 2025-0010 – Morris Storage and Mill Site.*

**Citizen Participation**

A. None

At 4:35 pm, Commissioner VanWieringen recessed the meeting and opened the scheduled Public Hearing regarding the proposal to transfer a portion of the district's service area to the City of Enumclaw.

- A. Counsel Reynolds provided a brief explanation of Drainage Districts and the intent of the proposed action.

B. Commissioner Predmore read the email comments the Board received from:

- Jennifer Coffey Morley, received on May 5, 2025
- John Morris, received on May 6, 2025
- David Dietz, received on May 6, 2025

C. Bart Jensen asked if the transfer would result in properties in the city limits from being assessed a drainage district benefit charge. Mr. Jensen asked if previous benefit assessments paid would be returned to the property owners.

D. Beau and Roberta Kranz asked several questions about past and future drainage district services and operations.

E. City of Enumclaw City Administrator Chris Searcy spoke and conveyed that the Enumclaw City Council has approved a Resolution of Intent to enter into an agreement with the District to facilitate the transfer to the City once approved by the Boundary Review Board.

*No other persons in attendance offered comment or presented questions. No comments in opposition to the proposal were submitted or presented.*

The Public Hearing was closed at 4:48 pm, and the Regular Meeting was called back to order.

#### **Unfinished Business**

1. The Board provided comments in response to the Public Hearing. Commissioner Predmore motioned to direct Counsel Reynolds to proceed with the filing of documents to the Boundary Review Board, seeking approval of the transfer of a portion of the District to the City of Enumclaw; seconded by Commissioner Fasoli. Motion passed 3 – 0.
2. Commissioner VanWieringen has been in contact with Bill Wheeler Construction regarding the 2025 Annual Maintenance Project. Work will proceed on or after July 1, 2025.
3. Commissioner VanWieringen has spoken with Bill Wheeler Construction regarding the removal of fallen trees on Lateral C. Bill Wheeler Construction will perform the work while in that area, performing work under the 2025 Annual Maintenance Project.

### New Business

1. There was no new business.

### Commissioner Comments & Good of the Order

Counsel Reynolds made the Board aware of King County proposed legislation regarding fencing setbacks from ditches and waterways.

Commissioner Predmore motioned to cancel the regularly scheduled July meeting if there is no business to come before the Board; seconded by Commissioner VanWieringen. Motion passed 3 – 0.

Commissioner Predmore motioned to adjourn the meeting; seconded by Commissioner Fasoli. Motion passed 3 – 0. The meeting was adjourned at 4:54 p.m.

The next meeting is scheduled for July 14, 2025, at 4:30 pm, at the Enumclaw Expo Center Conference Room. If there is no business to come before the Board, the July meeting will be cancelled and the next meeting will be on August 11, 2025, at 4:30 pm, at the Enumclaw Expo Center Conference Room.

APPROVED August 11<sup>th</sup>, 2025:



: Commissioner Mark VanWieringen



: Commissioner Alan Predmore



: Commissioner Steve Fasoli

## **Exhibit D**

### **DRAFT INTERLOCAL AGREEMENT**

*Draft Interlocal Agreement  
King County Drainage District 5-5A and City of Enumclaw*

**INTERLOCAL AGREEMENT  
BETWEEN THE CITY OF ENUMCLAW AND KING COUNTY DRAINAGE DISTRICT  
NO. 5 AND 5A FOR THE TRANSFER OF DRAINAGE INFRASTRUCTURE AND  
MAINTENANCE RESPONSIBILITIES**

This Interlocal Agreement ("Agreement") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the City of Enumclaw, a Washington municipal corporation ("City"), and King County Drainage District No. 5 AND 5A ("District"), a special purpose district formed under RCW 85.38. The City and the District may be individually referred to as a "Party" and collectively as the "Parties."

**RECITALS**

**WHEREAS**, the District owns and maintains a drainage conveyance network located both within unincorporated King County and within the City of Enumclaw; and

**WHEREAS**, the District's boundary is approximately 65% within the City and 35% within King County, with approximately 31% of runoff from within the City limits discharging into the District's conveyance network, which ultimately conveys water to Newaukum Creek; and

**WHEREAS**, in April 2023, the District Commissioners notified the City of their intent to either dissolve or suspend operation of the District but subsequently filed a Notice of Intent to Withdraw Territory within the corporate limits of the City; and

**WHEREAS**, King County held a statutorily required and duly noticed Public Hearing on \_\_\_\_\_ regarding the Intent to Withdraw filed by the District; and

**WHEREAS**, the District Commissioners have offered to transfer ownership of all drainage assets within the City limits to the City of Enumclaw through a quitclaim deed or other legal mechanism prior to dissolution or suspension of operations; and

**WHEREAS**, without continued maintenance, the District conveyance network within the City could lead to flooding risks and infrastructure failures, and if the District is dissolved, King County has indicated they will not be able to provide adequate maintenance within the City's urbanized areas; and

**WHEREAS**, the District currently owns and maintains approximately 2.3 miles of open conveyance ditches, 0.61 miles of piped conveyances, 20 catch basins, and 3 outfalls within the City of Enumclaw; and

**WHEREAS**, RCW 85.38.213 provides the legal framework for withdrawal of area within a city or town from a special district upon (1) adoption of resolutions by both parties, (2) the city assuming full maintenance and financial responsibility, (3) the transfer of rights-of-way and easements, and (4) the execution of an interlocal agreement to address financial reimbursement and asset transfers; and



**WHEREAS**, the District has for several years informed the City that it is considering dissolution due to and long-term viability concerns, and has approached the City requesting that it assume responsibility for drainage infrastructure within the City limits; and

**WHEREAS**, the City has determined that it is in the public interest, and necessary for the protection of health, safety, and property, that stormwater facilities within the City be maintained in a consistent, reliable, and fiscally sustainable manner by the City; and

**WHEREAS**, the City desires to assume responsibility for such drainage facilities and infrastructure located within its corporate boundaries pursuant to RCW 85.38.213, and the District has expressed no objection to such assumption; and

**WHEREAS**, if the District dissolved and/or stopped performing maintenance or capital improvements within the City, the City's assumption of responsibility to initiate activities to prevent or minimize impacts to the City's residents would be an uncompensated benefit to residents and property owners within the City limits; and

**WHEREAS**, the City's assumption of drainage responsibilities is not in response to any contractual obligation but is undertaken voluntarily in the interest of proactive flood prevention, consistent maintenance, and integrated municipal stormwater management; and

**WHEREAS**, the parties acknowledge that the facilities and easements to be assumed by the City do not constitute an asset with independent market value but rather represent ongoing public obligations for maintenance, repair, and liability, and thus no financial reimbursement is warranted to the District; and

**WHEREAS**, the City in recent years has performed the following services without compensation which benefited the District:

1. Misc. permit application preparation and submission
2. Local permitting review
3. Lateral A drainage improvement project construction management and inspection.
4. Grant application and management
5. Misc. inspection and survey of the District drainage infrastructure
6. Maintenance of catch basins presumably owned/operated by the District at areas of piped drainage ditches

**WHEREAS**, for the reasons reflected herein, the City and District stipulate that the City has performed and the District has accepted services substantially in the amount of any future revenue that would not be collected by virtue of transferring the Property, easements or associated infrastructure described herein and therefore no further compensation is required by RCW 85.38.213; and

**WHEREAS**, the City and the District agree to enter into this Agreement to facilitate the withdrawal, transfer of assets, and assumption of responsibilities as outlined in RCW 85.38.213.

**NOW, THEREFORE**, in consideration of the mutual promises set forth herein, the Parties agree as follows:

### **1. Purpose and Scope**

1.1 This Agreement establishes the terms and conditions under which the City of Enumclaw shall assume ownership, operation, and maintenance responsibility for drainage infrastructure currently owned by the District within the City limits.

1.2 This Agreement facilitates the withdrawal of the City's territory from the District, ensures continued drainage management of the District drainage system within the City, and based upon the uncompensated public benefit derived to the property owners within the District and neighboring residents, the parties agree that no reimbursement to the District for lost assessment revenue, will be provided by the City. .

### **2. Withdrawal of City Area from the District**

2.1 **Notice of Intent to Withdraw:** the District has filed a Notice of Intent to Withdraw on [Insert Date], initiating the statutory process for the withdrawal of the City's territory from the District jurisdiction.

2.2 **City Council Approval:** The City of Enumclaw Council has adopted Resolution No \_\_\_\_\_, approving the withdrawal and assumption of responsibilities under this Agreement.

2.3 **District Approval:** The District Board of Commissioners has adopted Resolution No \_\_\_\_\_ authorizing the transfer of assets and withdrawal of City territory from the District jurisdiction..

### **3. Transfer of Ownership and Assets**

#### **3.1 Transferred Assets:**

The District agrees to transfer ownership of certain drainage infrastructure property and associated easements located within the City limits to the City of Enumclaw via quitclaim deed or other legal conveyance. These assets are further described and depicted in Exhibit A and are legally outlined in Superior Court Causes 117413 and 122614, which formed Drainage District No. 5/5A, including:

1. DD5A Main Ditch
2. DD5A Lateral "C" of Main Ditch
3. DD5A Lateral "B" of Main Ditch
4. DD5 Lateral "A" of Main Ditch
5. DD5 Lateral "B" of Main Ditch
6. DD5 Lateral "C" of Main Ditch

As shown on Exhibit A, portions of DD5 Lateral "A" of Main Ditch and DD5A Main Ditch property which currently run within or directly adjacent to the jurisdictional boundary between the City of Enumclaw and King County will also be included in this ownership transfer to the City.

### **3.2 Asset Transfer Mechanism:**

- The District shall execute and deliver a quitclaim deed or similar instrument to transfer ownership of its drainage infrastructure located within the City.
- All rights-of-way or easements held by the District within the City shall be transferred to the City through appropriate legal instruments.

### **4. City's Obligations Post-Transfer**

4.1 Maintenance Responsibilities: Upon transfer, the City shall assume all maintenance, improvements, and operational costs associated with the drainage system, including:

- Routine Maintenance: Vegetation control, debris removal, siltation management, and inspections.
- Non-Routine Maintenance: Channel dredging, invasive species control, beaver dam removal, and regulatory permitting.

4.2 Water Quality Obligations: The City agrees to maintain existing water runoff and water quality levels in the transferred area as required by RCW 85.38.213(1)(e).

4.3 Culvert Crossings: The City shall continue the existing the District policy that culvert crossings are the responsibility of adjacent landowners for maintenance, repair, or replacement.

4.4 Funding: the City reserves its authority to assess properties in the City the cost of maintenance as authorized by state law.

### **5. Term and Effective Date**

5.1 This Agreement shall become effective upon execution by both Parties and shall remain in effect until all obligations herein are fulfilled.

5.2 This Agreement may be amended only in writing with mutual consent of both Parties.

### **6. General Provisions**

6.1 Governing Law: This Agreement shall be governed by the laws of the State of Washington.

6.2 Severability: If any provision of this Agreement is held invalid, the remaining provisions shall remain in full force and effect.

6.3 Entire Agreement: This Agreement constitutes the entire agreement between the Parties.

**IN WITNESS WHEREOF**, the Parties have executed this Agreement as of the date set forth below:

<b>THE CITY OF ENUMCLAW</b>  By Jan Molinaro, Mayor	<b>DRAINAGE DISTRICT NO. 5 AND 5A</b>  By _____ Its _____
<b>APPROVED AS TO FORM:</b>  CITY ATTORNEY  Brett C. Vinson	<b>APPROVED AS TO FORM:</b>  DISTRICT ATTORNEY  Michael J. Reynolds
<b>ATTEST/AUTHENTICATED:</b>  Jessica Rose, City Clerk	

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that Jan Molinaro is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Mayor of the City of Enumclaw to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
My Commission expires \_\_\_\_\_

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the \_\_\_\_\_ of the Drainage District No. 5 and 5A to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
My Commission expires \_\_\_\_\_

## **Exhibit E**

### **KING COUNTY DRAINAGE DISTRICT 5-5A RESOLUTION 2025-01**

*A Resolution of the Board of Commissioners approving the withdrawal of territory and authorizing the filing of a Notice of Intention with the King County Boundary Review Board pursuant to RCW 36.93.130.*

*Approved September 8, 2025*



**DRAINAGE DISTRICT NUMBER 5-5A  
OF KING COUNTY OF THE STATE OF WASHINGTON  
RESOLUTION NO. 2025-01**

**A RESOLUTION of King County Drainage District No. 5 and No. 5A, approving the withdrawal of territory located within the corporate limits of the City of Enumclaw, authorizing the filing of a Notice of Intention with the King County Boundary Review Board pursuant to RCW 36.93.130 and HB 1304 (2025), confirming the holding of a public hearing on June 6, 2025, acknowledging the City of Enumclaw's adoption of a companion resolution in support of the withdrawal, and authorizing negotiation of an interlocal agreement to effectuate the transfer of stormwater management responsibilities.**

**RECITALS**

**WHEREAS**, King County Drainage District No. 5 and No. 5A (the "District") owns, manages, and maintains drainage infrastructure, including ditches, pipes, catch basins, and outfalls, portions of which are now located within the corporate limits of the City of Enumclaw (the "City"); and

**WHEREAS**, as a result of growth and annexations by the City, the majority of the District's parcels, tax lots, and assessed valuation now lie within the City's jurisdictional boundaries; and

**WHEREAS**, the District and the City have engaged in cooperative discussions to promote efficient stormwater management, eliminate duplicative taxation, and integrate drainage services into the City's established stormwater utility; and

**WHEREAS**, pursuant to RCW 57.28.035, a special purpose district may withdraw territory located within the corporate boundaries of a city, and pursuant to RCW 36.93.130 and HB 1304 (2025), such action requires the filing of a Notice of Intention with the King County Boundary Review Board, accompanied by statutory exhibits and documentation; and

**WHEREAS**, on June 9, 2025, the District conducted a duly noticed public hearing on the proposed withdrawal of territory, providing notice to constituents and affected governmental units, receiving public testimony, and making findings in favor of proceeding; and

**WHEREAS**, on June 10, 2025, the District filed a Notice of Intention to Withdraw Territory with the King County Boundary Review Board, including the required exhibits: certified copy of this Resolution, notice of public hearing, legal description of territory, assessor's maps, vicinity and corporate limits maps, SEPA checklist, and supporting documentation; and

**WHEREAS**, the City of Enumclaw adopted Resolution No. 1843 on May 27, 2025, formally supporting the withdrawal of the territory from the District and confirming the City's willingness to assume stormwater management responsibilities for the withdrawn area; and

**WHEREAS**, the District and the City anticipate executing an interlocal agreement following Boundary Review Board approval, to establish the terms and conditions for transfer of facilities, responsibilities, and revenue adjustments; and

**WHEREAS**, the District wishes to formally confirm its approval of the withdrawal, ensure compliance with RCW 36.93 and HB 1304, and authorize its representatives to take all necessary steps to complete the process in coordination with the City, King County, and the Boundary Review Board;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of King County Drainage District No. 5 and No. 5A as follows:

**Section 1. Approval of Withdrawal.**

The District hereby approves the withdrawal of all territory located within the corporate limits of the City of Enumclaw, as legally described in the Notice of Intention filed on or about June 10, 2025, or as may be supplemented, consistent with RCW 57.28.035 and RCW 36.93.130.

**Section 2. Public Hearing Compliance.**

The District confirms that a public hearing was conducted on June 9, 2025, in compliance with statutory requirements, and that affected property owners and governmental entities were provided notice and opportunity to be heard.

**Section 3. Notice of Intention.**

The District ratifies the filing of the Notice of Intention with the King County Boundary Review Board on or about June 10, 2025, and confirms that such filing included all exhibits required under RCW 36.93.130 and HB 1304 (2025), including legal description, assessor's maps, vicinity maps, notice of public hearing, City resolution of support, and related statutory prerequisites.

**Section 4. City of Enumclaw Resolution.**

The District acknowledges the adoption of City of Enumclaw Resolution No. 1843 - on May 27, 2025, unanimously supporting the withdrawal and confirming the City's assumption of stormwater responsibilities.

**Section 5. Interlocal Agreement.**

The District authorizes its commissioners and legal counsel to negotiate and finalize an interlocal agreement with the City of Enumclaw, to be executed following Boundary Review Board approval, establishing terms for the transfer of facilities, maintenance responsibilities, and financial adjustments.

**Section 6. SEPA Compliance.**

Although not specifically required pursuant to RCW 36.93.130, the District confirms compliance with the State Environmental Policy Act (RCW 43.21C, WAC 197-11). A SEPA checklist will be prepared and transmitted to the Boundary Review Board demonstrating that the withdrawal constitutes a non-project governmental action without significant adverse environmental impact.

**Section 7. Authority.**


The District's commissioners and attorney are authorized to take all further steps necessary to implement this Resolution, including coordination with King County, the City of Enumclaw, and the King County Boundary Review Board. DONE in Regular and Open Session by the Board Commissioners of Drainage District No. 5-5A this 8<sup>TH</sup> day of September, 2025.


**Section 8. Ratification.**


All prior acts taken by the District, its commissioners, officers, staff, and legal counsel in furtherance of the withdrawal of territory, including but not limited to preparation and publication of the notice of public hearing, holding the public hearing on June 9, 2025, preparation and filing of the Notice of Intention on June 10, 2025, consultation with the City of Enumclaw, and transmittal of supporting exhibits to the Boundary Review Board, are hereby ratified, approved, and confirmed as lawful and consistent with the intent of this Resolution.

**Section 9:** If any provision of this Resolution is determined to be invalid or unenforceable for any reason, the remaining provisions shall remain in force and effect.


DONE in Regular and Open Session by the Board Commissioners of Drainage District No. 5-5A this 8<sup>th</sup> day of September, 2025.

  
Mark VanWieringen  
Commissioner - Chair  
Dated: 9/8/2025

  
Alan Predmore  
Commissioner  
Dated: 09-08-2025

  
Steve Fasoli  
Commissioner  
Dated: 9/8/2025

Approved as to Form:

  
Michael J. Reynolds  
Attorney

## **Exhibit F**

### **LEGAL DESCRIPTIONS**

*Prepared by Rex D. Gallion, Professional Land Surveyor  
State of Washington Registered 24004558  
November 3, 2025*



CITY OF ENUMCLAW LEGAL DESCRIPTION

A PORTION OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 7 EAST, THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 7 EAST, SECTION 30, TOWNSHIP 20 NORTH, RANGE 7 EAST, THE SOUTH HALF OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 7 EAST, SECTION 25, TOWNSHIP 20 NORTH, RANGE 6 EAST, SECTION 26, TOWNSHIP 20 NORTH, RANGE 6 EAST, THE EAST HALF OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 6 EAST, THE EAST HALF OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 6 EAST, SECTION 23, TOWNSHIP 20 NORTH, RANGE 6 EAST, THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 6 EAST, SECTION 13, TOWNSHIP 20 NORTH, RANGE 6 EAST, SECTION 24, TOWNSHIP 20 NORTH, RANGE 6 EAST, AND THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN BEING DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 6 EAST WILLAMETTE MERIDIAN; THENCE NORTH 89°25'30" WEST, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 13 A DISTANCE OF 1308.27 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 00°33'57" WEST, ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 13 A DISTANCE OF 2567.95 FEET TO THE NORTHERLY RIGHT OF WAY MARGIN OF SOUTHEAST 432<sup>ND</sup> ST.; THENCE SOUTH 88°22'28" EAST ALONG SAID RIGHT OF WAY MARGIN, A DISTANCE OF 377.86 FEET TO A POINT OF CUSP ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1546.95 FEET AND A CENTRAL ANGLE OF 8°50'10" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 31°31'21" WEST 238.33 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 238.57 FEET; THENCE SOUTH 35°56'25" WEST TANGENT TO SAID CURVE, A DISTANCE OF 448.10 FEET; THENCE SOUTH 00°58'12" WEST, A DISTANCE OF 8.96 FEET; THENCE SOUTH 35°56'32" WEST, A DISTANCE OF 314.22 FEET; THENCE SOUTH 88°22'32" EAST, A DISTANCE OF 180.39 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 00°58'15" WEST ALONG SAID EAST LINE OF SECTION 24, A DISTANCE OF 1860.51 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 24; THENCE SOUTH 89°04'19" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1297.47 FEET TO THE WEST QUARTER CORNER OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 88°32'25" EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 19, A DISTANCE OF 2605.69 FEET TO THE CENTER OF SECTION 19; THENCE SOUTH 88°32'35" EAST, A DISTANCE OF 2684.26 FEET TO THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 04°10'57" WEST ALONG THE WEST LINE OF SAID SECTION 20, A DISTANCE

OF 1301.80 FEET; THENCE SOUTH 88°30'29" EAST, A DISTANCE OF 322.25 FEET;  
 THENCE SOUTH 04°11'22" WEST, A DISTANCE OF 492.67 FEET; THENCE SOUTH  
 49°11'22" WEST, A DISTANCE OF 222.35 FEET; THENCE SOUTH 04°08'58" WEST, A  
 DISTANCE OF 660.45 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST  
 QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE  
 WILLAMETTE MERIDIAN; THENCE SOUTH 00°10'02" EAST, A DISTANCE OF 196.80  
 FEET; THENCE SOUTH 15°57'58" WEST, A DISTANCE OF 50.00 FEET TO THE  
 BEGINNING OF A CURVE RADIAL TO SAID LINE; THENCE EASTERLY AND  
 SOUTHEASTERLY A DISTANCE OF 543.92 FEET ALONG THE CURVE CONCAVE TO  
 THE SOUTHWEST, HAVING A RADIUS OF 1382.39 FEET AND A CENTRAL ANGLE OF  
 22°32'37"; THENCE SOUTH 51°29'25" EAST TANGENT TO SAID CURVE, A DISTANCE  
 OF 267.30 FEET; THENCE SOUTH 38°30'35" WEST, A DISTANCE OF 10.00 FEET;  
 THENCE SOUTH 51°29'25" EAST, A DISTANCE OF 200.72 FEET; THENCE SOUTH  
 00°08'32" EAST, A DISTANCE OF 850.09 FEET; THENCE SOUTH 89°50'44" WEST, A  
 DISTANCE OF 660.00 FEET; THENCE SOUTH 00°09'16" EAST, A DISTANCE OF 330.00  
 FEET; THENCE SOUTH 89°50'44" WEST, A DISTANCE OF 329.78 FEET TO THE EAST  
 LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE  
 7 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 00°09'09" EAST ALONG  
 SAID EAST LINE OF SECTION 30, A DISTANCE OF 1977.08 FEET TO THE SOUTH LINE  
 OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 30; THENCE  
 NORTH 88°59'38" WEST, A DISTANCE OF 1303.18 FEET TO THE EAST LINE OF THE  
 WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH  
 00°14'41" EAST ALONG SAID EAST LINE, A DISTANCE OF 663.26 FEET TO THE NORTH  
 LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST  
 QUARTER OF THE AFOREMENTIONED SECTION 30; THENCE NORTH 89°07'46" WEST  
 ALONG SAID NORTH LINE, A DISTANCE OF 618.32 FEET TO A POINT OF THE  
 SOUTHERLY BOUNDARY OF BOUNDARY LINE ADJUSTMENT RECORDING NUMBER  
 20040513900001 RECORDS OF KING COUNTY WASHINGTON; THENCE NORTH  
 00°17'14" WEST ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 13.99 FEET;  
 THENCE NORTH 87°45'17" WEST, A DISTANCE OF 252.86 FEET; THENCE NORTH  
 01°09'46" EAST, A DISTANCE OF 5.40 FEET; THENCE NORTH 88°10'44" WEST, A  
 DISTANCE OF 401.46 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF 284<sup>TH</sup>  
 AVENUE SOUTHEAST; THENCE NORTH 00°17'16" WEST ALONG SAID EASTERLY  
 RIGHT OF WAY MARGIN, A DISTANCE OF 1967.57 FEET; THENCE SOUTH 88°40'35"  
 EAST, A DISTANCE OF 1004.66 FEET; THENCE NORTH 26°02'26" EAST, A DISTANCE  
 OF 337.45 FEET; THENCE NORTH 02°17'31" EAST, A DISTANCE OF 346.84 FEET;  
 THENCE SOUTH 89°32'52" EAST, A DISTANCE OF 268.51 FEET; THENCE NORTH  
 28°14'19" EAST, A DISTANCE OF 39.48 FEET; THENCE NORTH 22°38'20" EAST, A  
 DISTANCE OF 89.24 FEET; THENCE NORTH 40°44'17" EAST, A DISTANCE OF 132.24  
 FEET; THENCE NORTH 15°14'58" EAST, A DISTANCE OF 81.98 FEET; THENCE NORTH

22°58'48" EAST, A DISTANCE OF 74.87 FEET; THENCE NORTH 63°41'54" EAST, A DISTANCE OF 31.63 FEET; THENCE NORTH 89°30'59" WEST, A DISTANCE OF 555.54 FEET; THENCE NORTH 00°22'54" EAST, A DISTANCE OF 80.17 FEET; THENCE NORTH 89°37'06" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 74°22'48" WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 00°22'54" WEST, A DISTANCE OF 74.65 FEET; THENCE SOUTH 89°37'06" EAST, A DISTANCE OF 96.19 FEET; THENCE SOUTH 00°22'54" WEST, A DISTANCE OF 284.17 FEET; THENCE NORTH 89°37'06" WEST, A DISTANCE OF 29.81 FEET; THENCE NORTH 00°22'54" EAST, A DISTANCE OF 52.78 FEET; THENCE NORTH 11°26'06" WEST, A DISTANCE OF 70.93 FEET; THENCE NORTH 39°56'41" WEST, A DISTANCE OF 79.69 FEET; THENCE NORTH 80°03'30" WEST, A DISTANCE OF 156.30 FEET; THENCE SOUTH 23°09'34" WEST, A DISTANCE OF 152.53 FEET; THENCE SOUTH 06°14'54" WEST, A DISTANCE OF 325.40 FEET; THENCE NORTH 89°37'06" WEST, A DISTANCE OF 93.05 FEET; THENCE SOUTH 00°07'02" WEST, A DISTANCE OF 440.24 FEET; THENCE NORTH 88°40'35" WEST, A DISTANCE OF 599.96 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF 284<sup>TH</sup> AVENUE SOUTHEAST; THENCE NORTH 00°17'44" WEST ALONG SAID EASTERLY RIGHT OF WAY MARGIN, A DISTANCE OF 2108.53 FEET; THENCE NORTH 87°40'23" WEST, A DISTANCE OF 440.32 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF SIERRA VISTA TRACTS, BOOK OF PLATS, VOLUME 53, PAGE(S) 75-76 RECORDS OF KING COUNTY WASHINGTON; THENCE NORTH 00°17'33" WEST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 389.99 FEET TO THE SOUTHERLY RIGHT OF WAY MARGIN OF STATE HIGHWAY 410 ; THENCE NORTH 87°40'23" WEST ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN , A DISTANCE OF 223.39 FEET TO THE NORTHWEST CORNER OF LOT 3 OF SAID SIERRA VISTA TRACTS; THENCE SOUTH 00°27'58" WEST ALONG THE WEST LINE OF THE AFOREMENTIONED LOT 3, A DISTANCE OF 240.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 87°40'23" WEST, A DISTANCE OF 608.40 FEET TO THE SOUTHWEST CORNER OF LOT 8 OF SIERRA VISTA TRACTS, BOOK OF PLATS, VOLUME 53, PAGE(S) 75-76 RECORDED IN KING COUNTY WASHINGTON; THENCE SOUTH 00°27'58" WEST ALONG THE WEST BOUNDARY OF SAID SIERRA TRACTS, A DISTANCE OF 1010.07 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 7 EAST; THENCE SOUTH 88°39'03" EAST, A DISTANCE OF 628.81 FEET TO THE EAST LINE OF SUNTOP PUD-PHASE 4, BOOK OF PLATS, VOLUME 287, PAGE(S) 87-91, RECORDS OF KING COUNTY WASHINGTON; THENCE SOUTH 00°05'12" WEST ALONG SAID EAST LINE , A DISTANCE OF 1143.45 FEET TO THE SOUTHEAST CORNER OF LOT 11 OF SAID SUNTOP PUD; THENCE NORTH 89°35'44" WEST, A DISTANCE OF 266.05 FEET TO THE NORTHEAST CORNER OF LOT "D" OF LOT LINE ADJUSTMENT RECORDING NUMBER 20090416900001, RECORDS OF KING COUNTY WASHINGTON; THENCE SOUTH 00°05'12" WEST ALONG THE EAST LINE OF SAID LOT "D", A DISTANCE OF 166.53 FEET TO THE SOUTHERLY RIGHT OF WAY

MARGIN OF SOUTHEAST 456<sup>TH</sup> ST. ; THENCE NORTH 89°36'31" WEST ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN, A DISTANCE OF 371.48 FEET; THENCE SOUTH 00°41'46" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°36'31" WEST, A DISTANCE OF 1290.54 FEET TO THE WEST LINE OF SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 7 EAST; THENCE NORTH 89°08'24" WEST, A DISTANCE OF 15.00 FEET TO THE WESTERLY RIGHT OF WAY MARGIN OF 276<sup>TH</sup> AVENUE SOUTHEAST; THENCE NORTH 01°11'59" EAST, A DISTANCE OF 10.00 FEET TO THE SOUTHERLY RIGHT OF WAY MARGIN OF SOUTHEAST 456<sup>TH</sup> ST; THENCE NORTH 89°15'38" WEST ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN, A DISTANCE OF 5153.13 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH RANGE 6 EAST WILLAMETTE MERIDIAN; THENCE NORTH 89°18'13" WEST, A DISTANCE OF 968.34 FEET TO THE SOUTHEASTERLY RIGHT OF WAY MARGIN OF THE ENUMCLAW PLATEAU TRAIL PROJECT FORMERLY KNOWN AS THE SOUTHEASTERLY BURLINGTON NORTHERN RAILROAD COMPANY'S RIGHT OF WAY MARGIN; THENCE SOUTH 35°56'56" WEST ALONG SAID SOUTHEASTERLY RIGHT OF WAY MARGIN, A DISTANCE OF 1579.83 FEET; THENCE NORTH 89°28'18" WEST, A DISTANCE OF 122.42 FEET; THENCE SOUTH 35°55'52" WEST, A DISTANCE OF 1172.86 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF 252<sup>ND</sup> AVENUE SOUTHEAST; THENCE NORTH 00°39'58" EAST ALONG SAID EASTERLY RIGHT OF WAY MARGIN, A DISTANCE OF 346.40 FEET TO THE SOUTHEASTERLY RIGHT OF WAY MARGIN OF STATE HIGHWAY 410, ENUMCLAW BUCKLEY ROAD SOUTHEAST; THENCE SOUTH 35°55'52" WEST, A DISTANCE OF 876.11 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 89°34'17" WEST ALONG SAID NORTH LINE, A DISTANCE OF 882.17 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH 00°36'19" WEST ALONG SAID EAST LINE, A DISTANCE OF 1233.92 FEET TO THE SOUTHEASTERLY RIGHT OF WAY MARGIN OF STATE HIGHWAY 410, ENUMCLAW BUCKLEY ROAD SOUTHEAST ALSO BEING A BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 4611.54 FEET AND A CENTRAL ANGLE OF 10°52'23" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 43°56'51" WEST 873.81 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 875.13 FEET; THENCE NORTH 40°36'58" WEST RADIAL TO SAID CURVE, A DISTANCE OF 150.00 FEET; THENCE NORTH 12°39'04" EAST, A DISTANCE OF 80.80 FEET; THENCE NORTH 80°20'09" WEST, A DISTANCE OF 342.49 FEET; THENCE NORTH 00°19'45" EAST, A DISTANCE OF 220.81 FEET; THENCE SOUTH 89°34'17" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 00°19'45" EAST, A DISTANCE OF 266.00 FEET; THENCE NORTH 89°34'17" WEST, A DISTANCE OF 180.00 FEET; THENCE NORTH 00°19'45" EAST, A DISTANCE OF 539.41 FEET; THENCE NORTH 89°34'17" WEST, A DISTANCE OF



249.88 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35,  
 TOWNSHIP 20 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN; THENCE  
 NORTH 00°19'46" EAST, A DISTANCE OF 594.89 FEET ALONG SAID WEST LINE OF  
 SECTION 35 TO THE NORTHWEST SECTION CORNER OF SAID SECTION 35; THENCE  
 NORTH 00°54'22" EAST ALONG THE CENTERLINE OF 244<sup>TH</sup> AVENUE SOUTHEAST, A  
 DISTANCE OF 1328.86 FEET; THENCE SOUTH 89°05'38" EAST, A DISTANCE OF 30.00  
 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF 244<sup>TH</sup> AVENUE SOUTHEAST;  
 THENCE NORTH 00°54'22" EAST ALONG SAID EASTERLY RIGHT OF WAY MARGIN, A  
 DISTANCE OF 664.36 FEET; THENCE SOUTH 89°05'38" EAST, A DISTANCE OF 5.00  
 FEET; THENCE NORTH 00°54'22" EAST, A DISTANCE OF 163.70 FEET; THENCE NORTH  
 89°05'38" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°54'22" EAST, A  
 DISTANCE OF 37.70 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE;  
 THENCE NORTHERLY A DISTANCE OF 250.30 FEET ALONG THE CURVE CONCAVE  
 TO THE WEST, HAVING A RADIUS OF 5789.58 FEET AND A CENTRAL ANGLE OF  
 2°28'38" TO THE PROJECTED SOUTHERLY RIGHT OF WAY MARGIN OF SOUTHEAST  
 456<sup>TH</sup> WAY; THENCE NORTH 71°09'02" WEST ALONG SAID RIGHT OF WAY MARGIN, A  
 DISTANCE OF 2486.62 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE  
 NORTH HAVING A RADIUS OF 65015.34 FEET AND A CENTRAL ANGLE OF 0°06'09"  
 AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 69°26'02" WEST 116.24  
 FEET; THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 116.24 FEET;  
 THENCE NORTH 67°43'02" WEST, A DISTANCE OF 64.89 FEET; THENCE NORTH  
 01°01'33" EAST, A DISTANCE OF 709.42 FEET; THENCE SOUTH 89°10'18" EAST, A  
 DISTANCE OF 557.10 FEET; THENCE NORTH 01°03'48" EAST, A DISTANCE OF 664.55  
 FEET; THENCE SOUTH 89°10'16" EAST, A DISTANCE OF 657.56 FEET; THENCE NORTH  
 01°06'08" EAST, A DISTANCE OF 349.54 FEET; THENCE SOUTH 89°10'13" EAST, A  
 DISTANCE OF 138.00 FEET; THENCE NORTH 01°03'17" EAST, A DISTANCE OF 345.36  
 FEET TO THE NORTHERLY RIGHT OF WAY MARGIN OF SOUTHEAST 448<sup>TH</sup> ST.;  
 THENCE SOUTH 89°10'13" EAST ALONG SAID NORTHERLY RIGHT OF WAY MARGIN,  
 A DISTANCE OF 1083.52 FEET; THENCE NORTH 50°39'43" EAST, A DISTANCE OF 85.27  
 FEET TO THE WESTERLY RIGHT OF WAY MARGIN OF 244<sup>TH</sup> AVENUE SOUTHEAST;  
 THENCE NORTH 00°59'43" EAST ALONG SAID WESTERLY RIGHT OF WAY MARGIN, A  
 DISTANCE OF 2319.66 FEET; THENCE NORTH 87°59'28" WEST, A DISTANCE OF 12.00  
 FEET; THENCE NORTH 00°59'43" EAST, A DISTANCE OF 238.00 FEET; THENCE NORTH  
 89°35'06" EAST, A DISTANCE OF 16.00 FEET; THENCE NORTH 00°51'57" EAST, A  
 DISTANCE OF 213.49 FEET; THENCE NORTH 89°07'26" WEST, A DISTANCE OF 7.00  
 FEET; THENCE NORTH 15°53'38" WEST, A DISTANCE OF 76.17 FEET TO THE  
 SOUTHERLY RIGHT OF WAY MARGIN OF SOUTHEAST 436<sup>TH</sup> WAY; THENCE NORTH  
 60°39'33" WEST ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN, A DISTANCE OF  
 275.18 FEET; THENCE NORTH 89°38'47" WEST, A DISTANCE OF 20.63 FEET; THENCE  
 NORTH 60°39'33" WEST, A DISTANCE OF 434.54 FEET; THENCE NORTH 89°14'11"



WEST, A DISTANCE OF 81.29 FEET; THENCE NORTH 00°51'55" EAST, A DISTANCE OF 367.44 FEET; THENCE SOUTH 89°14'11" EAST, A DISTANCE OF 750.75 FEET TO THE WESTERLY RIGHT OF WAY MARGIN OF 244<sup>TH</sup> AVENUE SOUTHEAST; THENCE NORTH 00°51'57" EAST ALONG SAID WESTERLY RIGHT OF WAY MARGIN, A DISTANCE OF 360.21 FEET TO THE NORTHERLY RIGHT OF WAY MARGIN OF SOUTHEAST 436<sup>TH</sup> ST; THENCE NORTH 89°19'02" WEST ALONG SAID NORTHERLY RIGHT OF WAY MARGIN, A DISTANCE OF 960.00 FEET; THENCE NORTH 00°51'57" EAST, A DISTANCE OF 1292.29 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 89°25'25" EAST ALONG SAID NORTH LINE, A DISTANCE OF 960.01 FEET TO THE WESTERLY RIGHT OF WAY MARGIN OF 244<sup>TH</sup> AVENUE SOUTHEAST; THENCE SOUTH 00°51'57" WEST ALONG SAID WESTERLY RIGHT OF WAY MARGIN, A DISTANCE OF 992.90 FEET; THENCE SOUTH 89°03'25" EAST, A DISTANCE OF 924.73 FEET; THENCE NORTH 00°49'50" EAST, A DISTANCE OF 330.36 FEET; THENCE SOUTH 89°00'51" EAST, A DISTANCE OF 1098.25 FEET; THENCE NORTH 00°48'28" EAST, A DISTANCE OF 659.36 FEET TO NORTH LINE OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 88°55'46" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1437.98 FEET; THENCE NORTH 00°32'27" EAST, A DISTANCE OF 383.71 FEET; THENCE NORTH 88°55'42" WEST, A DISTANCE OF 110.00 FEET; THENCE NORTH 00°32'27" EAST, A DISTANCE OF 1184.41 FEET MORE OR LESS TO THE CENTERLINE OF NEWAUKUM CREEK; THENCE ALONG THE CENTERLINE OF NEWAUKUM CREEK AS DELINEATED ON THE ENUMCLAW MILLER ANNEXATION, ORDINANCE NO. 1569 DATED DECEMBER 7, 1987 TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN; THENCE LEAVING SAID CENTERLINE OF NEWAUKUM CREEK SOUTH 00°27'02" WEST, A DISTANCE OF 307.66 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THE ENUMCLAW HARKNESS AREA ANNEXATION, ORDINANCE NO. 2456, DATED SEPTEMBER 6, 2010; THENCE SOUTH 88°49'58" EAST, A DISTANCE OF 661.44 FEET; THENCE SOUTH 00°21'37" WEST, A DISTANCE OF 40.74 FEET; THENCE SOUTH 88°48'48" EAST, A DISTANCE OF 631.50 FEET TO THE WESTERLY RIGHT OF WAY MARGIN OF 260<sup>TH</sup> AVENUE SOUTHEAST; THENCE NORTH 00°16'11" EAST ALONG SAID WESTERLY RIGHT OF WAY MARGIN, A DISTANCE OF 266.78 FEET; THENCE SOUTH 89°26'10" EAST, A DISTANCE OF 1376.89 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF 264<sup>TH</sup> AVENUE SOUTHEAST; THENCE NORTH 00°35'32" EAST ALONG SAID EASTERLY RIGHT OF WAY MARGIN, A DISTANCE OF 1201.34 FEET; THENCE SOUTH 89°25'33" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°52'11" EAST, A DISTANCE OF 79.59 FEET; THENCE SOUTH 89°55'23" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°52'11" EAST, A DISTANCE OF 388.06 FEET; THENCE NORTH 89°55'23" EAST, A DISTANCE OF 20.00

FEET; THENCE NORTH 00°52'11" EAST, A DISTANCE OF 399.78 FEET; THENCE NORTH 89°42'18" EAST, A DISTANCE OF 1264.45 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 00°38'45" EAST ALONG SAID WEST LINE, A DISTANCE OF 49.99 FEET; THENCE SOUTH 88°49'39" EAST, A DISTANCE OF 654.30 FEET; THENCE SOUTH 00°39'02" WEST, A DISTANCE OF 1055.18 FEET; THENCE NORTH 89°25'33" WEST, A DISTANCE OF 327.14 FEET; THENCE NORTH 00°38'17" EAST, A DISTANCE OF 47.15 FEET; THENCE NORTH 89°16'34" WEST, A DISTANCE OF 297.15 FEET; THENCE SOUTH 00°37'32" WEST, A DISTANCE OF 337.59 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 89°25'30" EAST, A DISTANCE OF 1278.64 FEET TO THE POINT OF BEGINNING AND THE TERMINUS OF THIS DESCRIPTION.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

CONTAINING 141772379 SQ FT (MORE OR LESS) 3255 ACRES (MORE OR LESS)



DRAINAGE DITCH #5-5A REMAINING AREA LEGAL DESCRIPTION.

A PORTION OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 7 EAST, THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 7 EAST, THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 6 EAST, AND THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN BEING DESCRIBED AS FOLLOWS.

COMMENCING AT THE CENTER OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH  $01^{\circ}21'13''$  WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 2589.03 FEET TO THE NORTH QUARTER CORNER OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH  $02^{\circ}34'36''$  WEST ALONG THE EAST LINE OF NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 2682.78 FEET TO THE CENTER OF SAID SECTION 19; THENCE NORTH  $88^{\circ}32'39''$  WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, A DISTANCE OF 2605.70 FEET TO THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH  $89^{\circ}04'19''$  WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1297.47 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH  $00^{\circ}58'15''$  EAST ALONG SAID WEST LINE, A DISTANCE OF 1860.51 FEET; THENCE NORTH  $88^{\circ}22'32''$  WEST, A DISTANCE OF 180.39 FEET; THENCE NORTH  $35^{\circ}56'32''$  EAST, A DISTANCE OF 314.22 FEET; THENCE NORTH  $00^{\circ}58'12''$  EAST, A DISTANCE OF 8.96 FEET; THENCE NORTH  $35^{\circ}56'25''$  EAST, A DISTANCE OF 448.10 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE NORTHEASTERLY A DISTANCE OF 238.57 FEET ALONG THE CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1546.95 FEET AND A CENTRAL ANGLE OF  $8^{\circ}50'10''$  TO A POINT OF CUSP AND TO THE NORTHERLY RIGHT OF WAY MARGIN OF SE. 432<sup>ND</sup> ST.; THENCE NORTH  $88^{\circ}22'28''$  WEST ALONG SAID RIGHT OF WAY MARGIN, A DISTANCE OF 377.86 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH  $00^{\circ}33'57''$  EAST ALONG SAID WEST LINE, A DISTANCE OF 2567.95 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13; THENCE SOUTH  $89^{\circ}25'30''$  EAST ALONG SAID NORTH LINE, A DISTANCE OF 1308.27 FEET TO THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH  $88^{\circ}19'43''$  EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 2705.80 FEET TO THE POINT OF BEGINNING AND THE TERMINUS OF THIS DESCRIPTION.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

CONTAINING 20848134 SQ FT (MORE OR LESS), 479 ACRES (MORE OR LESS)

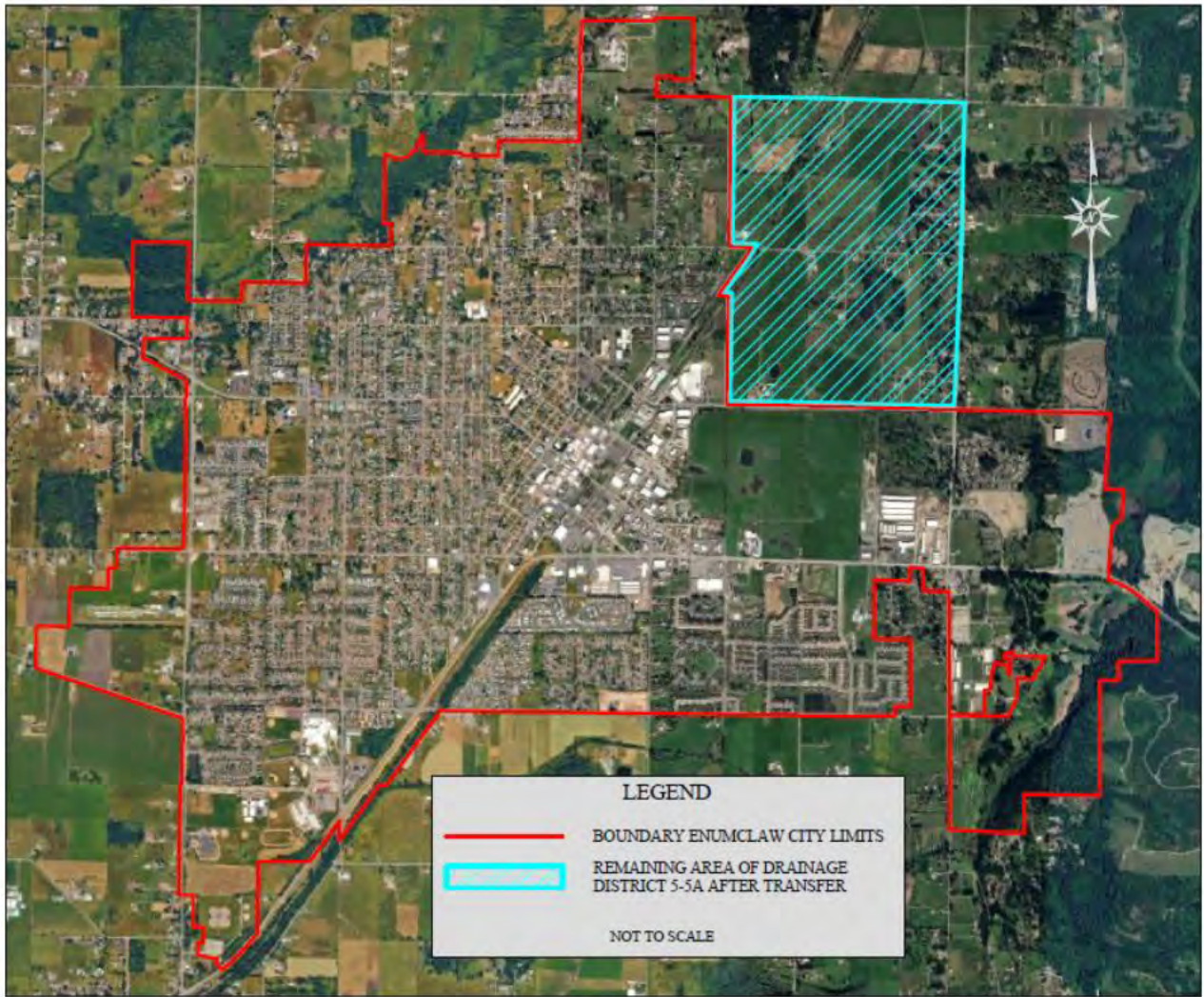


## **Exhibit G**

MAPS



City of Enumclaw  
Planning Department



SE 13-20-06

SW 18-20-07



NE 24-20-06

NW 19-20-07



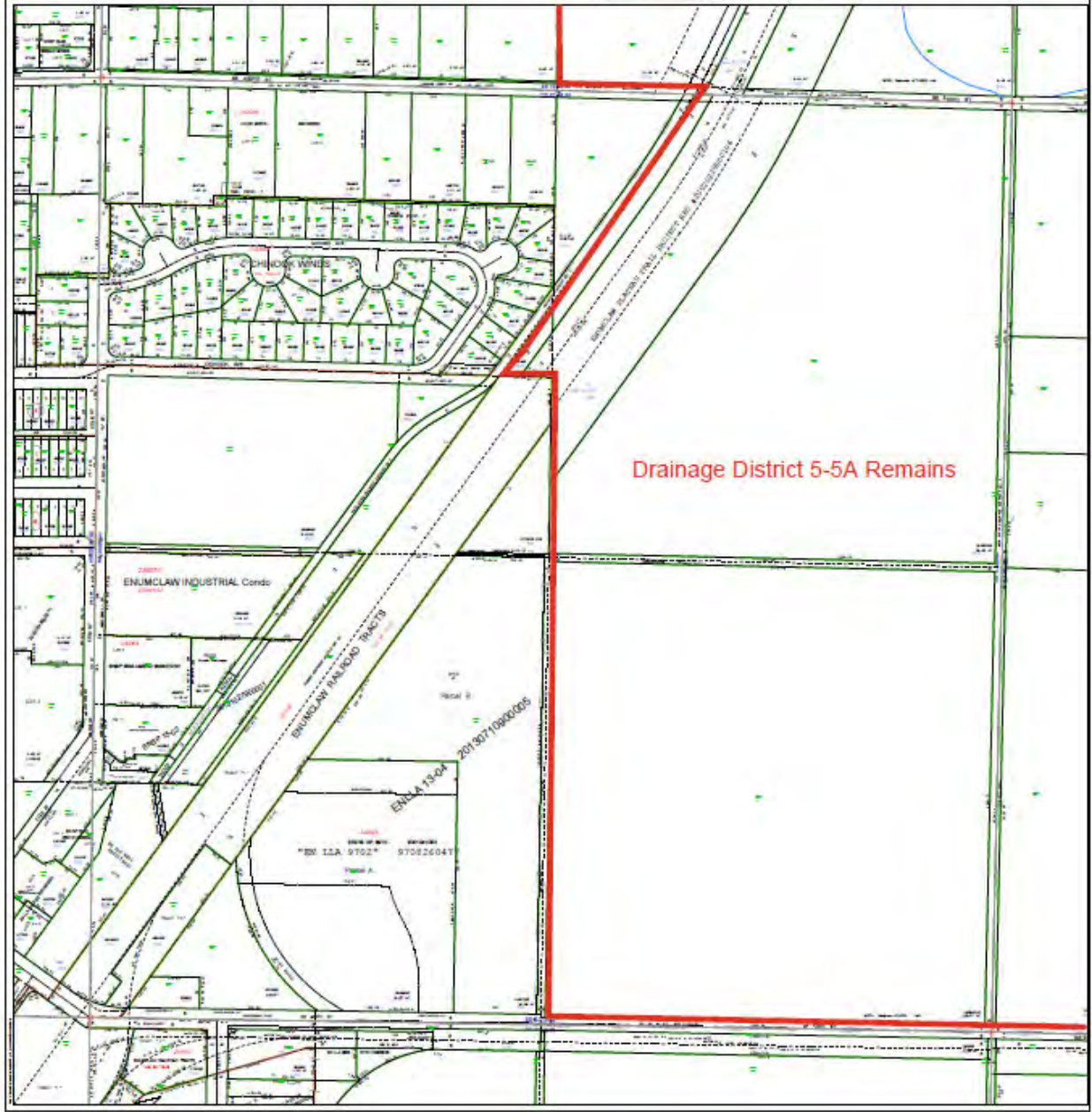
- |                |            |               |
|----------------|------------|---------------|
| — Lot          | — City     | — Water       |
| — Easement     | — County   | — Water Right |
| — Right of Way | — Precinct | — City        |
| — Right of Way | — Precinct | — City        |
| — Right of Way | — Precinct | — City        |

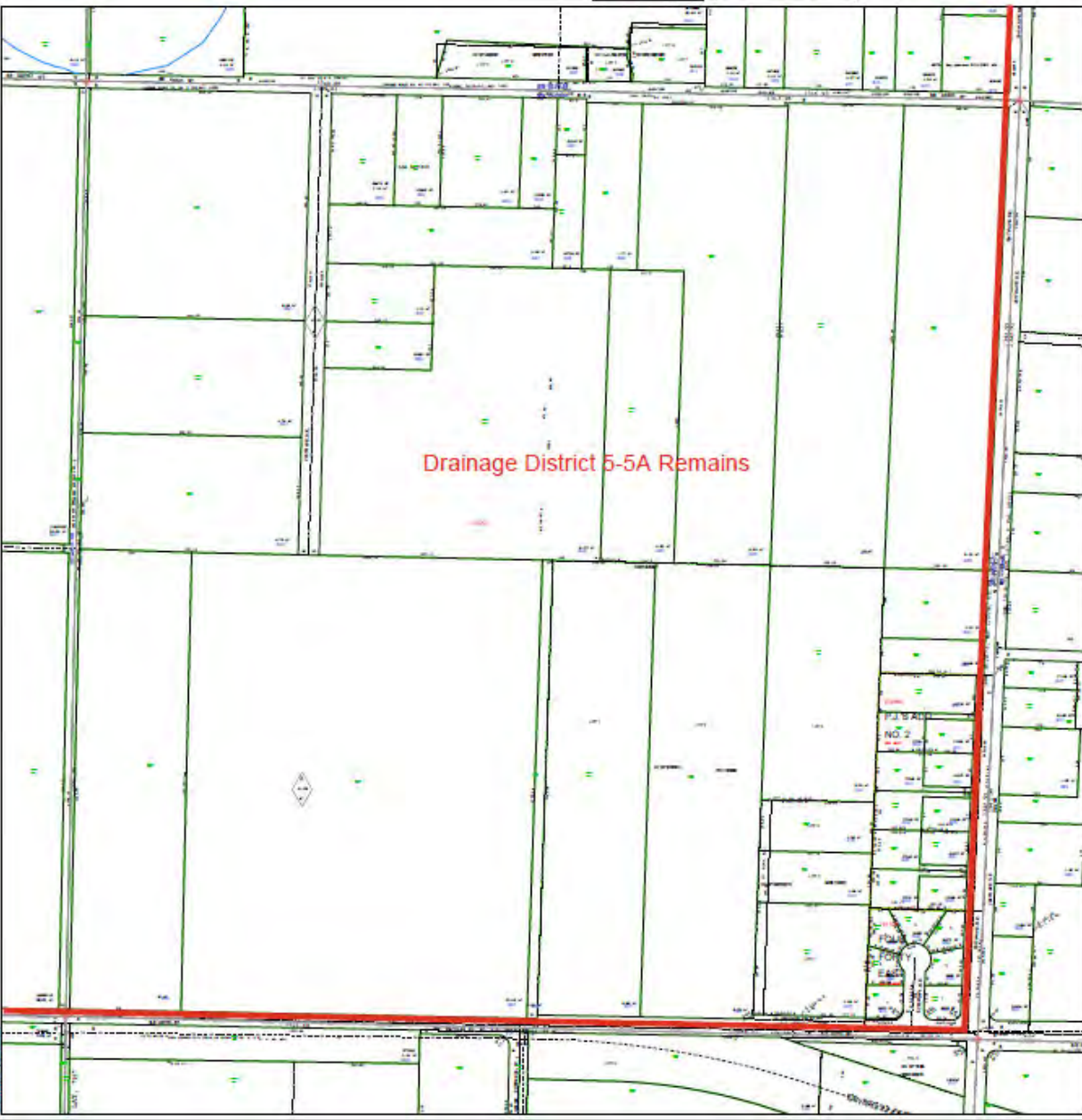
NOTES: This map is for informational purposes only. It is not a legal document. The information on this map is derived from public records and is subject to change without notice. The information on this map is not to be used for any purpose other than for informational purposes only.



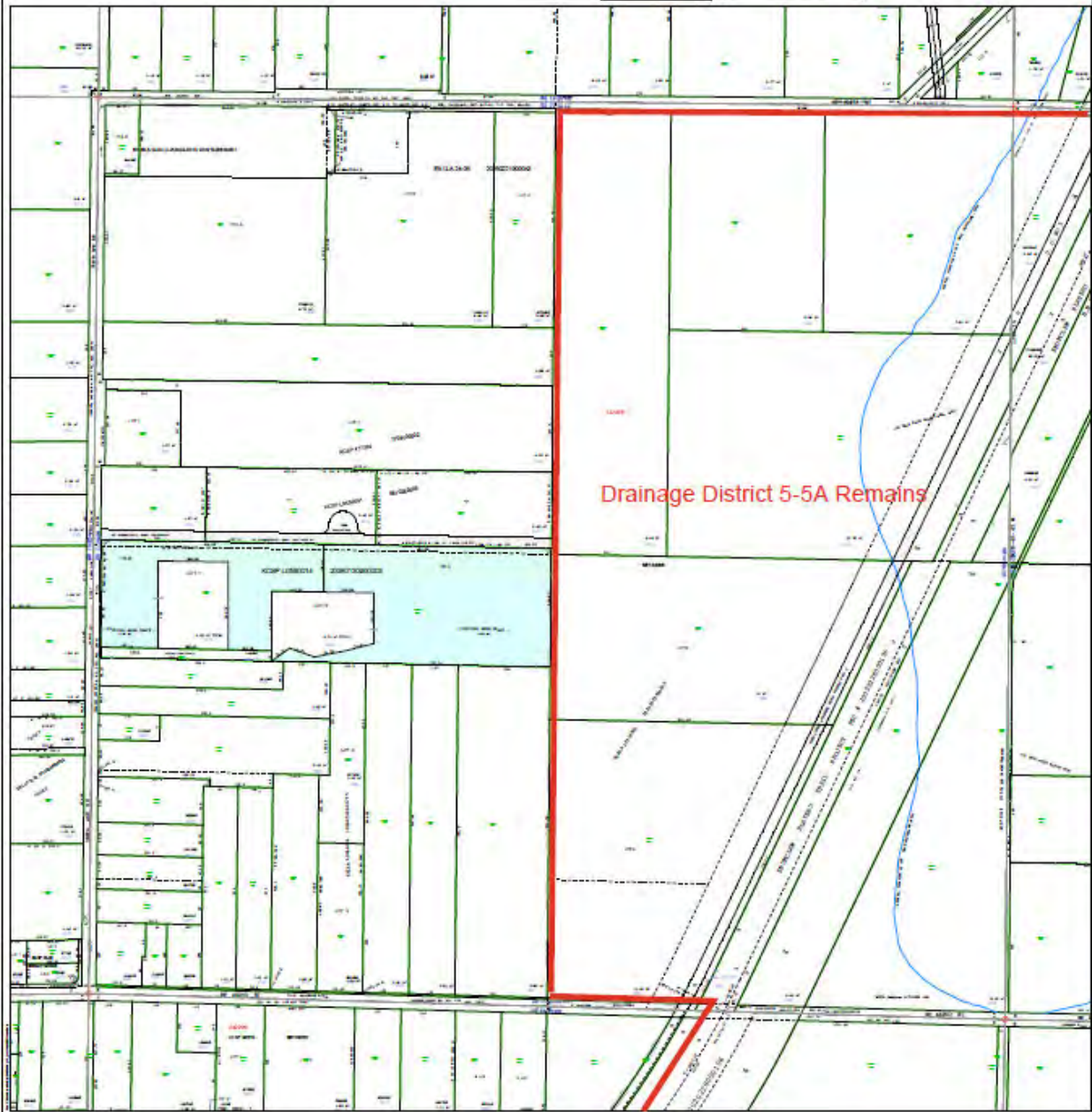
NE 24-20-06

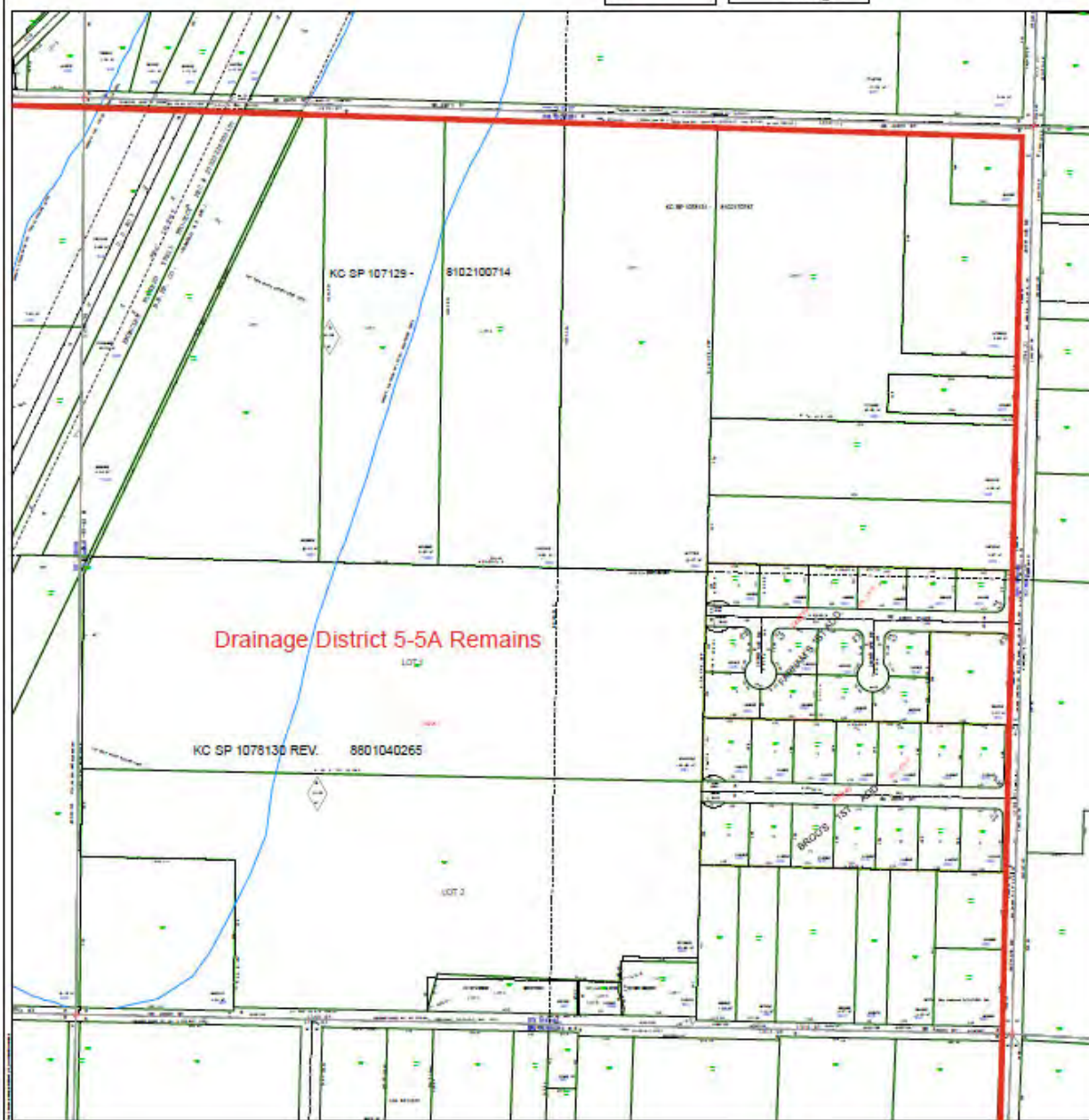
Scale: 1" = 100' (approx.)  
Date: 10/20/2006











## **Exhibit H**

### **FILING FEE**

*Payment Warrant No. 10169027*



THIS CHECK IS VOID WITHOUT A GREEN & BLUE BORDER AND BACKGROUND PLUS A WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW



Finance and Business Operations Division  
Department of Executive Services  
201 S Jackson St, M/S KSC-ES-0716  
Seattle, WA 98104

Payable Thru US Bank  
Canby, Oregon

96-651  
1232

No. 10169027

WARRANT DATE	WARRANT NO.	WARRANT AMOUNT
14-NOV-2025	10169027	\$50.00

PAY Fifty Dollars And Zero Cents\*\*\*\*\*

TO THE  
ORDER  
OF

WSBRB FOR KING COUNTY  
400 YESLER WAY #205  
SEATTLE, WA 98104 UNITED STATES

\*\*\* Not valid after one year from date of issue\*\*\*

Authorized Signature

⑈ 10169027 ⑈ ⑆ 123206516⑆



Finance and Business Operations Division  
Department of Executive Services  
201 S Jackson St, M/S KSC-ES-0716  
Seattle, WA 98104

Warrant No. 10169027

DATE	14-NOV-2025	VENDOR NAME	WSBRB FOR KING COUNTY	VENDOR NO.	1006340
INVOICE NUMBER	INV. DATE	DESCRIPTION	DISCOUNT	NET AMOUNT	
APPLICATION FEE	03-NOV-25	Drainage District 5 (360) 825-1130/Boundary Review Board Application Fee	\$0.00	\$50.00	

PLEASE DETACH AND RETAIN THIS STATEMENT AS YOUR RECORD OF PAYMENT

TOTAL

\$0.00

\$50.00

## **Exhibit I**

### SEPA CHECKLIST

# SEPA Environmental Checklist

## A. Background

**1. Name of proposed project, if applicable:**

King County Drainage District 5-5A withdrawal of territory within the incorporated limits of the City of Enumclaw and transfer to the city.

**2. Name of applicant:**

King County Drainage District 5-5A

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

Applicant: King County Drainage District 5-5A  
PO Box 22  
Enumclaw, WA 98022 -0022

Contact: Attorney Michael J. Reynolds  
1219 Cole Street  
Enumclaw, WA 98022  
(360) 802-3888

**4. Date checklist prepared:**

September 30, 2025

**5. Agency requesting checklist:**

King County Drainage District 5-5A

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

The District intends for the proposed actions to become effective not later than March 31, 2026.

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

No.

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

None.

**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.**

Once approved by the Boundary Review Board, King County Drainage District 5-5A and the City of Enumclaw will approve and execute an Interlocal Agreement for the transfer of Drainage District properties, easements, right-of-ways, and infrastructure that lies within the incorporated limits of the City of Enumclaw.

- 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 do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

[King County Drainage District 5-5A intends to withdraw that area of the drainage district that lies within the incorporated limits of the City of Enumclaw and transfer the ownership and rights of drainage district properties, easements, right-of-ways, and infrastructure within the withdrawn area to the City of Enumclaw.](#)

- 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.**

[See map and legal description.](#)

## B. Environmental Elements

### 1. Earth

**a. General description of the site:**

Nonproject. Does not apply.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

Nonproject. Does not apply.

**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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

Nonproject. Does not apply.

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

Nonproject. Does not apply.

**e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

Nonproject. Does not apply.

**f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

Nonproject. Does not apply.

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

Nonproject. Does not apply.

**h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

Nonproject. Does not apply.



## 2. Air [Find help answering air questions](#)

**a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Non-project. Does not apply.

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

Nonproject. Does not apply.

**c. Proposed measures to reduce or control emissions or other impacts to air, if any.**

Non-project. Does not apply.

## 3. Water

**a. Surface Water:**

**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.**

Nonproject. Does not apply.

**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.**

Nonproject. Does not apply.

**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.**

Nonproject. Does not apply.

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

Nonproject. Does not apply.

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

Nonproject. Does not apply.

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.

Nonproject. Does not apply.

**b. Ground Water:**

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

Nonproject. Does not apply.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following 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) are expected to serve.

Nonproject. Does not apply.

**c. Water Runoff (including stormwater):**

- a) 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.

Nonproject. Does not apply.

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

Nonproject. Does not apply.

- c) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Nonproject. Does not apply.

- d) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.

Nonproject. Does not apply.

#### 4. Plants

**a. Check the types of vegetation found on the site:**

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards, or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

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

Nonproject. Does not apply.

**c. List threatened and endangered species known to be on or near the site.**

Nonproject. Does not apply.

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

Nonproject. Does not apply.

**e. List all noxious weeds and invasive species known to be on or near the site.**

Nonproject. Does not apply.

#### 5. Animals

**a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Nonproject. Does not apply.

Examples include:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

**b. List any threatened and endangered species known to be on or near the site.**

Nonproject. Does not apply.

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

Nonproject. Does not apply.

**d. Proposed measures to preserve or enhance wildlife, if any.**

Nonproject. Does not apply.

**e. List any invasive animal species known to be on or near the site.**

Nonproject. Does not apply.

## 6. Energy and Natural Resources

1. 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.

Nonproject. Does not apply.

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

Nonproject. Does not apply.

3. 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.

Nonproject. Does not apply.

## 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 because of this proposal? If so, describe.

1. Describe any known or possible contamination at the site from present or past uses.

Nonproject. Does not apply.

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Nonproject. Does not apply.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Nonproject. Does not apply.

4. Describe special emergency services that might be required.

Nonproject. Does not apply.

5. Proposed measures to reduce or control environmental health hazards, if any.

Nonproject. Does not apply.

## **b. Noise**

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

Nonproject. Does not apply.

- 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)?**

Nonproject. Does not apply.

- 3. Proposed measures to reduce or control noise impacts, if any.**

Non-project. Does not apply.

## **8. Land and Shoreline Use** [Find help answering land and shoreline use questions](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

Nonproject. Does not apply.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

Nonproject. Does not apply.

- 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

Nonproject. Does not apply.

- c. Describe any structures on the site.**

Nonproject. Does not apply.

- d. Will any structures be demolished? If so, what?**

Nonproject. Does not apply.

- e. What is the current zoning classification of the site?**

Nonproject. Does not apply.

- f. What is the current comprehensive plan designation of the site?**

Nonproject. Does not apply.



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

Nonproject. Does not apply.

**h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

Nonproject. Does not apply.

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

Nonproject. Does not apply.

**j. Approximately how many people would the completed project displace?**

Nonproject. Does not apply.

**k. Proposed measures to avoid or reduce displacement impacts, if any.**

Nonproject. Does not apply.

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

Nonproject. Does not apply.

**m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.**

Nonproject. Does not apply.

## **9. Housing**

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

Nonproject. Does not apply.

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

Nonproject. Does not apply.

**c. Proposed measures to reduce or control housing impacts, if any.**

Nonproject. Does not apply.

## 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?

Nonproject. Does not apply.

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

Nonproject. Does not apply.

- c. Proposed measures to reduce or control aesthetic impacts, if any.

Nonproject. Does not apply.

## 11. Light and Glare

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

Nonproject. Does not apply.

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

Nonproject. Does not apply.

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

Nonproject. Does not apply.

- d. Proposed measures to reduce or control light and glare impacts, if any.

Nonproject. Does not apply.

## 12. Recreation

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

Nonproject. Does not apply.

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

Nonproject. Does not apply.

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

Nonproject. Does not apply.

### 13. Historic and Cultural Preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Nonproject. Does not apply.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Nonproject. Does not apply.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Nonproject. Does not apply.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Nonproject. Does not apply.

### 14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Nonproject. Does not apply.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Nonproject. Does not apply.

- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Nonproject. Does not apply.

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

Nonproject. Does not apply.

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Nonproject. Does not apply.

- f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Non-project. Does not apply.

- g. Proposed measures to reduce or control transportation impacts, if any.

Non-project. Does not apply.

## 15. Public Services

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

Non-project. Does not apply.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Non-project. Does not apply.

## 16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

Non-project. Does not apply.

- 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.

Non-project. Does not apply.

## 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.

X 

Type name of signee: Alan Predmore

Position and agency/organization: Commissioner, King County Drainage District 5-5A

Date submitted: October 7, 2025

## D. Supplemental sheet for nonproject actions

IT IS NOT REQUIRED to use this section 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 the proposal, or the types of activities likely to result from the proposal, 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?**

There would be no change. The City of Enumclaw, as part of their stormwater facility, would continue to operate and maintain existing drainage infrastructure.

- **Proposed measures to avoid or reduce such increases are:**

That territory of the Drainage District within the incorporated limits of the City of Enumclaw can be better operated and managed by the City of Enumclaw as part of their comprehensive storm water management system, than it can be by the Drainage District operating independently.

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

There would be no change. The City of Enumclaw, as part of their stormwater facility, would continue to operate and maintain existing drainage infrastructure.

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

That territory of the Drainage District within the incorporated limits of the City of Enumclaw can be better operated and managed by the City of Enumclaw as part of their comprehensive storm water management system, than it can be by the Drainage District operating independently.

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

There would be no change. The City of Enumclaw, as part of their stormwater facility, would continue to operate and maintain existing drainage infrastructure.

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

That territory of the Drainage District within the incorporated limits of the City of Enumclaw can be better operated and managed by the City of Enumclaw as part of their comprehensive storm water management system, than it can be by the Drainage District operating independently.

**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?**

There would be no change. The City of Enumclaw, as part of their stormwater facility, would continue to operate and maintain existing drainage infrastructure.

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

That territory of the Drainage District within the incorporated limits of the City of Enumclaw can be better operated and managed by the City of Enumclaw as part of their comprehensive storm water management system, than it can be by the Drainage District operating independently.

**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?**

There would be no change. The City of Enumclaw, as part of their stormwater facility, would continue to operate and maintain existing drainage infrastructure.

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

That territory of the Drainage District within the incorporated limits of the City of Enumclaw can be better operated and managed by the City of Enumclaw as part of their comprehensive storm water management system, than it can be by the Drainage District operating independently.



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

There would be no change. The City of Enumclaw, as part of their stormwater facility, would continue to operate and maintain existing drainage infrastructure.

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

That territory of the Drainage District within the incorporated limits of the City of Enumclaw can be better operated and managed by the City of Enumclaw as part of their comprehensive storm water management system, than it can be by the Drainage District operating independently.

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

No conflicts have been identified.

## **Exhibit J**

SEPA DETERMINATION OF NON-SIGNIFICANCE

**SEPA DETERMINATION OF NON-SIGNIFICANCE (DNS) FOR  
KING COUNTY DRAINAGE DISTRICT 5-5A WITHDRAWAL OF TERRITORY**

**Proposal:** The withdrawal of all Drainage District 5-5A territory within the existing incorporated limits of the City of Enumclaw from Drainage District 5-5A, and transfer of all associated ownership and rights to the City of Enumclaw.

**Dates:** Issued DNS: December 8, 2025

**Applicant:** King County Drainage District 5-5A

**Lead Agency:** King County Drainage District 5-5A

**Determination of Non-Significance:** The lead agency has determined that this proposal will not have a probable 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.

**Environmental Studies:** Available upon request.

- SEPA Checklist prepared by Alan Predmore dated September 30, 2025.

**Comment Period:** The lead agency will not act on this proposal for fifteen (15) days from the issued date identified above. Written comments on this SEPA determination must be received by the King County Drainage District 5-5A Board of Commissioners at PO Box 22, Enumclaw, WA 98022, no later than 4:00 pm on December 24, 2025.

**Comment Period for Other Agencies:** This DNS is issued under WAC 197-11-340. Commenting agencies should submit any comments within the above-stated period. Upon request, the District will reconsider its lead agency status, the issuance of this DNS, or any mitigating measures.

Information or comments regarding this application may be requested at: King County Drainage District 5-5A, Attn: Board Chair Mark VanWieringen, PO Box 22, Enumclaw, WA 98022-0022, or by email to [mark.districtfive@gmail.com](mailto:mark.districtfive@gmail.com)

**Appeal:** There is no administrative appeal for this determination.

  
\_\_\_\_\_  
Mark VanWieringen, Board Chair  
King County Drainage District 5-5A

December 8, 2025

# Exhibit K

## SEPA DNS NOTICE

*Notice of the issued DNS was sent to the following agencies*

Name	Email
Assessor.info@kingcounty.gov	Assessor.info@kingcounty.gov
City of Buckley, Chris Farnsworth	cfarnsworth@cityofbuckley.com
Comcast Steven Gassin (Steven_Gassin@comcast.com)	Steven_Gassin@comcast.com
Department of Archaeology & Historic Preservation (sepa@dahp.wa.gov)	sepa@dahp.wa.gov
DNR SEPA CENTER (sepacenter@dnr.wa.gov)	sepacenter@dnr.wa.gov
Drainage District 5 & SA	Alan.districtfive@gmail.com
Drainage District 5 & SA (Mark.districtfive@gmail.com)	Mark.districtfive@gmail.com
DSHS	larry.covey@dshs.wa.gov
Fred Brune	fbrune@crystallairemhp.com
Julien, Vance	Vance.Julien@kingcounty.gov
KCWTD-OTHER AGENCY PLANNING	KCWTD_otheragencyplanning@kingcounty.gov
Kevin Madill (KMadill@enumclawfire.org)	KMadill@enumclawfire.org
King Co Historice Preservation Program (jennifer.meisner@kingcounty.gov)	jennifer.meisner@kingcounty.gov
King County Historic Preservation	Todd.Scott@kingcounty.gov
King County Metro Transit - John Greene	jgreene@kingcounty.gov
King County Natural Resources and Parks- SEPA LIST	KCParks.LegalNotices@kingcounty.gov
King County Road Services - Lydia Reynolds-Jones	Lydia.Reynolds-Jones@kingcounty.gov
King County Road Services -Rey Sugui	Rey.Sugui@KingCounty.gov
King County Road Services-planning	planning.roads@kingcounty.gov
Kyle Fletcher - Enumclaw School District (kyle_fletcher@enumclaw.wednet.edu)	kyle_fletcher@enumclaw.wednet.edu
Muckleshoot Archaeologist	laura.murphy@muckleshoot.nsn.us
Muckleshoot Fisheries Division	glen.stamant@muckleshoot.nsn.us
NW Region Office of Drinking Water Dept of Health	Unknown
PSCE	SEPA@pscslanair.org
PSE (serviceaddresscorrec@pse.com)	serviceaddresscorrec@pse.com
Puget Sound Regional Council	eharris@psrc.org
Scott Kugel - DOH	scott.kugel@doh.wa.gov
SEPA Review Ty Peterson (Ty.Peterson@kingcounty.gov)	Ty.Peterson@kingcounty.gov
Sepa@parks.wa.gov	Sepa@parks.wa.gov
Steven Moses - Snoqualmie Tribe (steve@snoqualmietribe.us)	steve@snoqualmietribe.us
Utilities and Transportation Commission - Mark L Johnson (records@utc.wa.gov)	records@utc.wa.gov
WA State Dept of Commerce	reviewteam@commerce.wa.gov
WDFW - R4SPLANNING@DFW.WA.GOV	R4SPLANNING@DFW.WA.GOV
WSDOT	OR-SEPA-REVIEW@wsdot.wa.gov
WSDOT NWR (McCollID@wsdot.wa.gov)	McCollID@wsdot.wa.gov

**ATTORNEY MICHAEL J. REYNOLDS**

1219 Cole Street

Enumclaw, Washington 98022

mjr@reynoldsburton.com

(360) 802-3888

(360) 802-3886 Fax

January 5, 2026

**Via USPS & Email**

Shelby Miklethun

Washington State Boundary Review

Board for King County

400 Yesler Way, Room 240, MS-0240

Seattle, WA 98104

RE: King County Drainage District #5 and #5A Withdrawal of Territory

Dear Ms. Miklethun:

Pursuant to your correspondence of January 5, 2026 this is to confirm Drainage District #5 & #5A combination of the Notice of Intention (NOI) with the draft Notice of Intention (Draft NOI).

Very truly yours,



Attorney Michael J. Reynolds

MJR/slc

cc: Attorney Robert Kaufman, Attorney for King County BRD (via email only)  
Commissioner Mark Van Wieringen (via email only)  
Commissioner Alan Predmore (via email only)  
Commissioner Steve Fasoli (via email only)  
Chris Searcy, City Administrator, City of Enumclaw (via email only)



**ATTORNEY MICHAEL J. REYNOLDS**

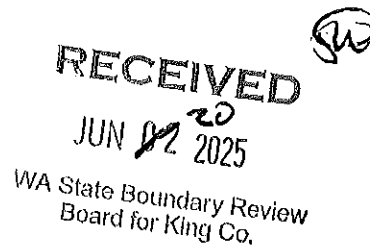
(360) 802-3888

1219 Cole Street  
Enumclaw, Washington 98022  
mjr@reynoldsburton.com

(360) 802-3886 Fax

June 10, 2025

Shelby Miklethun  
Washington State Boundary Review  
Board for King County  
400 Yesler Way, Room 240, MS-0240  
Seattle, WA 98104



RE: Notice of Intention of Proposed Withdrawal of Territory by  
King County Drainage District #5 and #5A to transfer territory  
to the City of Enumclaw

Dear Ms. Miklethun:

As required by RCW 36.96 a Notice of Intention is hereby provided to the Washington State Boundary Review Board (BRB) for King County by King County Drainage District #5 and #5A regarding a proposed withdrawal of territory. This withdrawal of territory would reduce the size of the jurisdiction of Drainage District #5 and #5A to unincorporated King County by transferring the withdrawal to the City of Enumclaw.

**I. Advance Courtesy Notification:**

*Advance courtesy notification package was emailed to the Boundary Review Board on May 15, 2025.*

**II. Background Information/Maps Overview:**

**A. Basic Information:**

1. A brief description of and the reasons for seeking the proposed action, including a statement of the method used to initiate the proposed action (Resolution), and the complete RCW designation.

*Remove territory from the jurisdiction of King County Drainage District #5 and #5A of the area located within the City limits of the City of Enumclaw and to retain only that part of the Drainage District lying within unincorporated King County. This withdrawal of territory is initiated by Resolution after notice to the constituents in the*

*Drainage District. This withdrawal of territory proceeds under the authority of RCW 57.28.035.*

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

*A copy of King County Drainage District #5 and #5A Resolution No. 2024-02 attached as Exhibit "A".*

3. *A copy of the advertisement of notice of hearing on the Resolution to withdraw territory is attached as Exhibit "B".*
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.

*Exempt*

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.

*Legal description of the proposed withdrawn area attached as Exhibit "C".*

## **Maps**

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.

*The Assessor's map is included in attached Exhibit "D".*

2. Vicinity map(s) no larger than 8 ½ 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.

*Vicinity Maps are enclosed and attached as Exhibit "E".*

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

*A map of the current corporate limits is enclosed as Exhibit "F".*

### **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**

- 6. Population of proposal; what percentage is that to the existing entity?

*616 number of tax lots currently in the corporate limits of the City of Enumclaw are subject to withdrawal from the jurisdiction of King County Drainage District #5 and #5A. This number of tax lots constitute 80% of the tax lots currently within the Drainage District.*

- 7. Territory (number of acres)

*479 acres to remain in District after transfer to City of Enumclaw the area within their City limits*

- 8. Population density

*Zoned Residential, Commercial and Industrial.*

- 9. Assessed Valuation

*Total value of District before transfer is \$528,690,026.00. Assessed value of area of District within City limits is \$461,184,744.00 . Assessed value of area that will remain in District after transfer is \$67,505,282.00.*

B. Land Use

1. Existing

*Residential, Commercial and Industrial*

2. Proposed: immediate or long-range

*No proposed change.*

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?

*The proposed withdrawn territory is within the comprehensive plan of the City of Enumclaw.*

2. King County Comprehensive Plan/Ordinances

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

*The area being withdrawn is within the urban growth boundary area of the City of Enumclaw*

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

*n/a*

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

*n/a*

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

*The area being withdrawn from the jurisdiction of Drainage District #5 and #5A is currently within the City of Enumclaw and has zoning established by the City.*

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.

*The City of Enumclaw has an established storm water utility and regulations for the protection of surface areas, preservation of agricultural or other resource lands, preservation of landmarks or landmark districts and surface water control.*

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?

*Territory being withdrawn from the District is under the Comprehensive Plan of the City of Enumclaw and currently meets all GMA requirements.*

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

*Does not apply*

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?

*Does not apply*

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?

*The area withdrawn is within the Comprehensive Planning area of the City of Enumclaw.*

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

*Does not apply*

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

*The Drainage District anticipates entering into an Interlocal Agreement with the City of Enumclaw if the withdrawal of territory is approved.*

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

*Does not apply*



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

*The area being requested to be withdrawn from the Drainage District is currently under the zoning regulations of the City of Enumclaw.*

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

1. Estimate City expenditures.

*This area which is being requested to be withdrawn which will then by Interlocal Agreement be within the jurisdiction of the City of Enumclaw for storm water control will have an impact on City expenditures that are currently being expended by the Drainage District to provide for storm water control.*

2. Estimate City revenues to be gained

*This area is currently included within the City of Enumclaw. Withdrawal of the area from the Drainage District and the transfer to the City of Enumclaw may impact City revenues to carry out the duties currently being carried out by King County Drainage District #5 and #5A.*

3. Estimate County revenues lost

*Withdrawal of territory will not impact County revenues. Withdrawal of territory will impact King County Drainage District #5 and #5A revenues.*

4. Estimate County expenditure reduction

*The withdrawal will not impact County expenditures. The withdrawal will impact King County Drainage District #5 and #5A expenditures.*

5. Estimate fire district revenue lost

*The withdrawal does not impact fire district revenue*

6. Estimate fire district expenditure reduction

*The withdrawal does not impact fire district expenditures.*

F. Services

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 accordance with applicable state law

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.)

*The proposed area being withdrawn is currently being provided all services by the City of Enumclaw for water.*

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?

*The City of Enumclaw has its own sewer treatment facility and is currently providing service to the area being withdrawn from the Drainage District.*

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?

*Fire service is provided by the Fire District #28 and is not affected by this proposed withdrawal.*

b. General

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

*The area being withdrawn is currently serviced by the City of Enumclaw.*

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

*The topography of the area is flat with some sloping towards the east.*

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?

*The area being withdrawn is currently predominantly residential and no major growth anticipated.*

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

*The area being withdrawn is currently provided all services by the City of Enumclaw since it is within the jurisdiction of the City of Enumclaw.*

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

*No delays.*

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)?

*The area being withdrawn is currently served by all utilities. Any future costs adjustment will be made by the City of Enumclaw.*

#### **IV 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.

*This proposal is consistent with RCW 36.93.170 as it does not affect population density or zone, it allows the City of Enumclaw to provide storm water services to an area that all other services is being provided by the City of Enumclaw.*

*This proposal is also consistent with the objectives of RCW 36.93.180 as follows:*

1. Preservation of Natural Neighborhoods and Communities

*The area being withdrawn is currently within the City of Enumclaw.*

2. Use of Physical Boundaries, Bodies of Water, Highways and Land Contours

*The property being withdrawn is currently within the city limits of the City of Enumclaw.*

3. Creation and Preservation of Logical Services Areas

*The City of Enumclaw currently provides all other services within the area being withdrawn from the Drainage District.*

4. Preservation of Abnormally Irregular Boundaries

*No abnormal or irregular boundaries are proposed.*

5. Discouragement of Multiple Incorporation of Small Cities and Encouragement of Incorporation of Cities in Excess of Ten Thousand Population in Heavily Populated Urban Areas

*Does not apply*

6. Dissolution of Inactive Special Purpose Districts

*Does not apply*

7. Adjustment of Impractical Boundaries

*Does not apply*

8. Incorporation as Cities or Towns or Annexation to Cities of Towns of Unincorporated Areas which are Urban in Character

*Does not apply*

9. Protection of Agriculture and Rural Lands

*Does not apply*

Please advise if any further questions.

Very truly yours,



Attorney Michael J. Reynolds  
Attorney for King County Drainage District #5 & #5A  
[mjr@reynoldsburnton.com](mailto:mjr@reynoldsburnton.com)  
1219 Cole Street  
Enumclaw, WA 98022  
253-569-1017

MJR/slc

Enclosures

cc: Attorney Robert Kaufman, Attorney for King County BRD  
Commissioner Mark Van Wieringen  
Commissioner Alan Predmore  
Commissioner Steve Fasoli  
Chris Searcy, City Administrator, City of Enumclaw  
Michael Graves, King County



**RCW 36.93.170****Factors to be considered by board—Incorporation proceedings exempt from state environmental policy act.**

In reaching a decision on a proposal or an alternative, the board shall consider the factors affecting such proposal, which shall include, but not be limited to the following:

(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;

(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

(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 provisions of chapter 43.21C RCW, State Environmental Policy, shall not apply to incorporation proceedings covered by chapter 35.02 RCW.

[ 1997 c 429 s 39; 1989 c 84 s 5; 1986 c 234 s 33; 1982 c 220 s 2; 1979 ex.s. c 142 s 1; 1967 c 189 s 17.]

**NOTES:**

**Severability—1997 c 429:** See note following RCW 36.70A.3201.

**Severability—1982 c 220:** See note following RCW 36.93.100.

*Incorporation proceedings exempt from state environmental policy act: RCW 43.21C.220.*

E X H I B I T " A "

3 PAGES

**DRAINAGE DISTRICT NUMBER 5-5A  
OF KING COUNTY OF THE STATE OF WASHINGTON  
RESOLUTION NO. 2024-02**

A RESOLUTION OF KING COUNTY DRAINAGE DISTRICT NUMBER 5-5A,  
REMOVING CERTAIN PARCELS FROM THE BENEFIT ASSESSMENT AREA OF  
THE DISTRICT.

Whereas, the King County Department of Assessment provided the District  
with a listing of properties by parcel number that have been included in the District's  
benefit assessment area, and

Whereas, the Commissioners have determined certain parcels no longer  
receive a benefit from the District, and

Whereas, the Commissioners have determined that without further benefit  
these certain parcels should be removed from the benefit assessment area and no  
longer be assessed a benefit levy.

Now, therefore, the Commissioners of Drainage District Number 5-5A, King  
County, Washington DO HEREBY RESOLVE AS FOLLOWS:

**Section 1:** The following listed properties, identified by parcel number, shall  
be removed from the District's benefit assessment area:

081700-0505	192007-9105	242006-9306	242006-9431
192007-9005	192007-9135	242006-9336	242006-9439
192007-9008	236100-0045	242006-9343	242006-9561
192007-9045	236100-0050	242006-9344	242006-9580
192007-9049	236100-0060	242006-9347	261700-0010
192007-9050	236100-0061	242006-9350	261700-0020
192007-9057	242006-9033	242006-9353	261700-0030
192007-9067	242006-9035	242006-9355	261700-0040
192007-9068	242006-9156	242006-9356	261700-0050
192007-9092	242006-9164	242006-9358	261700-0060
192007-9103	242006-9190	242006-9369	261700-0070
192007-9104	242006-9268	242006-9379	396690-0005

396690-0035	712730-0116	719580-0050	800460-0305
396690-0045	712730-0140	800460-0004	800460-0330
396690-0060	712730-0150	800460-0005	800460-0335
396690-0080	712730-0170	800460-0040	800460-0345
396690-0095	712730-0190	800460-0050	800510-0005
396690-0110	712730-0225	800460-0065	800510-0015
396690-0115	712730-0226	800460-0075	800510-0025
396690-0125	712730-0265	800460-0080	800510-0026
396690-0140	712730-0305	800460-0100	800510-0050
396690-0170	719580-0009	800460-0110	800510-0060
396690-0190	719580-0010	800460-0120	800510-0075
396690-0210	719580-0011	800460-0130	800510-0085
635300-0005	719580-0020	800460-0135	800510-0095
659900-0010	719580-0021	800460-0140	800510-0109
659900-0012	719580-0022	800460-0145	800510-0110
659900-0014	719580-0023	800460-0165	800510-0130
659900-0020	719580-0024	800460-0188	800510-0145
659900-0024	719580-0025	800460-0189	800510-0165
659900-0025	719580-0026	800460-0190	800510-0200
659900-0026	719580-0030	800460-0220	800510-0215
659900-0030	719580-0031	800460-0230	800510-0225
659900-0031	719580-0032	800460-0235	800510-0240
659900-0032	719580-0033	800460-0240	800510-0250
659900-0035	719580-0034	800460-0250	800510-0265
712730-0005	719580-0035	800460-0280	800510-0280
712730-0115	719580-0045	800460-0290	800510-0295
			800510-0305

**Section 2:** Effective January 1, 2025, the King County Department of Assessments shall no longer assess a King County Drainage District 5-5A benefit levy to the parcels identified by parcel number in this Resolution.

DONE in Regular and Open Session by the Board of Commissioners of Drainage District No. 5-5A this 12<sup>TH</sup> day of August 2024.

\_\_\_\_\_  
Mark Van Wieringen  
Commissioner  
Dated: \_\_\_\_\_

\_\_\_\_\_  
Alan Predmore  
Commissioner  
Dated: \_\_\_\_\_

\_\_\_\_\_  
Steve Fasoli  
Commissioner  
Dated: \_\_\_\_\_

Approved as to Form:

\_\_\_\_\_  
Michael J. Reynolds  
Attorney



E X H I B I T “B”

5 PAGES

May 1, 2025

**RE: NOTICE OF PUBLIC HEARING on Monday, June 9, 2025, at 4:30 pm -**  
*King County Drainage District No. 5- 5A's Intent to Transfer a portion of Service Area  
and Assets to the City of Enumclaw.*

Dear Property Owner,

You are receiving this notice because records show that you own property within the boundaries of King County Drainage District No. 5-5A (the "Drainage District") service area.

The Drainage District provides routine maintenance for certain agricultural and stormwater drainage ditches within its boundaries (map attached), including some properties within the incorporated boundary of the City of Enumclaw (City) and adjacent properties in Unincorporated King County. These services are paid for by property owners like yourself through a special assessment included in your tax bill assessed by the Drainage District.

**Why Are You Receiving This Notice?**

You are receiving this notice because we, the Commissioners of the Drainage District Board, will be proposing to the King County Boundary Review Board that by the end of 2025, the Drainage District transfer that portion of its service area and assets – primarily easements associated with agricultural ditches—within the City of Enumclaw to the City's ownership. Should this occur, the City has agreed to assume ownership and responsibility for these assets. After this transfer, the Drainage District will no longer operate or levy assessments against properties within the City limits.

The transfer of properties and assets within the city limits to the City will significantly reduce the Drainage District's service area to only those within its boundaries located in Unincorporated King County. These changes to the Drainage District may impact the level of drainage services you receive.

**Why is the Drainage District Board of Commissioners proposing this action?**

The Drainage District was formed in 1916. Since then, as the community has grown, the incorporated boundaries of the City of Enumclaw have been expanded through numerous annexations.

Today, there are 881 parcels of land within the boundaries of the Drainage District. Of these, 749 (85%) are located within the incorporated city limits of Enumclaw.

The land mass within the current boundaries of the Drainage District is 1,323.4 acres. Of that area, 804.2 acres (61%) are within the incorporated city limits of the City of Enumclaw.

The Drainage District Board of Commissioners recommends that those Drainage District properties and District assets within the incorporated city limits of the City of Enumclaw should be transferred to the City of Enumclaw and managed as part of the City's stormwater system.

### **What are the possible effects on the Drainage District of the proposed change?**

If this change is approved, the three commissioners who currently make up the Drainage District Board of Commissioners will no longer own property within the service area of the newly drawn boundaries of the Drainage District. This means that they would no longer qualify to serve, and new commissioners would need to be found in order for the Drainage District to function.

If no new commissioners are found, the Drainage District faces possible dissolution, and all services previously provided by the Drainage District would cease. If the Drainage District is dissolved, the County has a limited role in the management of private storm water and drainage ditches, which is primarily through the KC Agricultural Drainage Assistance Program ("ADAP") program and a limited Neighborhood Drainage grant program.

### **What is the Process Moving Forward?**

- **Drainage District 5 Action** – Following a June 9, 2025, Public Hearing, the Drainage District Board of Commissioners intends to take action to pass a Resolution at its regularly scheduled June 9, 2025, meeting. If passed, the Drainage District will submit a request of Intent to Withdraw those properties within the city limits of the City of Enumclaw from the Drainage District 5- 5A service area. If approved by the Boundary Review Board, the Drainage District will execute an Interlocal Agreement between the Drainage District and the City of Enumclaw, which will finalize the transfer. Effective with the transfer of service area and assets, the current Board of Commissioners will resign.
- **Boundary Review Board** – Upon a filing by the Drainage District, the Boundary Review Board will consider the proposed Intent to Withdraw the properties within the city limits of the City of Enumclaw from the Drainage District Service Area. The Boundary Review Board may approve or deny the proposed action.
- **King County Appoints New Board Members for the Drainage District or Dissolve the District** – If approved, and upon the transfer of service area and assets to the City, the current commissioners will resign from their elected positions, and King County will recruit and appoint new commissioners from the remaining portion of the Drainage District. If no appointees step forward, King County may have to dissolve the Drainage District through legislation.

### **Ways to Participate**

You can participate in public comment for both the action by the Drainage District and subsequently the review by the Boundary Review Board.

- Give oral comment for or against the proposed action by speaking at the Drainage District 5-5A Board of Commissioners Public Hearing on Monday, June 9, 2025, at 4:30 pm. The Board of Commissioners meetings are held at The Expo Center Administration Building, 45224 284<sup>th</sup> Ave SE, Enumclaw, WA. Each person is allowed a maximum of 5 minutes to present their comments.
- Email all or any of the Drainage District Board of Commissioners. All emails presenting for or against comments and statements will be read at the Public Hearing on June 9, 2025.

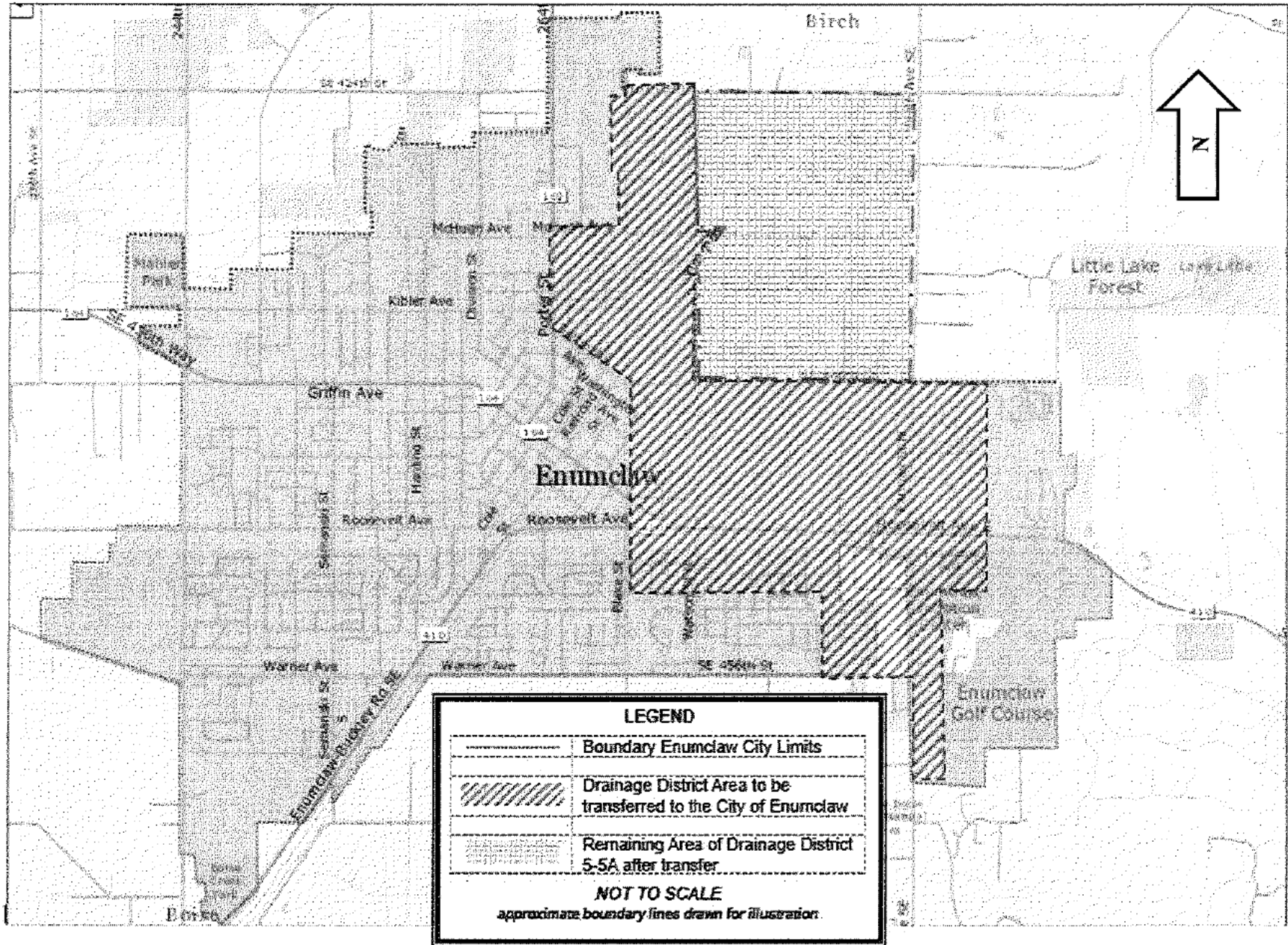
Email addresses for the Board of Commissioners:

Mark VanWieringen, Chair                      - [mark.districtfive@gmail.com](mailto:mark.districtfive@gmail.com)

Alan Predmore                                      - [alan.districtfive@gmail.com](mailto:alan.districtfive@gmail.com)

Steve Fasoli                                         - [steve.districtfive@gmail.com](mailto:steve.districtfive@gmail.com)

- Once submitted to the Boundary Review Board, you may challenge the proposal through the Boundary Review Board process. Information about the Boundary Review Board Process is enclosed.
- If you own property in the service area of the Drainage District in unincorporated King County and are interested in serving as a King County Drainage District 5-5A Commissioner, please email King County Council Legislative Aide Carson Coates – [carson.coates@kingcounty.gov](mailto:carson.coates@kingcounty.gov)



## **BOUNDARY REVIEW BOARD PROCESS**

### **What is the King County Boundary Review Board and What is Its Role Here?**

The King County Boundary Review Board (BRB) provides independent review of boundary changes for special purpose districts within King County pursuant to Chapter 36.93 RCW. The Drainage District will file a notice of intention outlining the plan described above with the BRB. That plan will typically only be reviewed by the BRB if a petition for review is filed within 45 days of the date the plan is filed. Under state law, residents may submit a petition to the BRD requesting review to object or request modifications to a proposed plan. These petitions are also sometimes called a "Request for Jurisdiction." For more information on the BRB process, please see their website.<sup>1</sup>

### **How Can You Participate if You Object to the Proposed Plan?**

Residents who object to the Drainage District proposal should file a petition for review with the BRD. This allows the BRD to review the Drainage District's plan and make appropriate changes. If no petition is filed, the proposed plan will be approved as-is.

To be valid, a petition for review must be signed by either (a) five percent of the registered voters residing within the Drainage District's service area; or (b) an owner or owners of property consisting of five percent of the assessed valuation within that area. RCW 36.93.100(3). If review is requested, the Boundary Review Board is empowered to approve, modify, or deny the proposed action.

Petitions can be submitted to the Boundary Review Board either electronically at [BoundaryReviewBoard@kingcounty.gov](mailto:BoundaryReviewBoard@kingcounty.gov) or by U.S. mail to:

King County Boundary Review Board  
400 Yesler Way, #205  
Seattle, WA 98104

Petitions should include: (1) a brief statement of the purpose for invoking the Boundary Review Board's jurisdiction; (2) a map illustrating the requested revisions to the area boundaries for the originally proposed action; (3) a legal description of the planned boundaries for the proposed action; and (4) fee(s) as required by RCW 36.93.120, payable to King County.

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<sup>1</sup> <https://kingcounty.gov/en/independents/governance-and-leadership/government-oversight/boundary-review-board>.  
A copy of the Drainage District's proposal will be available on the BRB website as well.



EXHIBIT "C"

7 PAGES

A PORTION OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 7 EAST, THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 7 EAST, SECTION 30, TOWNSHIP 20 NORTH, RANGE 7 EAST, THE SOUTH HALF OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 7 EAST, SECTION 25, TOWNSHIP 20 NORTH, RANGE 6 EAST, SECTION 26, TOWNSHIP 20 NORTH, RANGE 6 EAST, THE EAST HALF OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 6 EAST, THE EAST HALF OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 6 EAST, SECTION 23, TOWNSHIP 20 NORTH, RANGE 6 EAST, THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 6 EAST, SECTION 13, TOWNSHIP 20 NORTH, RANGE 6 EAST, SECTION 24, TOWNSHIP 20 NORTH, RANGE 6 EAST, AND THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN BEING DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 6 EAST WILLAMETTE MERIDIAN; THENCE NORTH  $89^{\circ}25'30''$  WEST, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 13 A DISTANCE OF 1308.27 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH  $00^{\circ}33'57''$  WEST, ALONG THE EAST LINE OF THE WEST HALF OF SECTION 13 A DISTANCE OF 2567.95 FEET TO THE NORTHERLY RIGHT OF WAY MARGIN OF SOUTHEAST 432<sup>ND</sup> ST.; THENCE SOUTH  $88^{\circ}22'28''$  EAST ALONG SAID RIGHT OF WAY MARGIN, A DISTANCE OF 377.86 FEET TO A POINT OF CUSP ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1546.95 FEET AND A CENTRAL ANGLE OF  $8^{\circ}50'10''$  AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH  $31^{\circ}31'21''$  WEST 238.33 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 238.57 FEET; THENCE SOUTH  $35^{\circ}56'25''$  WEST TANGENT TO SAID CURVE, A DISTANCE OF 448.10 FEET; THENCE SOUTH  $00^{\circ}58'12''$  WEST, A DISTANCE OF 8.96 FEET; THENCE SOUTH  $35^{\circ}56'32''$  WEST, A DISTANCE OF 314.22 FEET; THENCE SOUTH  $88^{\circ}22'32''$  EAST, A DISTANCE OF 180.39 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH  $00^{\circ}58'15''$  WEST ALONG SAID EAST LINE OF SECTION 24, A DISTANCE OF 1860.51 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 24; THENCE SOUTH  $89^{\circ}04'19''$  EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1297.47 FEET TO THE WEST QUARTER CORNER OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH  $88^{\circ}32'25''$  EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 19, A DISTANCE OF 2605.69 FEET TO THE CENTER OF SECTION OF SAID SECTION 19; THENCE SOUTH  $88^{\circ}32'35''$  EAST, A DISTANCE OF 2684.26 FEET TO THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH  $04^{\circ}10'57''$  WEST ALONG THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 1301.80 FEET; THENCE SOUTH  $88^{\circ}30'29''$  EAST, A DISTANCE OF 322.25 FEET; THENCE SOUTH  $04^{\circ}11'22''$  WEST, A DISTANCE OF 492.67 FEET; THENCE SOUTH  $49^{\circ}11'22''$  WEST, A

DISTANCE OF 222.35 FEET; THENCE SOUTH 04°08'58" WEST, A DISTANCE OF 660.45 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 00°10'02" EAST, A DISTANCE OF 196.80 FEET; THENCE SOUTH 15°57'58" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE RADIAL TO SAID LINE; THENCE EASTERLY AND SOUTHEASTERLY A DISTANCE OF 543.92 FEET ALONG THE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1382.39 FEET AND A CENTRAL ANGLE OF 22°32'37"; THENCE SOUTH 51°29'25" EAST TANGENT TO SAID CURVE, A DISTANCE OF 267.30 FEET; THENCE SOUTH 38°30'35" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 51°29'25" EAST, A DISTANCE OF 200.72 FEET; THENCE SOUTH 00°08'32" EAST, A DISTANCE OF 850.09 FEET; THENCE SOUTH 89°50'44" WEST, A DISTANCE OF 660.00 FEET; THENCE SOUTH 00°09'16" EAST, A DISTANCE OF 330.00 FEET; THENCE SOUTH 89°50'44" WEST, A DISTANCE OF 329.78 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 00°09'09" EAST ALONG SAID EAST LINE OF SECTION 30, A DISTANCE OF 1977.08 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 30; THENCE NORTH 88°59'38" WEST, A DISTANCE OF 1303.18 FEET TO THE EAST LINE OF THE WEST HALF OF SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 00°14'41" EAST ALONG SAID EAST LINE, A DISTANCE OF 663.26 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE AFOREMENTIONED SECTION 30; THENCE NORTH 89°07'46" WEST ALONG SAID NORTH LINE, A DISTANCE OF 618.32 FEET TO A POINT OF THE SOUTHERLY BOUNDARY OF BOUNDARY LINE ADJUSTMENT RECORDING NUMBER 20040513900001 RECORDS OF KING COUNTY WASHINGTON; THENCE NORTH 00°17'14" WEST ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 13.99 FEET; THENCE NORTH 87°45'17" WEST, A DISTANCE OF 252.86 FEET; THENCE NORTH 01°09'46" EAST, A DISTANCE OF 5.40 FEET; THENCE NORTH 88°10'44" WEST, A DISTANCE OF 401.46 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF 284<sup>TH</sup> AVENUE SOUTHEAST; THENCE NORTH 00°17'16" WEST ALONG SAID EASTERLY RIGHT OF WAY MARGIN, A DISTANCE OF 1967.57 FEET; THENCE SOUTH 88°40'35" EAST, A DISTANCE OF 1004.66 FEET; THENCE NORTH 26°02'26" EAST, A DISTANCE OF 337.45 FEET; THENCE NORTH 02°17'31" EAST, A DISTANCE OF 346.84 FEET; THENCE SOUTH 89°32'52" EAST, A DISTANCE OF 268.51 FEET; THENCE NORTH 28°14'19" EAST, A DISTANCE OF 39.48 FEET; THENCE NORTH 22°38'20" EAST, A DISTANCE OF 89.24 FEET; THENCE NORTH 40°44'17" EAST, A DISTANCE OF 132.24 FEET; THENCE NORTH 15°14'58" EAST, A DISTANCE OF 81.98 FEET; THENCE NORTH 22°58'48" EAST, A DISTANCE OF 74.87 FEET; THENCE NORTH 63°41'54" EAST, A DISTANCE OF 31.63 FEET; THENCE NORTH 89°30'59" WEST, A DISTANCE OF 555.54

FEET; THENCE NORTH 00°22'54" EAST, A DISTANCE OF 80.17 FEET; THENCE NORTH 89°37'06" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 74°22'48" WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 00°22'54" WEST, A DISTANCE OF 74.65 FEET; THENCE SOUTH 89°37'06" EAST, A DISTANCE OF 96.19 FEET; THENCE SOUTH 00°22'54" WEST, A DISTANCE OF 284.17 FEET; THENCE NORTH 89°37'06" WEST, A DISTANCE OF 29.81 FEET; THENCE NORTH 00°22'54" EAST, A DISTANCE OF 52.78 FEET; THENCE NORTH 11°26'06" WEST, A DISTANCE OF 70.93 FEET; THENCE NORTH 39°56'41" WEST, A DISTANCE OF 79.69 FEET; THENCE NORTH 80°03'30" WEST, A DISTANCE OF 156.30 FEET; THENCE SOUTH 23°09'34" WEST, A DISTANCE OF 152.53 FEET; THENCE SOUTH 06°14'54" WEST, A DISTANCE OF 325.40 FEET; THENCE NORTH 89°37'06" WEST, A DISTANCE OF 93.05 FEET; THENCE SOUTH 00°07'02" WEST, A DISTANCE OF 440.24 FEET; THENCE NORTH 88°40'35" WEST, A DISTANCE OF 599.96 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF 284<sup>TH</sup> AVENUE SOUTHEAST; THENCE NORTH 00°17'44" WEST ALONG SAID EASTERLY RIGHT OF WAY MARGIN, A DISTANCE OF 2108.53 FEET; THENCE NORTH 87°40'23" WEST, A DISTANCE OF 440.32 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF SIERRA VISTA TRACTS, BOOK OF PLATS, VOLUME 53, PAGE(S) 75-76 RECORDS OF KING COUNTY WASHINGTON; THENCE NORTH 00°17'33" WEST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 389.99 FEET TO THE SOUTHERLY RIGHT OF WAY MARGIN OF STATE HIGHWAY 410 ; THENCE NORTH 87°40'23" WEST ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN , A DISTANCE OF 223.39 FEET TO THE NORTHWEST CORNER OF LOT 3 OF SAID SIERRA VISTA TRACTS; THENCE SOUTH 00°27'58" WEST ALONG THE WEST LINE OF THE AFOREMENTIONED LOT 3, A DISTANCE OF 240.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 87°40'23" WEST, A DISTANCE OF 608.40 FEET TO THE SOUTHWEST CORNER OF LOT 8 OF SIERRA VISTA TRACTS, BOOK OF PLATS, VOLUME 53, PAGE(S) 75-76 RECORDED IN KING COUNTY WASHINGTON; THENCE SOUTH 00°27'58" WEST ALONG THE WEST BOUNDARY OF SAID SIERRA TRACTS, A DISTANCE OF 1010.07 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 7 EAST; THENCE SOUTH 88°39'03" EAST, A DISTANCE OF 628.81 FEET TO THE EAST LINE OF SUNTOP PUD-PHASE 4, BOOK OF PLATS, VOLUME 287, PAGE(S) 87-91, RECORDS OF KING COUNTY WASHINGTON; THENCE SOUTH 00°05'12" WEST ALONG SAID EAST LINE , A DISTANCE OF 1143.45 FEET TO THE SOUTHEAST CORNER OF LOT 11 OF SAID SUNTOP PUD; THENCE NORTH 89°35'44" WEST, A DISTANCE OF 266.05 FEET TO THE NORTHEAST CORNER OF LOT "D" OF LOT LINE ADJUSTMENT RECORDING NUMBER 20090413900001, RECORDS OF KING COUNTY WASHINGTON; THENCE SOUTH 00°05'12" WEST ALONG THE EAST LINE OF SAID LOT "D", A DISTANCE OF 166.53 FEET TO THE SOUTHERLY RIGHT OF WAY MARGIN OF SOUTHEAST 456<sup>TH</sup> ST. ; THENCE NORTH 89°36'31" WEST ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN, A DISTANCE OF 371.48 FEET; THENCE SOUTH

00°41'46" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°36'31" WEST, A DISTANCE OF 1290.54 FEET TO THE WEST LINE OF SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 7 EAST; THENCE NORTH 89°08'24" WEST, A DISTANCE OF 15.00 FEET TO THE WESTERLY RIGHT OF WAY MARGIN OF 276<sup>TH</sup> AVENUE SOUTHEAST; THENCE NORTH 01°11'59" EAST, A DISTANCE OF 10.00 FEET TO THE SOUTHERLY RIGHT OF WAY MARGIN OF SOUTHEAST 456<sup>TH</sup> ST; THENCE NORTH 89°15'38" WEST ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN, A DISTANCE OF 5153.13 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH RANGE 6 EAST WILLAMETTE MERIDIAN; THENCE NORTH 89°18'13" WEST, A DISTANCE OF 968.34 FEET TO THE SOUTHEASTERLY RIGHT OF WAY MARGIN OF THE ENUMCLAW PLATEAU TRAIL PROJECT FORMERLY KNOWN AS THE SOUTHEASTERLY BURLINGTON NORTHERN RAILROAD COMPANY'S RIGHT OF WAY MARGIN; THENCE SOUTH 35°56'56" WEST ALONG SAID SOUTHEASTERLY RIGHT OF WAY MARGIN, A DISTANCE OF 1579.83 FEET; THENCE NORTH 89°28'18" WEST, A DISTANCE OF 122.42 FEET; THENCE SOUTH 35°55'52" WEST, A DISTANCE OF 1172.86 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF 252<sup>ND</sup> AVENUE SOUTHEAST; THENCE NORTH 00°39'58" EAST ALONG SAID EASTERLY RIGHT OF WAY MARGIN, A DISTANCE OF 346.40 FEET TO THE SOUTHEASTERLY RIGHT OF WAY MARGIN OF STATE HIGHWAY 410, ENUMCLAW BUCKLEY ROAD SOUTHEAST; THENCE SOUTH 35°55'52" WEST, A DISTANCE OF 876.11 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 89°34'17" WEST ALONG SAID NORTH LINE, A DISTANCE OF 882.17 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH 00°36'19" WEST ALONG SAID EAST LINE, A DISTANCE OF 1233.92 FEET TO THE SOUTHEASTERLY RIGHT OF WAY MARGIN OF STATE HIGHWAY 410, ENUMCLAW BUCKLEY ROAD SOUTHEAST ALSO BEING A BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 4611.54 FEET AND A CENTRAL ANGLE OF 10°52'23" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 43°56'51" WEST 873.81 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 875.13 FEET; THENCE NORTH 40°36'58" WEST RADIAL TO SAID CURVE, A DISTANCE OF 150.00 FEET; THENCE NORTH 12°39'04" EAST, A DISTANCE OF 80.80 FEET; THENCE NORTH 80°20'09" WEST, A DISTANCE OF 342.49 FEET; THENCE NORTH 00°19'45" EAST, A DISTANCE OF 220.81 FEET; THENCE SOUTH 89°34'17" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 00°19'45" EAST, A DISTANCE OF 266.00 FEET; THENCE NORTH 89°34'17" WEST, A DISTANCE OF 180.00 FEET; THENCE NORTH 00°19'45" EAST, A DISTANCE OF 539.41 FEET; THENCE NORTH 89°34'17" WEST, A DISTANCE OF 249.88 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN; THENCE

NORTH 00°19'46" EAST, A DISTANCE OF 594.89 FEET ALONG SAID WEST LINE OF SECTION 35 TO THE NORTHWEST SECTION CORNER OF SAID SECTION 35; THENCE NORTH 00°54'22" EAST ALONG THE CENTERLINE OF 244<sup>TH</sup> AVENUE SOUTHEAST, A DISTANCE OF 1328.86 FEET; THENCE SOUTH 89°05'38" EAST, A DISTANCE OF 30.00 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF 244<sup>TH</sup> AVENUE SOUTHEAST; THENCE NORTH 00°54'22" EAST ALONG SAID EASTERLY RIGHT OF WAY MARGIN, A DISTANCE OF 664.36 FEET; THENCE SOUTH 89°05'38" EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°54'22" EAST, A DISTANCE OF 163.70 FEET; THENCE NORTH 89°05'38" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°54'22" EAST, A DISTANCE OF 37.70 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE NORTHERLY A DISTANCE OF 250.30 FEET ALONG THE CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 5789.58 FEET AND A CENTRAL ANGLE OF 2°28'38" TO THE PROJECTED SOUTHERLY RIGHT OF WAY MARGIN OF SOUTHEAST 456<sup>TH</sup> WAY; THENCE NORTH 71°09'02" WEST ALONG SAID RIGHT OF WAY MARGIN, A DISTANCE OF 2486.62 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 65015.34 FEET AND A CENTRAL ANGLE OF 0°06'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 69°26'02" WEST 116.24 FEET; THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 116.24 FEET; THENCE NORTH 67°43'02" WEST, A DISTANCE OF 64.89 FEET; THENCE NORTH 01°01'33" EAST, A DISTANCE OF 709.42 FEET; THENCE SOUTH 89°10'18" EAST, A DISTANCE OF 557.10 FEET; THENCE NORTH 01°03'48" EAST, A DISTANCE OF 664.55 FEET; THENCE SOUTH 89°10'16" EAST, A DISTANCE OF 657.56 FEET; THENCE NORTH 01°06'08" EAST, A DISTANCE OF 349.54 FEET; THENCE SOUTH 89°10'13" EAST, A DISTANCE OF 138.00 FEET; THENCE NORTH 01°03'17" EAST, A DISTANCE OF 345.36 FEET TO THE NORTHERLY RIGHT OF WAY MARGIN OF SOUTHEAST 448<sup>TH</sup> ST.; THENCE SOUTH 89°10'13" EAST ALONG SAID NORTHERLY RIGHT OF WAY MARGIN, A DISTANCE OF 1083.52 FEET; THENCE NORTH 50°39'43" EAST, A DISTANCE OF 85.27 FEET TO THE WESTERLY RIGHT OF WAY MARGIN OF 244<sup>TH</sup> AVENUE SOUTHEAST; THENCE NORTH 00°59'43" EAST ALONG SAID WESTERLY RIGHT OF WAY MARGIN, A DISTANCE OF 2319.66 FEET; THENCE NORTH 87°59'28" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 00°59'43" EAST, A DISTANCE OF 238.00 FEET; THENCE NORTH 89°35'06" EAST, A DISTANCE OF 16.00 FEET; THENCE NORTH 00°51'57" EAST, A DISTANCE OF 213.49 FEET; THENCE NORTH 89°07'26" WEST, A DISTANCE OF 7.00 FEET; THENCE NORTH 15°53'38" WEST, A DISTANCE OF 76.17 FEET TO THE SOUTHERLY RIGHT OF WAY MARGIN OF SOUTHEAST 436<sup>TH</sup> WAY; THENCE NORTH 60°39'33" WEST ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN, A DISTANCE OF 275.18 FEET; THENCE NORTH 89°38'47" WEST, A DISTANCE OF 20.63 FEET; THENCE NORTH 60°39'33" WEST, A DISTANCE OF 434.54 FEET; THENCE NORTH 89°14'11" WEST, A DISTANCE OF 81.29 FEET; THENCE NORTH 00°51'55" EAST, A DISTANCE OF 367.44 FEET; THENCE SOUTH 89°14'11" EAST, A DISTANCE OF 750.75 FEET TO THE



WESTERLY RIGHT OF WAY MARGIN OF 244<sup>TH</sup> AVENUE SOUTHEAST; THENCE NORTH 00°51'57" EAST ALONG SAID WESTERLY RIGHT OF WAY MARGIN, A DISTANCE OF 360.21 FEET TO THE NORTHERLY RIGHT OF WAY MARGIN OF SOUTHEAST 436<sup>TH</sup> ST; THENCE NORTH 89°19'02" WEST ALONG SAID NORTHERLY RIGHT OF WAY MARGIN, A DISTANCE OF 960.00 FEET TO THE ; THENCE NORTH 00°51'57" EAST, A DISTANCE OF 1292.29 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 89°25'25" EAST ALONG SAID NORTH LINE, A DISTANCE OF 960.01 FEET TO THE WESTERLY RIGHT OF WAY MARGIN OF 244<sup>TH</sup> AVENUE SOUTHEAST; THENCE SOUTH 00°51'57" WEST ALONG SAID WESTERLY RIGHT OF WAY MARGIN, A DISTANCE OF 992.90 FEET; THENCE SOUTH 89°03'25" EAST, A DISTANCE OF 924.73 FEET; THENCE NORTH 00°49'50" EAST, A DISTANCE OF 330.36 FEET; THENCE SOUTH 89°00'51" EAST, A DISTANCE OF 1098.25 FEET; THENCE NORTH 00°48'28" EAST, A DISTANCE OF 659.36 FEET TO NORTH LINE OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 88°55'46" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1437.98 FEET; THENCE NORTH 00°32'27" EAST, A DISTANCE OF 383.71 FEET; THENCE NORTH 88°55'42" WEST, A DISTANCE OF 110.00 FEET; THENCE NORTH 00°32'27" EAST, A DISTANCE OF 1184.41 FEET TO THE CENTERLINE OF NEWAUKUM CREEK; THENCE NORTH 88°49'11" EAST ALONG SAID CENTERLINE, A DISTANCE OF 38.74 FEET; THENCE SOUTH 79°49'52" EAST, A DISTANCE OF 24.03 FEET; THENCE SOUTH 55°21'16" EAST, A DISTANCE OF 69.31 FEET; THENCE SOUTH 48°49'59" EAST, A DISTANCE OF 19.34 FEET; THENCE SOUTH 68°58'31" EAST, A DISTANCE OF 16.90 FEET; THENCE NORTH 81°40'47" EAST, A DISTANCE OF 25.13 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 20.02 FEET; THENCE SOUTH 79°13'22" EAST, A DISTANCE OF 25.93 FEET; THENCE SOUTH 85°27'55" EAST, A DISTANCE OF 65.92 FEET; THENCE NORTH 70°34'19" EAST, A DISTANCE OF 90.46 FEET; THENCE NORTH 56°19'39" EAST, A DISTANCE OF 63.32 FEET; THENCE NORTH 49°06'16" EAST, A DISTANCE OF 99.58 FEET; THENCE NORTH 54°48'01" EAST, A DISTANCE OF 52.20 FEET; THENCE NORTH 14°02'43" EAST, A DISTANCE OF 41.36 FEET; THENCE NORTH 23°12'45" EAST, A DISTANCE OF 57.30 FEET; THENCE NORTH 16°16'14" EAST, A DISTANCE OF 62.69 FEET; THENCE NORTH 32°01'21" EAST, A DISTANCE OF 70.98 FEET; THENCE NORTH 38°03'05" EAST, A DISTANCE OF 56.28 FEET; THENCE LEAVING SAID CENTERLINE OF NEWAUKUM CREEK SOUTH 00°27'02" WEST , A DISTANCE OF 307.66 FEET; THENCE SOUTH 88°49'58" EAST, A DISTANCE OF 661.44 FEET; THENCE SOUTH 00°21'37" WEST, A DISTANCE OF 40.74 FEET; THENCE SOUTH 88°48'48" EAST, A DISTANCE OF 631.50 FEET TO THE WESTERLY RIGHT OF WAY MARGIN OF 260<sup>TH</sup> AVENUE SOUTHEAST; THENCE NORTH 00°16'11" EAST ALONG SAID WESTERLY RIGHT OF WAY MARGIN, A DISTANCE OF 266.78 FEET; THENCE SOUTH 89°26'10" EAST, A DISTANCE OF 1376.89

FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF 264<sup>TH</sup> AVENUE SOUTHEAST; THENCE NORTH 00°35'32" EAST ALONG SAID EASTERLY RIGHT OF WAY MARGIN, A DISTANCE OF 1201.34 FEET; THENCE SOUTH 89°25'33" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°52'11" EAST, A DISTANCE OF 79.59 FEET; THENCE SOUTH 89°55'23" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°52'11" EAST, A DISTANCE OF 388.06 FEET; THENCE NORTH 89°55'23" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°52'11" EAST, A DISTANCE OF 399.78 FEET; THENCE NORTH 89°42'18" EAST, A DISTANCE OF 1264.45 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 00°38'45" EAST ALONG SAID WEST LINE, A DISTANCE OF 49.99 FEET; THENCE SOUTH 88°49'39" EAST, A DISTANCE OF 654.30 FEET; THENCE SOUTH 00°39'02" WEST, A DISTANCE OF 1055.18 FEET; THENCE NORTH 89°25'33" WEST, A DISTANCE OF 327.14 FEET; THENCE NORTH 00°38'17" EAST, A DISTANCE OF 47.15 FEET; THENCE NORTH 89°16'34" WEST, A DISTANCE OF 97.15 FEET; THENCE SOUTH 00°37'32" WEST, A DISTANCE OF 337.59 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 89°25'30" EAST, A DISTANCE OF 1278.64 FEET TO THE POINT OF BEGINNING AND THE TERMINUS OF THIS DESCRIPTION.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

CONTAINING 141772379 SQ FT (MORE OR LESS) 3255 ACRES (MORE OR LESS)

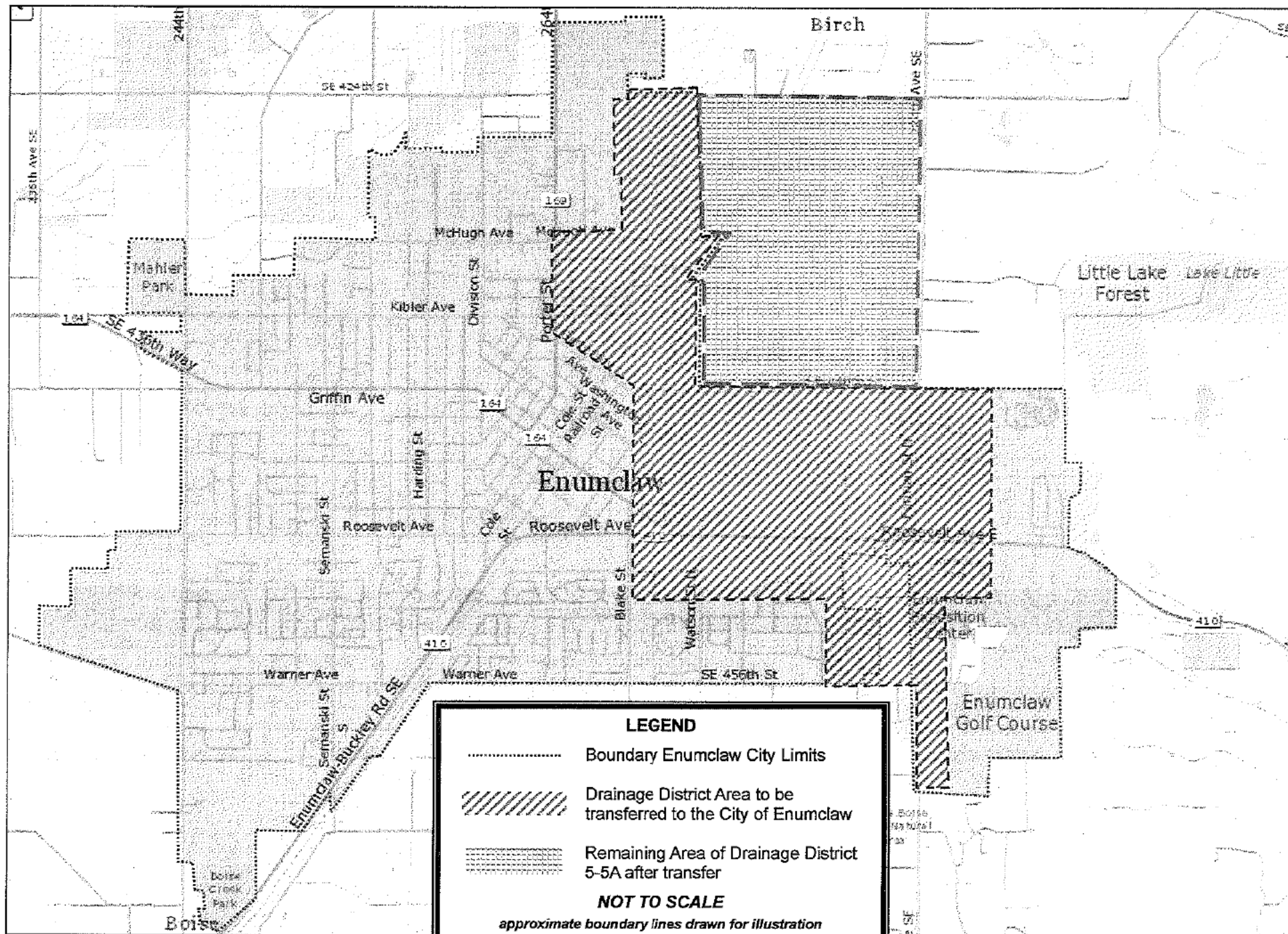
E X H I B I T “D”

1 PAGE

EXHIBIT “D”, “E” & “F”

2 PAGES





**ATTORNEY MICHAEL J. REYNOLDS**

(360) 802-3888

1219 Cole Street  
Enumclaw, Washington 98022  
mjr@reynoldsburton.com

(360) 802-3886 Fax

June 18, 2025

Shelby Miklethun  
Washington State Boundary Review  
Board for King County  
400 Yesler Way, Room 240, MS-0240  
Seattle, WA 98104

**RECEIVED**

**JUN 23 2025**

WA State Boundary Review  
Board for King Co.

RE: **1<sup>st</sup> AMENDMENT** TO Notice of Intention of Proposed Withdrawal of Territory by  
King County Drainage District #5 and #5A to transfer territory  
to the City of Enumclaw

Dear Ms. Miklethun:

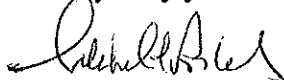
Please amend to the following on my transmittal of June 10, 2025:

Page 2, Paragraph 2: Resolution will be transmitted upon passage.

Page 3, Paragraph III.A.7: To 519.2 acres from 479 acres.

Thank you.

Very truly yours,



Attorney Michael J. Reynolds  
Attorney for King County Drainage District #5 & #5A  
[mjr@reynoldsburton.com](mailto:mjr@reynoldsburton.com)  
1219 Cole Street  
Enumclaw, WA 98022  
253-569-1017

MJR/slc

cc: Attorney Robert Kaufman, Attorney for King County BRD  
Commissioner Mark Van Wieringen  
Commissioner Alan Predmore  
Commissioner Steve Fasoli  
Chris Searcy, City Administrator, City of Enumclaw  
Michael Graves, King County