

Vashon Sewer District
P. O. Box 677
Vashon Island, WA 98070
(206) 463-9219

March 20, 2026

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

Subject: Notice of Intention by the Vashon Sewer District to De-Annex Spring Beach

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 the Vashon Sewer District (District) regarding proposal known as "Spring Beach De-Annexation."

This action was initiated by petition per RCW 57.28.010. The withdrawal area is approximately 67 acres in size and will withdraw the area from the District. The area is currently served by recently installed septic systems that are owned and maintained by the HOA and individual property owners. The withdrawal action will update the District's current voting and taxing boundary to remove the Spring Beach area.

The explanation of items required to assist in the Board's consideration of the proposed action is enclosed, numbered in accordance with the suggested format. The various exhibits which are also enclosed are identified in the sequence in which they are referenced in the text.

As you no longer require paper copies, the District has provided an electronic copy of the information requested for the withdrawal. A copy of this cover letter will be mailed and will contain the check for the \$50.00 filing fee of this Notice of Intention.

The District is of the opinion that a review of the background information, current public policy, adopted comprehensive plans and the facts of the District's proposed withdrawal of Spring Beach from the District's Voting and Taxing Boundary will demonstrate good public utility planning for logical long-term service. Approval of the proposal would advance the statutory objectives of the Boundary Review Board.

If you have any questions, or require any further information, please contact the District's General Manager, and send official notices to his attention at jim.gross@bhccconsultants.com.

Sincerely,



Jim Gross
Vashon Sewer District Manager

Washington State Boundary Review Board for King County
March 20, 2026
Page 2

Cc: Susan Rodriguez, VSD

I. ADVANCE COURTESY NOTIFICATION

In order to ensure that the Boundary Review Board will have adequate notification of a pending Notice of Intention, and in order for the Board to adequately inform stakeholders (e.g., government officials, community groups) of a pending Notice of Intention, the Boundary Review Board requests that all jurisdictions provide to the Board Advance Courtesy Notification of a pending action. This Advance Courtesy Notification package should include the following materials:

- A. A Letter of Intent to propose an action (e.g., annexation, assumption, merger). The letter should provide a brief description of the proposed action.
See cover letter.
- B. A preliminary Legal Description (document must be certified and stamped by a licensed surveyor or engineer)
See Exhibit 1.
- C. A preliminary site Map/Vicinity Map
See Exhibit 2.

II. BACKGROUND INFORMATION/MAPS

A. Basic Information

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

The proposed action is to de-annex an area known as Spring Beach from the Vashon Sewer District (District) Taxing and Voting Boundary. This area was originally added to the District to provide sewer treatment, however, this was not feasible for the District to provide, and so Spring Beach constructed individual and shared septic tanks that are owned and operated by individuals and the Spring Beach HOA. This was done with King County Wastewater Treatment Division's approval. Therefore, the District does not provide sewer service to Spring Beach, and Spring Beach has no direct interest in the operation of the District. The de-annexation process is being completed in accordance with RCW 57.28.035. Exhibit 2 shows the area to be de-annexed.

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

Important: Please see NOTES on Page 8.

See Resolution 543 included as Exhibit 3 stating the District's intent to de-annex Spring Beach.

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

No annexation is proposed.

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

from SEPA)

The SEPA checklist and DNS are included as Exhibit 4.

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

Important: Please see NOTES on Page 8.

See Exhibit 1.

B. Maps:

Important: Please see NOTES on Page 8.

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

See Exhibit 5.

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

See Exhibit 2.

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

Important: Please see NOTES (Page 8).

See Exhibit 2.

III. EVALUATION CRITERIA

Entities should respond to the following elements regarding this proposal with sufficient information to permit appropriate responses to the Board from staff of either the King County Council or King County Executive. These elements relate to the factors the Board

must consider as outlined in RCW 36.93.170 (attached).

A. Overview

1. Population of proposal; what percentage is that to existing entity?
Approximately 2-3 percent.
2. Territory (number of acres)
67 acres
3. Population density
The exact population is unknown. Approximately 0.5 people/acre are estimated in the area.
4. Assessed valuation
\$7,999,000

B. Land Use

1. Existing
Rural Area (Residential)
2. Proposed: immediate or long-range
Rural Area (Residential, no 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?
Yes. This property is outside of the UGA and will not have sewer service.
2. King County Comprehensive Plan/Ordinances
 - a) How does County planning under the Growth Management Act (GMA) relate to this proposal?
This area is outside of the UGA and will have no sewer service. It will continue to have septic systems.
 - b) What King County Comprehensive Plan policies specifically support this proposal?

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

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

The following policies (bolded) specifically support this proposal:

Chapter 1

RP-119 Functional plans for facilities and services:

a. Shall be consistent with the Comprehensive Plan and subarea

plans;

b. Shall be consistent with service levels that are appropriate for the Urban Growth Area, Rural Area, and Natural Resource Lands;

c. May provide standards for location, design, and operation of public facilities and services;

d. Should specify adequate, stable, and equitable methods of pay for public facilities and services;

e. May be the basis for scheduling needed facilities and services through capital improvement programs; and

f. Should plan for maintenance of existing facilities.

This proposal is in line with this policy to provide rural level services without requiring other ratepayers to pay for Spring Beach treatment.

Chapter 2 applies to urban areas and is not applicable to this rural area.

Chapter 9

F-101: King County shall seek to identify the needs and propose strategies for public facilities and services, including physical infrastructure and health, human, and public safety services necessary to support all communities at appropriate urban and rural service levels.

The County identified septic tanks owned, operated, and maintained by homeowners and the HOA as the most effective way to treat previously untreated sewage in the Spring Beach area.

F-306: If a service provider declares, through their capital facilities plan, an inability to accommodate projected service needs inside their service area, King County and the service provider shall remedy the deficiency through a joint planning process addressing capital improvement programs, long-term funding strategies, or other appropriate corrective actions. If those actions cannot resolve the deficiency, King County shall not allow for expansion of the service provider's service area and shall consider regulations to mitigate the effect of the deficiency.

The Spring Beach area originally discharged untreated sewage into the Puget Sound. The County required the District to annex the area in order to provide sewer service to improve the water quality and reduce health risks associated with untreated sewage. The District was unable to construct the facilities need to provide treatment in a cost effective manner and would have negatively impacted the rest of the District's ratepayers. In compliance with Policy F-306, the County agreed that homeowners and the HOA could construct, own, and maintain septic tanks.

F-402 In the Rural Area and Natural Resource Lands, services provided by agencies shall support a rural level of development and support service that meets the needs of the community and not facilitate urbanization.

The septic tanks are in line with this policy to have rural level services that do not support urbanization.

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

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

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

The 2021 King County Countywide Planning policies, as amended by Ordinance 19660 dated August 15, 2023, does not follow the same chapter outline as provided above in the Note. An attempt was made to identify the types of policies referenced in the Note and that are relevant to this proposed withdrawal. The following King County Countywide Planning policies specifically support this proposal.

DP-49 Limit the extension of urban infrastructure improvements through the Rural Area to only cases where it is necessary to serve the Urban Growth Area and where there are no other feasible alignments. Such limited extensions may be considered only if land use controls are in place to restrict uses appropriate for the Rural Area and only if access management controls are in place to prohibit tie-ins to the extended facilities.

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

Zoning is RA-2.5. There are approximately 12.25 acres over 21 parcels that are not owned by King County Parks Department, with a potential of approximately 5 lots. Therefore, redevelopment is unlikely without significant changes to zoning.

- 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.

Not applicable. This area is in unincorporated King County.

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

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

The area proposed to be de-annexed is outside of the UGA. Sewer service is provided by septic systems managed by the HOA and individual homeowners.

2. Has the jurisdiction adopted a Potential Annexation Area (PAA) under the Growth Management Act? Have you negotiated PAA agreements with neighboring cities?
No.
3. When was your Comprehensive Plan approved? Does this plan meet requirements set by the State of Washington? Does this plan meet requirements set by King County?

The previous Sewer Plan was approved in 1992 and amended in 2010. The District is in the process of updating its General Sewer Plan and is expected to get approval in 2026. De-annexation of Spring Beach was requested by King County as part of updating the General Sewer Plan.

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

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

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

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

Yes. The General Sewer Plan will not include sewer service to the Spring Beach neighborhood.

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

No. Service is provided by the HOA and individual property owners. The district is not required to provide any sewer service to the area.

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

No.

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

No.

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

The land use designation of the proposed withdrawal area is RA-2.5, rural area, one dwelling unit per 5 acres. The area is currently within the County's boundaries and the land use designation is set through the County's Comprehensive Plan.

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

1. Estimate City expenditures
None.
2. Estimate City revenues to be gained
None.
3. Estimate County revenues lost
None.
4. Estimate County expenditure reduction
None.
5. Estimate fire district revenue lost
None.
6. Estimate fire district expenditure reduction
None.

F. Services ***Important:*** Please see NOTES (Page 8).

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

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

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

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

1. Water
 - a) Directly or by contract?
The area is served by the Spring Beach Group B water system.
 - b) Storage location(s), capacity?
Unknown.
 - c) Mains to serve the area (diameter; location)
N/A
 - d) Pressure station location and measured flow
Unknown.
 - e) Capacity available?
12 total connections are allowed. Flows are unknown.
 - f) Water source (wells, Seattle, etc.)
Spring and surface water.

- g) Financing of proposed service (LID, ULID, Developer Extension, etc.)
N/A

2. Sewer Service

- a) Directly or by contract?
Service is provided by the HOA and individual property owners.
- b) Mains to service the area (diameter; location)
Unknown.
- c) Gravity or Lift Station required?
Unknown.
- d) Disposal (Metro; city or district treatment plant)?
Septic systems.
- e) Capacity available?
Unknown, but the basin is built out and assumed no additional capacity is required.

3. Fire service

- a) Directly or by contract?
Fire service will not be impacted by de-annexation. Fire service is provided by Vashon Island Fire and Rescue.
- b) Nearest station(s)
10020 SW Bank Rd, Vashon, WA 98070
- c) Response time?
Not applicable. This will not be impacted by de-annexation.
- d) Are they fully manned? How many part time and full time personnel?
Not applicable. This will not be impacted by de-annexation.
- e) Major equipment at station location (including type and number of emergency vehicles)?
Not applicable. This will not be impacted by de-annexation.
- f) How many fully certified EMT/D-Fib personnel do you have?
Not applicable. This will not be impacted by de-annexation.
- g) What fire rating applies?
Not applicable. This will not be impacted by de-annexation.
- h) Source of dispatch?
Not applicable. This will not be impacted by de-annexation.

G. General

- 1. In case of extensions of services, has an annexation agreement been required? If so, please attach a recorded copy of this agreement.
Not applicable. No services will be extended, and no annexation will occur.
- 2. Describe the topography and natural boundaries of the proposal.

The area to be de-annexed slopes west toward the Puget Sound and is bounded by the Puget Sound and the Spring Beach Natural Area to the north, east, and south

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?

No growth is projected in this area in the next 10 year period.

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

No municipal or community services are relevant to this proposal.

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

Not applicable. No services are proposed in this area.

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

The District does not and will not provide service in this area, and so there will be no impacts on rates any need for funding related to this proposal.

III. FACTORS and OBJECTIVES

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

The area is built out and is not expected to experience any additional growth. Sewer services are provided by the homeowners and the HOA, and so no sewer services will be provided by either the District or the County.

NOTES

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

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

All maps must be original documents that are clear, legible, and suitable for reproduction. All maps must be drawn at the same scale. Colored maps are preferred.
6. Assessor’s Maps: Assessor’s maps must be marked in a manner that ensures that details

are legible and understandable to the general reader. The Board may accept a map other than an Assessor's map(s) if the use of Assessor's map(s) is impractical.

7. Mapping Alternatives: Any questions regarding maps, including alternatives to mapping requirements, should be directed to the Boundary Review Board staff.

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

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

REFERENCE GUIDE

REGULATIONS AND GUIDELINES FOR ANNEXATIONS, MERGERS AND INCORPORATIONS

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

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

- Growth Management Act (RCW 36.70A): Mandates extensive comprehensive planning effort to meet specific statewide goals. Requires land designations and planning implementation consistent with adopted comprehensive plan
- Boundary Review Board Act (RCW 36.93): Reviews growth and development in unincorporated areas of counties through decisions on city, town and special purpose district annexations, incorporations, mergers and extensions of water and sewer lines. Establishes requirements for applications and criteria for review of annexations, incorporations, mergers and extensions
- Cities and Towns (RCW 35 – Sections 35.01 – 35.30): Provides for clear and uniform processes for municipal incorporations, disincorporations and annexations for land areas. Also addresses some requirements for water and sewer districts (Also see RCW 57.24).
- Annexation by Code Cities (RCW 35A.14): Establishes authorities and processes for annexations by petition and annexations by election.
- Note: Please be aware that there are several methods for annexation (e.g., petition method, petition election method, island areas, interlocal agreement methods.) The proponent should ensure that the requirements for the selected method of annexation are addressed in the Notice of Intention.)
- Annexation of Territory – Water and Sewer Districts (RCW 57.24): Provides for clear and uniform processes for water and sewer district annexations. Establishes authorities and processes for annexations by petition and annexations by election. (Also see RCW – Chapter 35).
- State Environmental Policy Act (RCW 43.21C): SEPA is Washington’s fundamental environmental law and requires environmental analysis of actions for both physical and policy changes affecting the environment. SEPA may not be required for particular annexation or incorporation activities.
- King County Comprehensive Plan – King County Countywide Plan Policies: King County’s adopted comprehensive plan. Policies provided to meet specific statewide goals. Provides land designations and planning implementation policies within adopted comprehensive plan.

Notice of Intention Format
Annexations/Mergers/Consolidations/Extensions

KING COUNTY COUNCIL

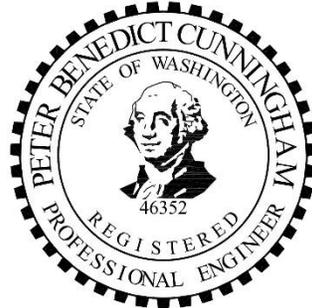
MUNICIPAL ANNEXATION GUIDELINES

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

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

Exhibit 1 - Legal Description

EXHIBIT "A"
VASHON SEWER DISTRICT
SPRING BEACH DE-ANNEXATION

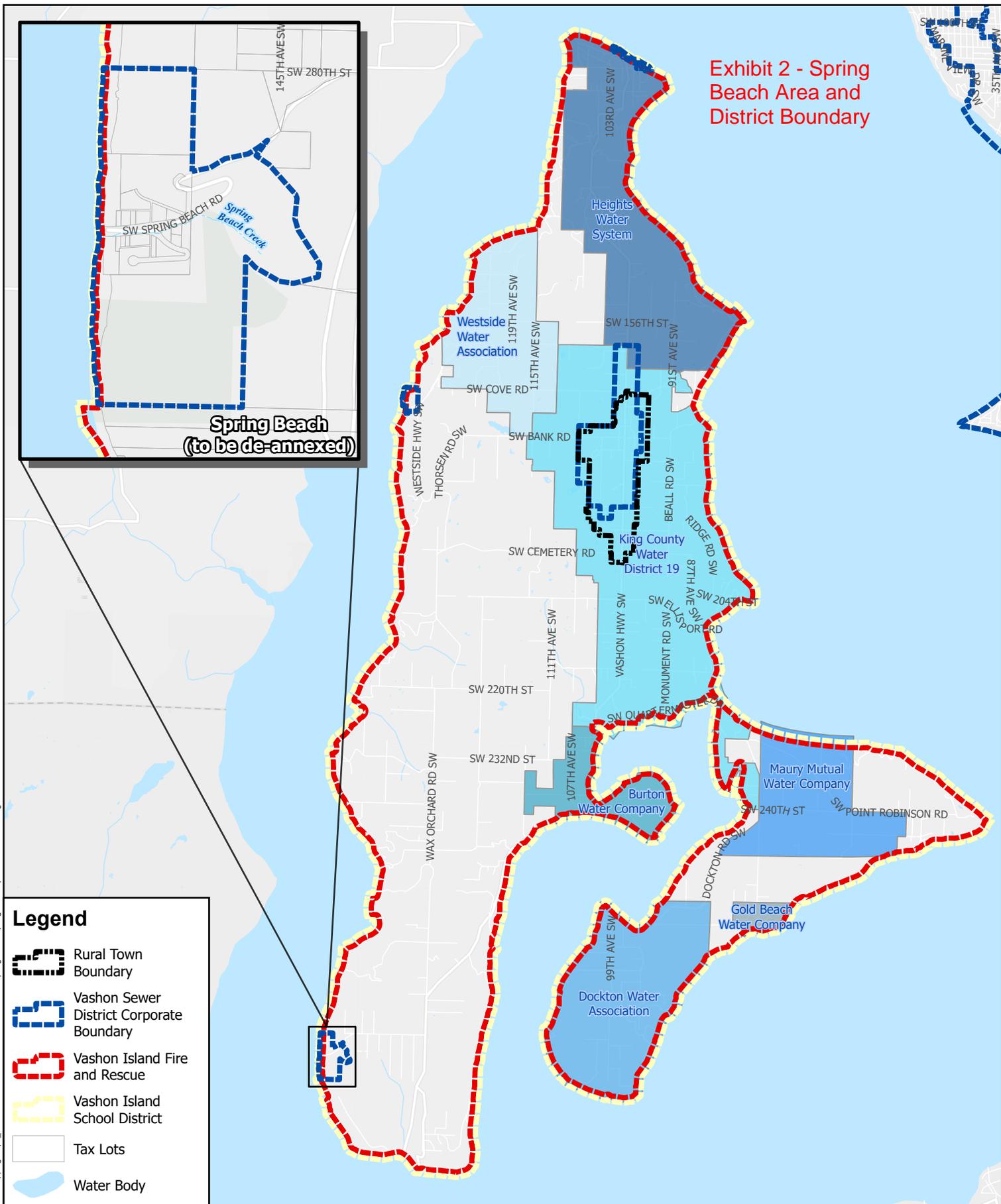


This legal description is copied from Exhibit "A" of Ordinance 11565 as part of the Spring Beach Annexation by Vashon Sewer District dated September 28, 1994.

GOVERNMENT LOTS 3 AND 4 OF SECTION 34, AND THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 22 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE NORTH 00°05'57" WEST, 1856.49 FEET; THENCE NORTH 77°20'00" EAST, 146.88 FEET; THENCE NORTH 57°17'41" EAST, 135.81 FEET; THENCE NORTH 76°45'48" EAST, 188.10 FEET; THENCE NORTH 56°18'11" EAST, 104.81 FEET; THENCE NORTH 43°04'11" EAST, 84.27 FEET; THENCE SOUTH 42°33'13" EAST, 9.28 FEET; THENCE SOUTH 36°51'58" WEST, 151.98 FEET; THENCE SOUTH 56°44'02" EAST, 129.33 FEET; THENCE SOUTH 40°33'32" EAST, 110.52 FEET; THENCE SOUTH 42°14'32" EAST, 73.49 FEET; THENCE SOUTH 45°01'32" EAST, 130.96 FEET; THENCE SOUTH 20°01'02" EAST, 32.64 FEET; THENCE SOUTH 04°38'58" WEST, 159.93 FEET; THENCE SOUTH 17°54'02" EAST, 97.68 FEET; THENCE SOUTH 33°34'02" EAST, 317.04 FEET; THENCE SOUTH 05°44'28" WEST, 103.54 FEET; THENCE SOUTH 74°15'28" WEST, 201.00 FEET; THENCE NORTH 82°33'32" WEST, 114.44 FEET; THENCE NORTH 60°51'02" WEST, 219.96 FEET; THENCE NORTH 44°21'02" WEST, 107.52 FEET; THENCE SOUTH 00°04'32" EAST, 1188.76 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89°58'20" WEST ALONG SAID SOUTH LINE, 439.93 FEET TO THE POINT OF BEGINNING.

Exhibit 2 - Spring Beach Area and District Boundary

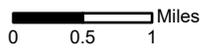


Legend

- Rural Town Boundary
- Vashon Sewer District Corporate Boundary
- Vashon Island Fire and Rescue
- Vashon Island School District
- Tax Lots
- Water Body

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This map is a geographic representation based on information available. No warranty is made concerning the accuracy, currency, or completeness of data depicted on this map.



Spring Beach De-Annexation Area
 General Sewer Plan Update
 Vashon Sewer District
 December 2025

Figure
1

ATTACHMENT "A"
VASHON SEWER DISTRICT
SPRING BEACH DE-ANNEXATION



3/12/2026

This legal description is copied from Exhibit "A" of Ordinance 11565 as part of the Spring Beach Annexation by Vashon Sewer District dated September 28, 1994.

GOVERNMENT LOTS 3 AND 4 OF SECTION 34, AND THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 22 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE NORTH 00°05'57" WEST, 1856.49 FEET; THENCE NORTH 77°20'00" EAST, 146.88 FEET; THENCE NORTH 57°17'41" EAST, 135.81 FEET; THENCE NORTH 76°45'48" EAST, 188.10 FEET; THENCE NORTH 56°18'11" EAST, 104.81 FEET; THENCE NORTH 43°04'11" EAST, 84.27 FEET; THENCE SOUTH 42°33'13" EAST, 9.28 FEET; THENCE SOUTH 36°51'58" WEST, 151.98 FEET; THENCE SOUTH 56°44'02" EAST, 129.33 FEET; THENCE SOUTH 40°33'32" EAST, 110.52 FEET; THENCE SOUTH 42°14'32" EAST, 73.49 FEET; THENCE SOUTH 45°01'32" EAST, 130.96 FEET; THENCE SOUTH 20°01'02" EAST, 32.64 FEET; THENCE SOUTH 04°38'58" WEST, 159.93 FEET; THENCE SOUTH 17°54'02" EAST, 97.68 FEET; THENCE SOUTH 33°34'02" EAST, 317.04 FEET; THENCE SOUTH 05°44'28" WEST, 103.54 FEET; THENCE SOUTH 74°15'28" WEST, 201.00 FEET; THENCE NORTH 82°33'32" WEST, 114.44 FEET; THENCE NORTH 60°51'02" WEST, 219.96 FEET; THENCE NORTH 44°21'02" WEST, 107.52 FEET; THENCE SOUTH 00°04'32" EAST, 1188.76 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89°58'20" WEST ALONG SAID SOUTH LINE, 439.93 FEET TO THE POINT OF BEGINNING.

Vashon Sewer District
P. O. Box 677
Vashon Island, WA 98070
(206) 463-9219

State Environmental Policy Act
Determination of NonSignificance

Date of Issuance: 1/15/2026

Lead Agency: Vashon Sewer District

Agency Contact: Jim Gross, jim.gross@bhccconsultants.com, 206.505.3400

Lead Agency File Number: N/A

Description of Proposal: De-annex the Spring Beach area from the Vashon Sewer District's Taxing and Voting Boundary.

Applicant: Vashon Sewer District

Location of Proposal: The following parcels are included in the proposal: 7930000285, 7930000280, 7930000275, 7930000220, 7930000215, 7930000210, 7930000200, 7930000180, 7930000170, 7930000160, 7930000156, 7930000155, 7930000150, 7930000135, 7930000130, 7930000120, 7930000116, 7930000110, 7930000100, 7930000085, 7930000005, 3522029023 and 3422029003.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement 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.

Optional: This is a non-project action and will not affect sewer service in the Spring Beach area. The area will continue to have septic sewer service owned, operated, and maintained by private property owners and the HOA.

This information is available at: See attached SEPA checklist.

- There is no comment period for this DNS.
- This DNS is issued after using the optional process in WAC [197-11-355](#). There is no further comment period on the DNS.

This DNS is issued under WAC [197-11-340\(2\)](#); the lead agency will not act on this proposal for 14 days from the date of issuance. **Comments must be submitted by:** 2/6/2026 at 2:00 pm

Responsible Official: Jim Gross, P.E.
Position/Title: General Manager
Address: PO Box 667, Vashon Island, WA 98070
Phone: 206.505.3400
Email: jim.gross@bhconsultants.com

A handwritten signature in blue ink, appearing to read "James R. Gross". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Signature Date: 1/15/2026

(Optional)

You may appeal this determination to [name of agency] at [address of agency] no later than [Enter date of appeal deadline] by [method of filing appeal]. You should be prepared to make specific factual objections. Contact [enter contact info] to read or ask about the procedures for SEPA appeals.

There is no agency appeal.

SEPA¹ Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions²](#)

1. Name of proposed project, if applicable:

De-annexation of Spring Beach Neighborhood from Vashon Sewer District

2. Name of applicant:

Vashon Sewer District

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

Physical address:

Vashon Sewer District, in care of Vashon Island Business Essentials

17147 Vashon Hwy. SW, Suite D

Vashon, WA 98070

Mailing Address:

PO Box 677

Vashon WA 98070

General Manager:

Jim Gross

206.505.3400

jim.gross@bhconsultants.com

4. Date checklist prepared:

October 2025

5. Agency requesting checklist:

Washington State Boundary Review Board for King County

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

The anticipated date for adoption of the De-annexation of Spring Beach Neighborhood by the District is late 2025 or early 2026.

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

Currently, there are no plans for further additions of the proposed De-annexation of Spring Beach Neighborhood.

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

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

- General Sewer Plan (BHC Consultants, in progress)

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.

None known.

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

Washington State Boundary Review Board for King County approval

11. Give 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.)

The proposal consists of the adoption of the de-annexation of Spring Beach Neighborhood for the Vashon Sewer District. There are 23 parcels within the Spring Beach area that are part of the de-annexation as per Vashon Sewer District Resolution No. 543. Spring Beach installed septic systems in 2017 and is now served by those systems. These septic systems are owned and maintained by Spring Beach residents. Therefore, Spring Beach no longer needs to be within Vashon Sewer District's Taxing and Voting Boundary. The de-annexation will ensure that the District boundary only encompasses infrastructure owned and maintained by the District. To finalize de-annexation, King County must approve the Resolution 543. No new construction or physical site disturbance is proposed as part of this action.

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

The Spring Beach Neighborhood is located in the southwest section of the Vashon District as shown in Figure 1. The area is located within portions of Section 34, Township 22, Range 2 East, and Section 35, Township 22, Range 2 East. The following list of parcels are to be de-annexed from the Vashon Sewer District's Taxing and Voting Boundary: 7930000285, 7930000280, 7930000275, 7930000220, 7930000215, 7930000210, 7930000200, 7930000180, 7930000170, 7930000160, 7930000156, 7930000155, 7930000150, 7930000135, 7930000130, 7930000120, 7930000116, 7930000110, 7930000100,

7930000085, 7930000005, 3522029023 and 3422029003. The Legal Description is included as Exhibit A.

B.Environmental Elements

1. Earth

[Find help answering earth questions](#)³

a. General description of the site:

The Vashon Sewer District service area covers a mix of topography, generally rolling to hilly, with some localized steep slopes near shoreline area. The Spring Beach area is characterized by steep slopes.

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

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

The Spring Beach neighborhood is steep with approximately 30-40% slopes. Most of the District area falls within 0-15%, and all of District infrastructure is constructed on flatter/rolling areas to ensure constructability and accessibility.

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.

The main mapped soil series include Alderwood gravelly sandy loam (0–8% slopes) and Alderwood–Kitsap complex (very steep). Coastal beach deposits are also present.

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

Areas bordering the coastline (de-annexed Spring Beach Area) are in landslide susceptible areas. See the attached map for Landslide Inventory and Susceptibility from USGS.

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.

Not Applicable.

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

Not Applicable.

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

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

No construction is proposed as part of this non-project action.

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

No specific measures are proposed as part of this non-project action.

2. Air

[Find help answering air questions⁴](#)

- 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.**

This non-project action will have no impact on air quality.

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

None.

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

This non-project action will have no impact on air quality. No preventative measures will be taken to control air quality or emissions.

3. Water

[Find help answering water questions⁵](#)

- a. Surface:**

[Find help answering surface water questions⁶](#)

- 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.**

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

The Spring Beach neighborhood is bordered by Puget Sound to the west. Water resources within Vashon Town Core include Shingle Mill Creek and Tributaries and Gorsuch Creek and Tributaries. A small portion of the system is located on the east side of Vashon Island and serves Beulah Park and Cove Beach. This service area is intersected by Cove Creek. Additionally, the Bunker Trail area on the north end of the island is directly adjacent to the Puget Sound.

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.

This non-project action will not require any work over, in or adjacent to these waters.

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.

This non-project action will not require any filling or dredging.

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

This non-project action will not require any surface water withdrawals or diversions.

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

The Spring Beach neighborhood is within the 100-year floodplain, FEMA zone AE, as shown in Figure 2.

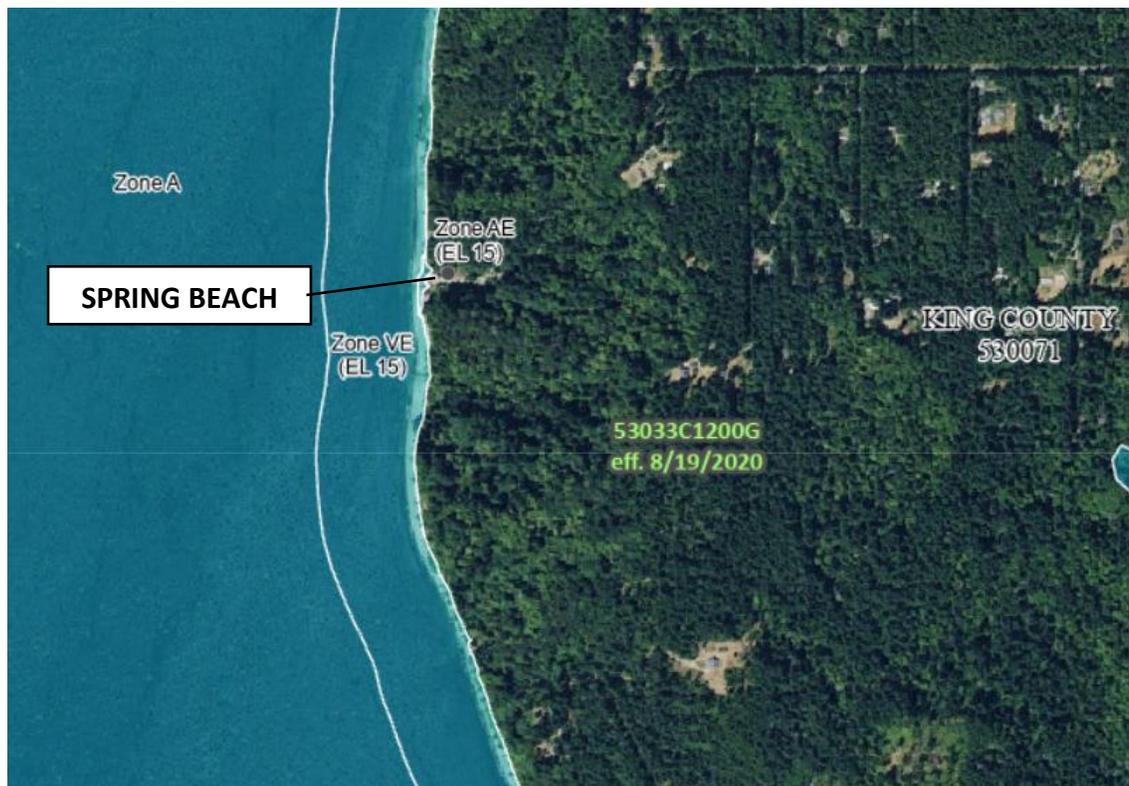


Figure 2: Site location in the FEMA zone AE

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.

This non-project action will not require discharge of materials to surface waters.

b. Ground:

[Find help answering ground water questions⁷](#)

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.

No water will be discharged to groundwater. This non-project action will not require any withdrawal of groundwater or discharge to groundwater.

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.

This non-project action will not require any discharge of waste material to groundwater.

c. Water Runoff (including stormwater):

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

This is a non-project action, no runoff will be generated.

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

This non-project action will not impact ground or surface waters and the goals to minimize the effects of discharge of waste materials.

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

This non-project action will not have an effect on drainage patterns.

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

This non-project action will not have an effect on surface, ground or runoff waters.

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

4. Plants

[Find help answering plants questions](#)

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?

Not Applicable.

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

None Known.

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

This non-project action will not result in construction activities, therefore no preservation or enhancement measures will be taken.

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

This non-project action will have no impact on noxious weeds and invasive species.

5. Animals

[Find help answering animal questions](#)⁸

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.

Examples include:

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

- **Birds:** hawk, heron, eagle, songbirds
- **Animals:** deer, racoon, elk, cougar, bear
- **Fish:** bass, salmon, trout

This non-project action covers a large service area. For a comprehensive effort in identifying wildlife on the island, see the results of the Vashon Biodiversity Project here: <https://www.inaturalist.org/projects/vashon-biodiversity-project>.

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

One of the endangered species listed include: myotis spp. The Washington state's Priority Habitat Mapper can evaluate individual parcels endangered species list <https://geodataservices.wdfw.wa.gov/hp/phs/>.

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

Yes, Vashon Island is within the Pacific Flyway migration route, which is a major north-south flyway for migratory birds that encompasses most of Western Washington.

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

This project will not directly impact wildlife, so there are not proposed measures to preserve or enhance wildlife.

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

This non-project action will have no impact on invasive animal species.

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

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

This non-project action will not require any energy needs.

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

This non-project action will not affect the potential use of solar energy by adjacent properties.

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

This non-project action will not include any energy conservation features.

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

- 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.**

This non-project action will have no interactions with environmental health hazards.

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

There are several cleanup sites within the District boundary. See <https://apps.ecology.wa.gov/neighborhood> for more information.

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.**

None.

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.**

This non-project action will not involve any hazardous chemicals.

4. **Describe special emergency services that might be required.**

No special emergency measures will be required as part of this non-project action.

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

No proposed measures will be implemented as part of this non-project action.

b. Noise

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

None.

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)?**

This non-project action will have no effect on noise levels.

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

No proposed measures will be implemented as part of this non-project action.

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

- 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.**

The Spring Beach neighborhood is classified as RA-2.5 Rural Area zoning classification. Refer to zoning map. RA 2.5 rural area zoning is a designation for land with a minimum lot size often described as a Rural Area 2.5 acres.

- 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?**

Not Applicable.

- 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?**

This non-project action will have no effect on, nor would it be affected by, surrounding working farm or forest land normal business operations.

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

Various residential buildings exist within the project area.

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

No.

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

The Spring Beach neighborhood is classified as RA-2.5 Rural Area zoning classification.

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

As per the 2024 King County Comprehensive Plan, the project area is designated as "Rural Area" .

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

As per the 2024 King County Comprehensive Plan, the spring beach neighborhood falls under natural shoreline and conservancy shoreline designations .

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

Vashon Island is a sole source aquifer. It also is habitat for endangered species such as the Chinook Salmon and Steelhead.

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

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

Not applicable to this non-project action.

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

None.

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

Not Applicable.

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

The proposed non-project action does not change the use of the site or the amount of the site that is used for this purpose.

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

Not Applicable.

9. Housing

[Find help answering housing questions](#)¹²

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

The non-project action would not provide any housing.

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

The non-project action would not impact any housing.

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

No proposed measures will be implemented as part of this non-project action.

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

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

This non-project action has no effect on building and structure height.

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

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

This non-project action will have no impact on views.

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

No proposed measures will be implemented as part of this non-project action.

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

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

This non-project action will not produce any light and/or glare.

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

No.

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

This non-project action will not be affected by any off-site source of light or glare.

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

No proposed measures will be implemented as part of this non-project action.

12. Recreation

[Find help answering recreation questions](#)

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

Vashon Island offers many outdoor recreational opportunities which are detailed at Vashon Park District's website. There is a shoreline park and marine, freshwater, and terrestrial conservancy located on the west shore of Vashon Island at the end of Spring Beach Road overlooking Colvos Passage. The site is only accessible from the waterfront and is an excellent birding area.

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

This non-project action will not replace any existing recreational uses.

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

No proposed measures will be implemented as part of this non-project action.

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- 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.**

None.

- 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.**

None.

- 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.**

Not Applicable.

- 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.**

No proposed measures will be implemented as part of this non-project action.

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- 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.**

The primary access to the site is off of SW Spring Beach Rd and SW 280th Street which extends west of Vashon Hwy SW. Arterials and neighborhood streets are shown on the zoning plan map.

- 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?**

None.

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

- 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).

This non-project action will not create the need for any new or improved streets.

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

No.

- 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?

None.

- 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.

No.

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

Not Applicable.

15. Public services

[Find help answering public service questions¹⁷](#)

- 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.

No.

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

Not Applicable.

16. Utilities

[Find help answering utilities questions¹⁸](#)

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

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

- 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.

None.

C. Signature

[Find help about who should sign](#)¹⁹

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  1/6/2025

Type name of signee: Peter Cunningham

Position and agency/organization: Senior Project Engineer

Date submitted: 1/6/2025

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet](#)²⁰

Do not 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?

This non-project action will have no direct effect on discharges to water bodies.

- Proposed measures to avoid or reduce such increases are:

None.

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

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

This non-project action will have no direct effects on plants, animals, fish, or marine life.

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

None.

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

The non-project action itself will not consume energy or natural resources.

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

None.

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

This non-project action itself will not 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.

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

None.

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?

This non-project action will not affect land or shoreline use.

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

None.

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

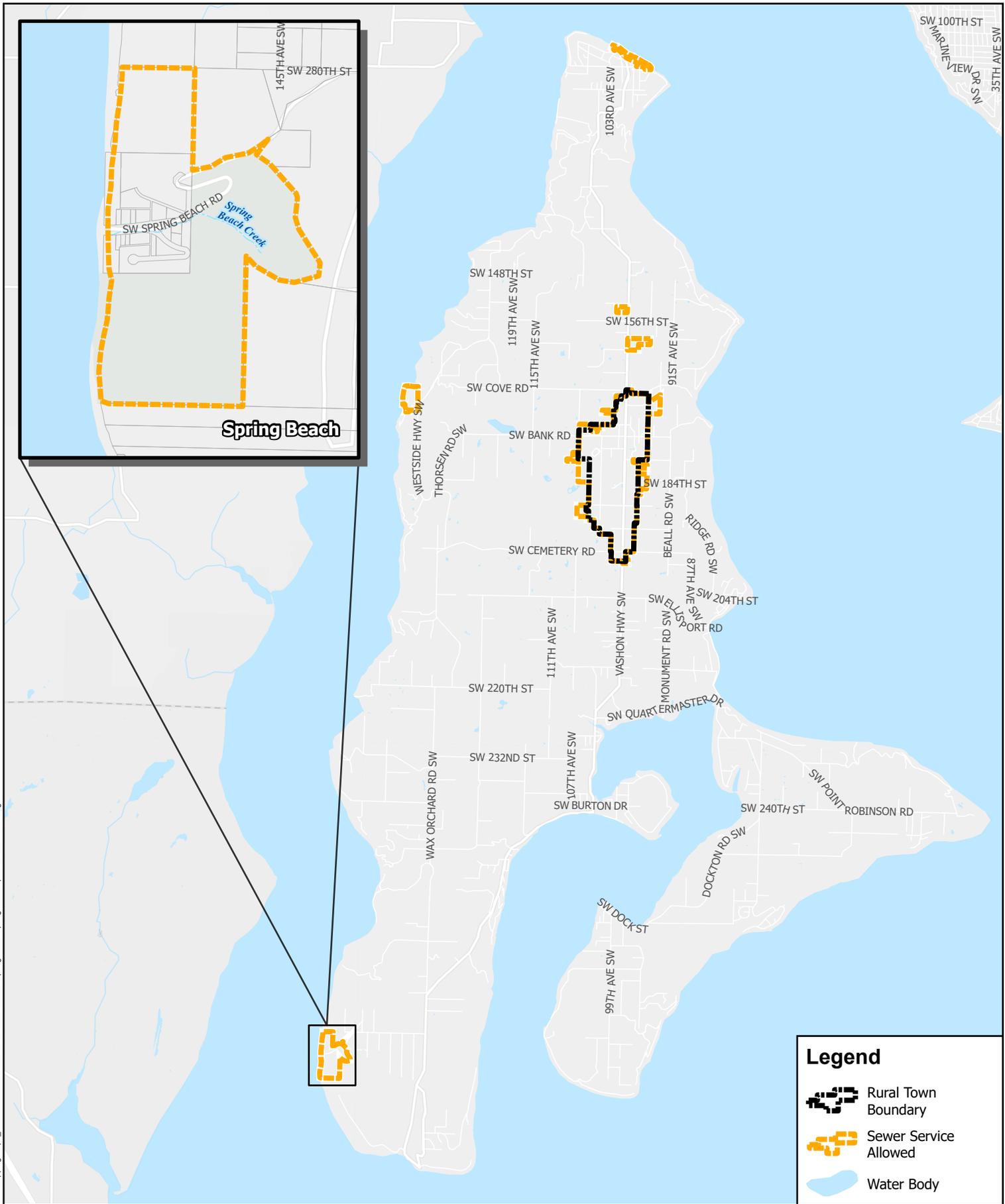
This non-project action will have no direct impact on transportation or public services.

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

None.

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

This non-project action does not conflict with local, state, or federal laws or requirements for the protection of the environment.



P:\Mapping\Maps_Generated\Vashon\sland\25-10976.00\003\SpringBeach\SpringBeach.aprx 10/16/2025 aknight

This map is a geographic representation based on information available. No warranty is made concerning the accuracy, currency, or completeness of data depicted on this map.



Spring Beach De-Annexation Area
 General Sewer Plan Update
 Vashon Sewer District
 October 2025

- Control
- RightOfWay
- Plat
- ShortPlat
- OriginalShortPlat
- Parcel
- Lot
- Easement
- Survey
- GovernmentLot
- Hydro
- DonationLandClaim
- Proposed
- ▭ Parcel
- ▭ Platted Major Number
- ▭ City

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SE 34-22-02

1 inch = 100 feet
Date: 2/14/2017

Area to be De-Annexed

COLVOS PASSAGE

SE342202



PN: \\assessors\maps\2017\021417\021417_001.aprx

Exhibit 6 - Public Meeting

Vashon Sewer District
Board of Commissioners Meeting
September 16, 2025

This meeting was conducted at the VARSA office located at 9920 SW Bank Road, Vashon, WA 98070, and remotely via MS Teams; the location and call-in number were posted on the District website.

Call to order:

Commissioner Lyle Harris called the regular meeting of the Vashon Sewer District Board of Commissioners to order at 6:32 PM.

Attendance:

District Commissioners: *Lyle Harris and Chris DeGarmo*

District Staff: *Susan Rodriguez*

District Consultants: *District Manager Jim Gross, BHC Consultants, Peter Cunningham, BHC Consultants (virtual), Li Wright, BHC Consultants (virtual)*

Approval of minutes from the last meeting:

Minutes from the Board of Commissioners meeting held on August 12, 2025, were approved.

Spring Beach De-Annexation Presentation:

The Public Hearing for the Spring Beach De-Annexation was held at the start of the September 16, 2025, Board Meeting, in accordance with RCW 57.28.35 and 40. Letters announcing the Public Hearing were sent to the Spring Beach property owners. An announcement also ran in the Beachcomber for two consecutive editions. The Public Hearing was also announced on the District website. These minutes of the September 16, 2025, Board meeting will serve as the record of the Public Hearing. No one from Spring Beach was in attendance.

Peter Cunningham shared a presentation regarding de-annexing Spring Beach from Vashon Sewer District. The presentation described the reason for the De-Annexation and the next steps in the process. The Commissioners approved Resolution #543 to de-annex the Spring Beach neighborhood at the August 12, 2025, board meeting. Peter will submit the de-annexation information to King County. BHC will continue to work on preparing documents required by King County to formally complete the de-annexation process. Until that time, Spring Beach remains part of the District Taxing and Voting Boundary.

Manager’s Report:

1. Fund Activity

The ARMs report for August 2025 was provided to the Commissioners with the Manager’s Report. Commissioners reviewed these reports and found no discrepancies; billings and receipts were in alignment and reflective of historical trends. The Commissioners reviewed and approved the August 2025 vouchers. District funds will contain the following balances after vouchers are signed:

<u>Total</u>	<u>\$ 1,010,728.86</u>
<u>Operations Fund:</u>	<u>\$ 566,273.12 (11632-0010)</u>
<u>Pipe Fund:</u>	<u>\$ 385,012.48 (11632-3010)</u>
<u>Reserve Fund:</u>	<u>\$ 35,306.67 (11632-6010)</u>
<u>Bond Fund:</u>	<u>\$ 24,136.59 (11632-8010)</u>

2. Billing Adjustment Request(s) - Due to Water Leaks, Irrigation Adjustments, etc.

Nothing this period.

3. Delinquent Payments/Property Liens

The Commissioners reviewed the arrears report dated 9/11/2025.

Account #38050 owes \$58,640.45. No payments have been made since August 11, 2025. James Ihnot sent the attached letter on August 20, 2025. Manager Gross, the VSD Clerk, and Curtis Chambers met with Mr. Ihnot and Luke Lukoskie on September 15, 2025. The meeting reviewed questions and topics that have been discussed previously. Manager Gross sent questions to King County to confirm their requirements regarding reporting of non-residential usage.

Account #906BP owes \$1,669.76. The Clerk provided the amount due and lien information to the probate attorney and also left messages for Dan Misch.

Account #912BT owes \$2,532.86. The Clerk left messages with Ryan Krafft.

Wild Mermaid (#8270BT): Wild Mermaid has paid the full overdue assessment amount of \$14,656.20.

4. Certificate(s) of Sewer Availability (CSA)

One CSA was issued this period:

- Nathan Luoma/Leah Tuominen/Tyler McMahon – Parcel #0855500260 at 96th Place SW. This is new construction for a Single Family Residence (1.0 ERU).

There have been several inquiries from properties outside of VSD's Service Area.

The pre-construction meeting for the Food Bank connection at the Vashon Methodist Church was held on September 4, 2025.

5. Sewer Incidents/Maintenance/Claims

Incidents:

None this period.

Maintenance:

Paul is performing some GT Inspections. The ad for a Grease Trap inspector was in two editions of the Beachcomber, but there was no interest. Paul has identified Mike Yates as being interested. Paul will be training Mike. Mike would like to receive a monthly fee of \$1,000 to \$1,400. We also reached out to others including Flohawks, and they had some interest. The Commissioners requested pricing information from Flohawks. They also authorized Manager Gross to open a conversation with Mike Yates and draft a written contract for review at the next meeting at the \$1,000 per month limit.

BHC will be scheduling the annual CCTV and cleaning for 2025 in the coming months. From the recent CCTV and cleaning (which were a follow-up from the 2024 annual CCTV), there were a few areas where there were still some obstructions, including at MH 5-6 (on 103rd Ave). These areas will be addressed too. The blockage at MH 5-6 will require confined space entry.

King County is scheduling a site visit to observe the culvert and drainage at Jason Llorin's property at Bunker Trail. The County's scheduling is several months out.

Claims:

Nothing to report.

6. Storage Unit

The Clerk shared research on the Storage Unit and the files stored there. The Commissioners determined to continue renting the current storage unit.

7. Public Records Request – Bokgi Choi

A PRR was made by Bokgi Choi on September 5, 2025, and VSD responded on the same day. The request was for sewer connection records, but the location was a property on Manzanita Beach, well outside of VSD's service area.

8. Angersbach Connection, 11004 Vashon Hwy SW

This parcel has been reconnected as of September 12, 2025. VIBE has resumed monthly billing on this account. There were some issues with the owner connecting to the correct vacuum sewer side sewer connection, but those were resolved. The Clerk will submit the King County Capacity Charge Certification.

9. Ecology WQC-2023-VashSD-00172 Loan (MH27 to MH24 project)

\$290,803.59 was received and deposited into the Pipe Fund for the final pay request. Ecology also provided an Amortization Schedule. Payments of \$19,425.89 will be required to be made twice per year starting in February 2026. At the next meeting, the Board will discuss the Reserve account minimum balance.

10. General Sewer Plan

BHC is progressing with the General Sewer Plan (GSP). BHC completed a draft of Chapters 1 (Introduction, including VSD history), 3 (Existing and Future Population Forecasts), 4 (Regulations and Policies), 5 (Existing Wastewater Facilities), and 9 (Operations and Maintenance). BHC continues to work on Chapters 2 (Service Area Characteristics), 6 (Wastewater Flow Characteristics), and 7 (Wastewater Conveyance Analysis). In looking at the flow characteristics, Peter noticed high Inflow and Infiltration (peaking factor around 10; typical is more like 3 to 5). This will be addressed in the GSP. Data gathering and population and growth projection estimates, which will be used in the capacity assessments, are continuing. GIS graphics of the system are continuing.

11. Next Meeting

Tuesday, October 21, 2025.

Financial Report:

Commissioners signed vouchers and electronic funds transfers totaling **\$81,145.29 from the Operations Fund**. DocuSign documents for approving the vouchers and electronic funds transfers were sent to the Commissioners.

Commissioners adjourned the meeting at 7:42 PM.

Marta Medcalf, President

Lyle Harris, Vice President

Chris DeGarmo, Secretary

Minutes for Board Meeting held on 9/16/25
Respectfully submitted by Susan Rodriguez