

August 12, 2026

Shelby Micklethun

SENT VIA EMAIL

Ms. Shelby Micklethun
Executive Secretary
King County Boundary Review Board
400 Yesler Way, #205
Seattle, WA 98104

Re: Notice of Intent to Annex; King County Water District No. 119 –
Kelly Road Annexation

Dear Ms. Micklethun:

On behalf of King County Water District No. 119, I am submitting the District's Notice of Intent to Annex an area referred to as the Kelly Road Annexation. This annexation is proceeding under the "island annexation" process authorized in RCW 57.24.170. The Kelly Road annexation involves an island area 95.67 acres in size of which approximately 89% of such area is contiguous with the District's current jurisdictional boundaries.

The Notice of Intent to Annex is being submitted electronically. The District's submission includes pdf copies of: (1) this cover letter, (2) Notice of Intent to Annex, and (3) Exhibits 1-12. Please note that a check in the amount of \$50 for the filing fee is being mailed to your office separately with just a copy of this letter for tracking purposes.

Please let me know if you have any questions or require further information from the District.

Very truly yours,

s/ Eric C. Frimodt

Eric C. Frimodt

ECF:

Enclosures

cc: Water District No. 119
Joseph Dominczyk, P.E.

Attorneys at Law

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Jennifer S. Robertson
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Gregory L. Ursich
Katherine F. Weber
Brett N. Wiese
Michael J. Yelle
Jessica N. Yui

Notice of Intention Information Packet King County Water District No. 119

Proposed Expansion of District Corporate Boundary Kelly Road Annexation For the Provision of Water Service

A Notice of Intention is hereby provided to the Washington State Boundary Review Board for King County ("BRB") by King County Water District No. 119 ("District") regarding the proposed annexation of an area referred to as the Kelly Road Annexation. This territory is located within Water District No. 119's service area, but outside of Water District No. 119's corporate boundary. The annexation would expand the District's water retail service area by approximately 95.67 acres. This annexation is being initiated under RCW 57.24.170 (less than 100 acres having at least 80% of the boundaries of the proposed annexation contiguous to the District). This type of annexation is sometimes referred to as an "island annexation."

The District's explanation of items required to assist in your consideration of the proposed action is set forth below. A check in the amount of \$50 check has been mailed to the BRB for processing. Various exhibits (Exhibits 1-12) are attached to this Notice of Intention in support of the proposed annexation.

I. BACKGROUND/MAPS

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 addition of approximately 95.67 acres to Water District No. 119's corporate boundaries was initiated by District Resolution Nos. 551 (Intent to Annex) and 552 (Approval of Annexation, subject to the review and approval of the Boundary Review Board) adopted by the District Board of Commissioners on April 1, 2026 and May 6, 2026 respectively. This annexation was initiated under the statutory provisions of RCW 57.24.170 since the annexation area is less than 100 acres and at least 80% of the boundaries of the proposed annexation are contiguous with the District. See **Exhibit 1** (Resolution No. 551 – Intent to Annex) and **Exhibit 2** (Resolution No. 552 – Approval of Annexation). The initial legal description of the annexation area and a map of the annexation area are attached as Exhibits A and B to both Resolutions.

On May 21, 2026, the District submitted a Courtesy Advance Notice of the District's Kelly Road Annexation to the BRB. Based on a review of the legal description attached as Exhibit A to Resolution Nos. 551 and 552 performed by King County Department of Assessments, minor clarifications to the legal description were recommended by King County. See **Exhibit 3** (letter from King County

Department of Assessments dated June 2, 2026 recommending revisions to the legal description). On June 2, 2026, the District's engineer made the recommended revisions to the legal description of the Kelly Road Annexation. See **Exhibit 4** (revised and certified legal description) which was submitted to the BRB for review on June 3, 2026. On June 9, 2026, the King County Department of Assessments issued a letter to the BRB finding that the preliminary legal description for the Kelly Road Annexation was sufficient for describing the annexation area. See **Exhibit 5** (King County letter dated June 9, 2026, finding the revised legal description as being sufficient).

There are 17 parcels of real property located within the annexation area (excluding a tract conveyed to King County as part of a short plat). The District believes that 7 of these parcels are currently served by the District. The remaining 10 parcels are either on wells or are undeveloped lots. All the area is currently within the District's water service area as detailed in the District's Water System Plan. This annexation would incorporate the affected parcels into the District's corporate boundary for the purpose of eventually providing public water service to all parcels within the annexation area consistent with the District's standards and policies. There are believed to be 28 registered voters residing within the annexation area. The District believes that annexing this area into the District will help facilitate service to these parcels and fulfill the District's duty to serve this area. The annexation would allow residents in the annexation area to vote for District commissioners in future elections. The area is located in unincorporated King County, outside of the King County Urban Growth Area (UGA).

The following 17 parcels of real property and 1 tract parcel (owned by King County) are included in the annexation area:

2726079018	2726079061
2726079021	2726079062
2726079027	2726079074
2726079030	2726079075
2726079034	2726079107
2726079035	2726079109
2726079038	2726079110
2726079039	2726079111
2726079060	2726079108 (Tract X)

The existing zoning for the above-referenced parcels is RA-5.

The annexation area is 95.67 acres in size. See the final revised Legal Description Certification provided by the District's Engineer, Joseph Dominczyk, P.E., dated June 2, 2026 which is attached as **Exhibit 4**. The proposed annexation area is contiguous to 89% of the existing District corporate boundaries. See Kelly Road Annexation Certification provided by the District's Engineer, Joseph Dominczyk, P.E., dated March 24, 2026 which is attached as **Exhibit 6**. Therefore, the

District's annexation of the Kelly Road annexation area meets the requirements for an island annexation under RCW 57.24.170.

After the District adopted Resolution No. 551 indicating its intent to annex the area referred to as the Kelly Road Annexation, a notice was published in the Seattle Times on April 20 and 27 in the manner required by RCW 57.24.170 providing notice that a public hearing on this matter was scheduled for May 6, 2026. A copy of the Affidavit of Publication is attached hereto as **Exhibit 7**.

2. The following environmental documents are enclosed:

A. The completed Environmental Checklist is attached as **Exhibit 8**.

B. The Determination of Nonsignificance (DNS) is attached as **Exhibit 9**. There was no comment period for this DNS as there were no other agencies with jurisdiction.

3. The final revised version of the legal description proposed for the Kelly Annexation area was previously reviewed and approved by the King County Department of Assessments is attached as **Exhibit 4**.

4. The following maps:

A. King County Assessor's map on which the boundary of the proposed annexation area is shown is attached as **Exhibit 10**.

B. Vicinity map(s) are attached as **Exhibit 11** that display:

- 1) The Coordinated Water System Plan boundary.
- 2) The entity corporate limits in relationship to the proposal.
- 3) Major physical features such as bodies of water, major streets, and highways.
- 4) County and municipal urban growth area boundaries established or proposed under the Growth Management Act (GMA).
- 5) 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. **Does not apply.**
- 6) Tax lot(s) that will be divided by the proposed boundaries should be shown on an attached detailed map. **Does not apply.**

C. A map of the boundary of Water District 119 upon which the proposed annexation area has been delineated is attached as **Exhibit 12**.

II. FACTORS THE BOARD MUST CONSIDER

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.

1. Overview

A. The estimated current population of the proposed water expansion area is 28 - 50 people. According to the District engineer's review of King County information, there are believed to be 28 registered voters within the proposed annexation area.

B. The area is approximately 95.67 acres.

C. The area's population density is approximately .29 - .52 persons per acre (using the estimated population numbers from above).

D. The assessed value of the land and improvements within the area is \$13,189,000 according to King County Assessor Records, excluding Parcel No. 2726079108 conveyed to King County as Tract X. Estimated value after project completion is unknown.

Note: An annexation under RCW 57.24.170 (island annexation) does not include a requirement relating to assessed valuation of the subject area.

2. Land Use

A. The existing land use of the territory proposed to be added to the District's corporate boundary consists of 17 parcels of land and 1 Tract owned by King County. The parcel numbers are identified above in Section I.1. The District believes that 7 of these parcels are currently served by the District. The parcels are all currently zoned RA-5.

B. The proposed immediate use and long-term use for the 17 parcels are as single family residences. The adjacent properties contain single family residences or are vacant.

3. Comprehensive Plans/Franchises

A. Is the proposed action in conformance with the Countywide Planning Policies, adopted by King County in response to the Growth Management Act (GMA)? What specific policies apply to this proposal?

This proposed annexation is in conformance with the following Countywide Planning

Policies and it will allow for the provision of water in the rural area.

PF-5 Develop plans for long-term water provision to support growth and to address the potential impacts of climate change and fisheries protection on regional water resources.

PF-6 Ensure that all residents have access to safe, reliably maintained, and sustainable drinking water source that meets present and future needs.

PF-7 Coordinate water supply among local jurisdictions, tribal governments, and water purveyors to ensure reliable, sustainable, and cost-effective sources of water for all users and needs, including residents, businesses, fire districts, and aquatic species.

PF-8 Plan and locate water systems in the Rural Area that are appropriately sized for rural uses and densities and that do not increase development potential in the Rural Area.

PF-9 Recognize and support agreements with water purveyors in adjacent cities and counties to promote effective conveyance of water supplies and to secure adequate supplies for emergencies.

PF-10 Implement water conservation and efficiency efforts to protect natural resources, reduce environmental impacts, and support a sustainable long-term water supply to serve the growing population.

B. King County Comprehensive Plan/Ordinances

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

The King County Comprehensive Plan 2024 notes the land use as Rural Area 5 ac/du. The Comprehensive Plan's Potential Annexation Areas Map 2024 does not identify the parcels or area as a potential annexation area. Per Section IV. Rural Densities and Development, A. Rural Growth Forecast, growth may be permitted outside of the Urban Growth Area as long as it is not urban in character. The development of single family dwellings within the annexation area is consistent with that intent.

The proposed annexation area is within Water District No. 119's water service area. This island annexation by resolution does not change a particular parcel's annexation to a city from the County, or from the County

to a city. Rather, owners or residents of the identified parcels will obtain the right to vote for the water commissioners in the future.

2) What comprehensive plan policies specifically support this proposal?

The following policies refer to King County's Comprehensive Plan. However, Water District No. 119 Water System Plan also supports this proposed annexation as noted in Section C of this Notice of Intention.

F-483 Water utilities that obtain water from, or distribute water in unincorporated King County, and water utilities formed as special purpose districts under Title 57 Revised Code of Washington are required to submit water system plans to the County for review and approval and shall describe in their plans how they intend to meet their duty to provide service within their retail service areas, and generally how they plan to meet water service needs in their future service.

F-484 In both the Urban Growth Area and Rural Areas of King County, all new construction and all new subdivisions shall be served by an existing Group A public water system except in the circumstance when no Group A public water system can provide service in a timely and reasonable manner per Revised Code of Washington 70.116.060 and 43.20.260 or when no existing system is willing and able to provide safe and reliable potable water with reasonable economy and efficiency per Revised Code of Washington 19.27.097.

F-485 In the Urban Growth Area, individual private wells for single detached residences are not permitted unless requiring connection would deny all reasonable use of the property. In that case, the well would be allowed only as an interim facility until service by a public water system can be provided.

F-492 King County shall encourage the adoption of state or local laws and codes to limit the construction of new exempt wells, and shall encourage abandoning existing exempt wells, within water utility service areas and promote the safe and timely decommissioning of wells no longer in service.

3) What is the adopted plan classification/zoning?

(Please include number of lots permitted under this classification).

The parcels within the proposed annexation area are all zoned RA-5 which allows one dwelling unit per 5 acres.

4) Will a City's 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 County regulations.

No, the subject parcels are all located within unincorporated King County. There will be no change in the applicable land use jurisdiction.

C. Proponent's Comprehensive Plan/Franchise

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

The District is not a land use jurisdiction and is not subject to the GMA planning requirements. However, the District does have a "duty to serve" pursuant to RCW 43.20.260. Providing water service to the proposed annexation area is consistent with the District's duty to serve.

2) Has your District adopted a Potential Annexation Area (PM) under the Growth Management Act? Have you negotiated PM agreements with neighboring cities?

Does Not Apply.

3) Is this proposal in your adopted Comprehensive Plan, or will a plan amendment be required? If so, when will that amendment be completed?

Water service for the proposed annexation area is covered by the District's Water System Plan.

4) When was your Comprehensive Plan / Water System Plan approved?

The District's current Water System Plan was approved by King County Ordinance 18260 on March 22, 2016. An update to the Water System Plan is currently in progress.

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

Yes, it is required. The District is currently in the process of negotiating a new franchise agreement and is considered to be in "good faith negotiation" status.

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

Does Not Apply.

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

Not applicable - no changes are proposed.

4. Planning Data

A. Revenues/Expenditures

- 1) Estimate City expenditures. **Does not apply**
- 2) Estimate City revenues to be gained. **Does not apply**
- 3) Estimate County revenues lost. **Does not apply**
- 4) Estimate fire district revenue lost. **Does not apply**
- 5) Estimate fire district expenditure reduction. **Does not apply**

The proposed annexation and expansion of the District's corporate boundaries would not increase or decrease the revenues and expenditures of any city, fire district or King County. The proposal is an expansion of service not currently available within the area, rather than a transfer of territory from one jurisdiction to another, such as would be the case with annexations to cities, new incorporations, or revisions to the common boundaries of adjacent special districts which provide the same services.

The District recognizes that future water system extensions to serve this area may require different methods of financing,

including through Developer Extension Agreements. All water extensions installed via a Developer Extension Agreement are conveyed to the District at no cost by Bill of Sale for acceptance by the District for ownership. Once the District takes ownership of water mains, hydrants, valves, water services, air-vacs, and blow offs, it is responsible for the operation and maintenance of said water system. Water consumption is metered and customers are billed accordingly.

In some cases, special rates or surcharges may be established for specific areas which require extraordinary capital investments and/or maintenance costs unique to the area and the total costs shall be borne solely by those customers located within the benefited service area.

B. Services

- 1) Water
 - a. Directly or by contract?

The construction of new water mains within the area would be through developer extension agreement, District extension projects, and/or by Utility Local Improvement District. Upon the completion and acceptance of the water construction, the system would be owned and operated by the District and served directly.

- b. Storage location(s), capacity?

The annexation area will be served by the two storage tanks located near Lake Joy. Each tank has a storage capacity of 158,000 gallons.

- c. Mains to serve the area (diameter, location)

The annexation area is not currently served with potable water. A water main extension of approximately 4,000 lineal feet is required to serve all properties with the annexation boundary.

- d. Pressure station location and measured flow

The annexation area will be served by gravity flow from the Lake Joy storage tanks. The distribution system is capable of providing a flow rate to meet normal domestic demands

and the current King County requirements for single family residential fire protection.

e. Capacity available?

Capacity is available at a specific rate and time but is dependent on multiple factors. Fire flow is available and that includes all domestic flows. More definitive modeling is needed to provide specific flows and pressure information.

f. Water source (wells, Seattle, etc.)

The District receives 100% of its water under a full requirements wholesale water agreement with Seattle. The current wholesale water agreement with Seattle extends through the end of 2061, with certain automatic 10 year extensions.

There are five reservoirs in the system, strategically located to provide adequate equalizing and fire flow reserves for all pressure zones. Pressure reducing valves are used to supply lower pressure zones from higher pressure zones that contain water storage reservoirs. Two of these reservoirs, located near Lake Joy, will be used to serve the annexation area. The area will be served by gravity flow from the two reservoirs. The District does not currently have an emergency intertie with any neighboring water system.

g. Financing of proposed service (LID, ULID, Developer Extension, etc.)

The District's method of financing, which utilizes developer extension agreements, Utility Local Improvements Districts, and general facility charges, places the financial burden of improvement costs equitably on those who create the demand for and benefit from the system expansion. This distribution of costs also tends to match the timing of water extensions with the actual need and avoids significant problems with premature excess capacity or deficiencies in capacity.

2) Sewer: Not applicable - the proposed service area expansion would be for water service only.

- a. Directly or by contract?
- b. Gravity or Lift Station required?
- c. Disposal (KCWTD; City or District Treatment Plant)
- d. Capacity available?

Not applicable. The District provides water only.

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? Source of dispatch?

The proposed water service area expansion would have no effect on fire service until future water facilities consisting primarily of a water main extension have been completed. After water service has been expanded into the annexation area, fire service will continue to be directly provided by the applicable fire authority.

4) General

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

No annexation agreement exists. The District's efforts to annex this area is intended to support its duty to serve. The District wants areas to be served by the District to be within its corporate boundaries.

- b. Describe the topography and natural boundaries of the proposal.

Ground surface elevations within the annexation

area range from approximately 330 feet to 490 feet. The majority of the area can be characterized as relatively flat in comparison to other portions of the District. The public roads serving the affected properties have grades of less than 5 percent.

c. 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 District does not know of any immediate plans for new development within the annexation area. Annexation into the District is expected to increase the incentive for owners of existing developed residential properties, served by substandard private wells, to connect to the public potable water system.

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

The proposed annexation does not, by itself, require or depend on other municipal or community services other than public water service, which would be available through the District.

However, as part of a previously developed rural residential area, facilities such as power, and telephone, are in place. On-site septic and water service are required and would be provided as governed by the King County regulations.

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

No delays in installing water service are anticipated. Water service is also available adjacent to the proposed annexation area.

f. 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 maintains a fee schedule for the implementation of its planned facilities and services which is revised periodically to reflect the current costs of new construction, operations, and maintenance. The schedule is set to provide an equitable distribution of costs among those users who create the demand for facilities and services. No other public jurisdictions currently can provide water service. It would be illogical for another service provider to operate a system within the area which is adjacent to the District's service area. It would also be contrary to the District's approved Water System Plan.

III. Objectives

Please evaluate this proposal based upon the objectives listed in RCW 36.93.180. Give your reasons for each of the objectives chosen.

1. Preservation of natural neighborhoods and communities.

The extension of water service to the area would enable the area to be further developed consistent with the neighborhood and land jurisdiction zoning.

2. Use of physical boundaries including, but not limited to, bodies of water, highways, and land contours.

Existing tax lot lines and the exiting District service area boundary would be used as the boundaries.

3. Creation and preservation of logical service areas.

The extension of the District corporate boundary conforms to all current land use and utility service policies for the area.

4. Prevention of abnormally irregular boundaries.

The proposed annexation area does not create a more abnormally irregular boundary than what currently exists.

5. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas.

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 or towns of unincorporated areas which are urban in character.

Does not apply.

9. Protection of agricultural lands.

Does not apply.

10. Provide reasonable assurance that the extension of municipal services and the additional payments to be made by the property owners of the area to be annexed in the form of taxes will remain reasonably equal to the value of the additional municipal services to be received during a period of ten years following the effective date of the proposed annexation. This objective shall apply only to cities with a population of 400,000 or more which initiates a resolution for annexation proceedings.

Does not apply.

KELLY ROAD ANNEXATION APPLICATION ATTACHMENTS

- | | |
|------------|--|
| Exhibit 1 | Resolution No. 551 (Intent to Annex) |
| Exhibit 2 | Resolution No. 552 (Approval of Annexation, subject to BRB review and approval) |
| Exhibit 3 | King County Assessor Letter dated June 2, 2026 requesting revisions to legal description |
| Exhibit 4 | Revised Legal Description of Annexation Area |
| Exhibit 5 | King County Assessor Letter dated June 9, 2026 approving of revised legal description |
| Exhibit 6 | Kelly Road Annexation Certification as to size and contiguous boundaries |
| Exhibit 7 | Affidavit of Publication – Notice of Intent to Annex |
| Exhibit 8 | SEPA Environmental Checklist |
| Exhibit 9 | Determination of Nonsignificance (DNS) |
| Exhibit 10 | Assessor Map |
| Exhibit 11 | Vicinity Map |
| Exhibit 12 | Water District No. 119 Boundary Map |

Exhibit 1

Resolution No. 551 (Intent to Annex)

**WATER DISTRICT NO. 119
KING COUNTY, WASHINGTON**

RESOLUTION NO. 551

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF WATER
DISTRICT NO. 119, KING COUNTY, WASHINGTON, DECLARING ITS
INTENT TO ANNEX THE AREA REFERRED TO AS THE KELLY
ROAD ANNEXATION.**

WHEREAS, RCW 57.24.170 authorizes the District to annex certain areas within the District's jurisdictional boundaries when such area contains less than 100 acres and at least 80% of the boundaries of such area are contiguous to the District; and

WHEREAS, the area referred to as the Kelly Road Annexation is an area which meets the statutory criteria set forth in RCW 57.24.170, in that the subject annexation area is 95.67 acres in size and at least 80% of the area's boundaries are contiguous to the District's boundaries; and

WHEREAS, the boundaries of the proposed annexation area of the Kelly Road Annexation are set forth and legally described in **Exhibit A** and depicted in **Exhibit B** attached hereto; and

WHEREAS, the District believes that there are 28 registered voters residing within the proposed annexation area based on the information provided by the King County Elections office; and

WHEREAS, the District believes it is in the best interest of the District and the residents and property owners within the proposed annexation area to be annexed into the District; and

WHEREAS, the District's Board of Commissioners desires to have a public hearing on the proposed annexation of such area in accordance with the requirements of RCW 57.24.170 and RCW 57.24.180.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Water District No. 119, King County, Washington, as follows:

1. The Board of Commissioners of Water District No. 119 by this Resolution hereby declares its intent to annex the area known as the Kelly Road Annexation, as legally described in **Exhibit A** and depicted in **Exhibit B** attached hereto.

2. A public hearing regarding the District's intent to annex the Kelly Road Annexation area shall be scheduled for May 6, 2026, commencing at 7:00 p.m. at the District's office located at 32730 NE Big Rock Rd, Duvall WA 98019 for the purpose of taking public comments from the residents and/or property owners of the area regarding the District's intent to annex this area by subsequent resolution.

3. The District's employees and/or consultants are directed to publish a notice of hearing in the manner required by RCW 57.24.170 relating to the District's intent to annex this area by subsequent resolution.

ADOPTED by the Board of Commissioners of Water District No. 119, King County, Washington, at a regular meeting thereof held on this 1st day of April, 2026.

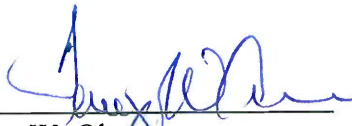
WATER DISTRICT NO. 119
KING COUNTY, WASHINGTON

Individual Commissioners
Vote on Resolution

In Favor of: ✓
Opposed: _____
Abstained: _____
Absent: _____

In Favor of: ✓
Opposed: _____
Abstained: _____
Absent: _____

In Favor of: _____
Opposed: _____
Abstained: _____
Absent: ✓



Terry W. Olson
President and Commissioner



Michael Smith
Secretary and Commissioner

Yuri Kreutzer
Commissioner

CERTIFICATE

I, Michael Smith, Secretary of the Board of Commissioners of Water District No. 119, King County, Washington, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 551 of said Board, duly adopted at a regular meeting thereof held the 1st day of April, 2026, signed by the members of such Board in attendance at such meeting and attested by myself in authentication of such adoption.



Michael Smith
Secretary of the Board of Commissioners
Water District No. 119

EXHIBIT A

LEGAL DESCRIPTION KELLY ROAD ANNEXATION

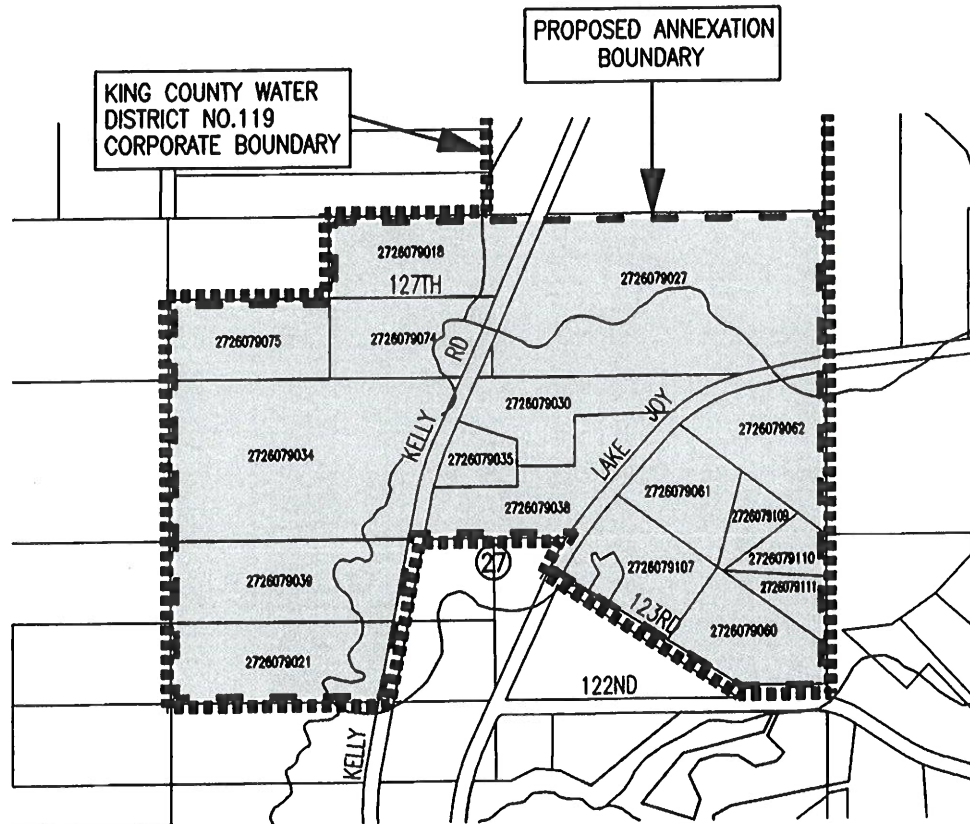
A portion of Section 27, Township 26 N, Range 7 E, of the Willamette Meridian, King County, Washington; more particularly described as follows:

Beginning at the Southwest corner of the North half of the Northeast quarter of the Southwest quarter of Section 27, Township 26 N, Range 7 E, of the Willamette Meridian; thence north along the West line of said North half of the Northeast quarter of the Southwest quarter to the Northwest corner of the South half of the Northwest quarter of the Southeast quarter of the Northwest quarter of said Section 27; thence east along the North line of said South half of the Northwest quarter of the Southeast quarter of the Northwest quarter to the Northeast corner thereof, thence North along the east line of the North half of the Northwest quarter of the Southeast quarter of the Northwest quarter of said Section 27 to the northeast corner thereof, thence east along the north line of the Northeast quarter of the Southeast quarter of the Northwest quarter of said Section 27 to the northeast corner thereof, thence continuing east along the north line of the Southwest quarter of the Northeast Quarter to the Northeast corner thereof, thence south along the east line of said Southwest quarter of the Northeast quarter to the Southeast corner thereof and the Northeast Corner of King County Short Plat No. 588001, King County Recording No. 9202199002, thence continuing south along the east line of said King County Short Plat to a point of intersection with the South line of the North half of the Northwest quarter of the Southeast quarter of said Section 27, thence west along said south line to the east corner of Lot 1 King County Short Plat No. 576083 King County Recording No. 7708310797, thence northwest along the northerly boundary line of said Lot 1 to a point of intersection with the westerly right-of-way line of Lake Joy Co. Rd., thence northerly along said westerly right-of-way line to a point of intersection with the north line of the Northwest quarter of the Southeast quarter of said Section 27, thence west along said north line to the center of said Section 27, thence continuing west along the North line of the Northeast Quarter of the Southwest quarter of said Section 27 to a point of intersection with the Easterly right-of-way line Kelly Rd., thence south along the easterly right-of-way line of Kelly Rd. to a point of intersection with the south line of the North half of the Northeast quarter of the Southwest Quarter of said Section 27, thence west along said south line to the point of beginning.

EXHIBIT B

ANNEXATION TO KING COUNTY WATER DISTRICT NO. 119

A PORTION OF SECTION 27, TOWNSHIP 26 N., RANGE 7 E.
KING COUNTY, WASHINGTON



KCWD 119 IS 89% OF ANNEXATION BOUNDARY
17 PARCELS - 95.67 ACRES

**KELLY ROAD
ANNEXATION**

Exhibit 2

Resolution No. 552

(Approval of Annexation, subject to BRB review and approval)

**WATER DISTRICT NO. 119
KING COUNTY, WASHINGTON**

RESOLUTION NO. 552

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF WATER DISTRICT NO. 119, KING COUNTY, WASHINGTON, APPROVING THE ANNEXATION OF AN AREA REFERRED TO AS THE KELLY ROAD ANNEXATION, SUBJECT TO THE REVIEW, APPROVAL, DISAPPROVAL OR MODIFICATION BY THE KING COUNTY BOUNDARY REVIEW BOARD AND THE KING COUNTY COUNCIL.

WHEREAS, RCW 57.24.170 authorizes Water District No. 119 to annex certain areas within or adjacent to the District's jurisdictional boundaries when such areas contain less than 100 acres and at least 80% of the boundaries of such areas are contiguous to the District; and

WHEREAS, the area referred to herein as the Kelly Road Annexation is an area that meets the statutory criteria set forth in RCW 57.24.170, in that the subject annexation area is 95.67 acres in size and at least 80% of the area's boundaries are contiguous to the District's boundaries; and

WHEREAS, the boundaries of the proposed annexation area referred to herein as the Kelly Road Annexation are set forth and legally described in **Exhibit A** and depicted in **Exhibit B** attached hereto; and

WHEREAS, the District believes that there are 28 registered voters residing within the proposed annexation area based on the information provided by the King County Elections office; and

WHEREAS, the District has executed a Determination of Nonsignificance (DNS) dated March 4, 2026 relating to this proposed annexation; and

WHEREAS, the District believes it is in the best interest of the District to annex the proposed annexation area into the District; and

WHEREAS, pursuant to RCW 57.24.170 and 57.24.180, the District adopted Resolution No. 551 on April 1, 2026 which formally declared the District's intent to annex this area and a public hearing was held on May 6, 2026 for the purpose of affording residents and property owners of the proposed annexation area an opportunity to be heard on the proposed annexation; and

WHEREAS, after taking into consideration the recommendations of the District staff and its consultants, the District Board of Commissioners desires to proceed with the proposed annexation, subject to the review, approval, disapproval or modification by the King County Boundary Review Board and the King County Council.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Water District No. 119, King County, Washington, as follows:

1. Pursuant to RCW 57.24.170 and 57.24.180, the Board of Commissioners of Water District No. 119 hereby approves of and authorizes the annexation the area referred to as the Kelly Road Annexation, which area is legally described and depicted in **Exhibits A and B** attached hereto, subject to the review, approval, disapproval or modification by the King County Boundary Review Board and the King County Council.

2. This annexation shall be effective upon the approval of the King County Boundary Review Board and the King County Council, provided that the effective date of this annexation shall not be less than forty-five (45) days from the date this Resolution is enacted by the District. This annexation shall be subject to the referendum procedures set forth in RCW 57.24.180 and 57.24.190. If no timely and sufficient referendum petition is filed, the annexation area shall become a part of the District as of the effective date set forth herein.

3. District staff and/or its consultants are hereby directed to file a Notice of Intent to annex the annexation area with the King County Boundary Review Board and the King County Council for their review and approval.

4. District staff are hereby directed to publish notice of the adoption of this Resolution in the manner required by RCW 57.24.180.

ADOPTED by the Board of Commissioners of Water District No. 119, King County, Washington, at a regular meeting thereof held on this 6th day of May, 2026.

WATER DISTRICT NO. 119
KING COUNTY, WASHINGTON

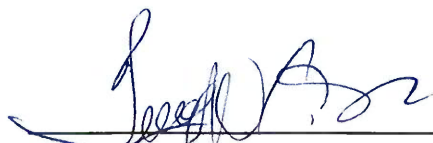
Individual Commissioners

Vote on Resolution

In Favor of: ☒
Opposed: ☐
Abstained: ☐
Absent: ☐

In Favor of: ☒
Opposed: ☐
Abstained: ☐
Absent: ☐

In Favor of: ☒
Opposed: ☐
Abstained: ☐
Absent: ☐


Terry W. Olson
President and Commissioner


Michael Smith
Secretary and Commissioner


Yuri Kreutzer
Commissioner

CERTIFICATE

I, Michael Smith, Secretary of the Board of Commissioners of Water District No. 119, King County, Washington, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 552 of said Board, duly adopted at a regular meeting thereof held the 6th day of May, 2026, signed by the members of such Board in attendance at such meeting and attested by myself in authentication of such adoption.



Michael Smith
Secretary of the Board of Commissioners
Water District No. 119

EXHIBIT A

LEGAL DESCRIPTION KELLY ROAD ANNEXATION

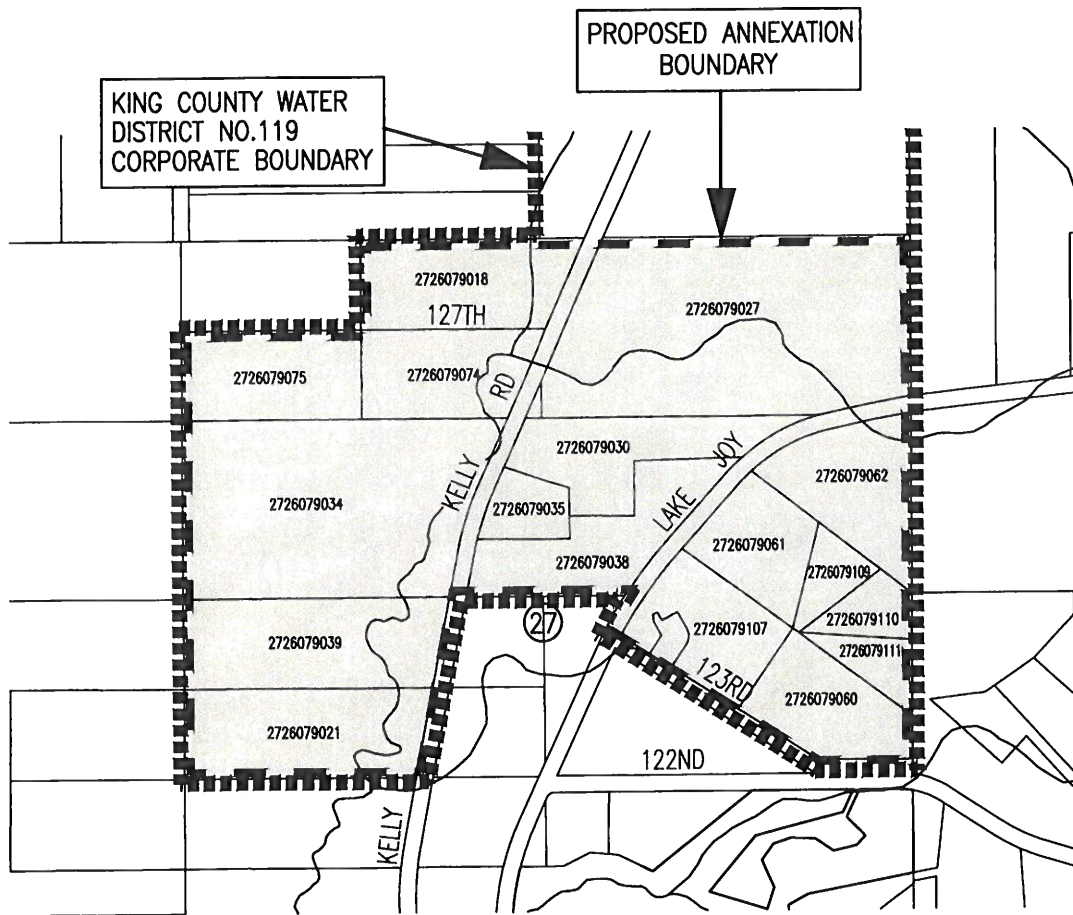
A portion of Section 27, Township 26 N, Range 7 E, of the Willamette Meridian, King County, Washington; more particularly described as follows:

Beginning at the Southwest corner of the North half of the Northeast quarter of the Southwest quarter of Section 27, Township 26 N, Range 7 E, of the Willamette Meridian; thence north along the West line of said North half of the Northeast quarter of the Southwest quarter to the Northwest corner of the South half of the Northwest quarter of the Southeast quarter of the Northwest quarter of said Section 27; thence east along the North line of said South half of the Northwest quarter of the Southeast quarter of the Northwest quarter to the Northeast corner thereof, thence North along the east line of the North half of the Northwest quarter of the Southeast quarter of the Northwest quarter of said Section 27 to the northeast corner thereof, thence east along the north line of the Northeast quarter of the Southeast quarter of the Northwest quarter of said Section 27 to the northeast corner thereof, thence continuing east along the north line of the Southwest quarter of the Northeast Quarter to the Northeast corner thereof, thence south along the east line of said Southwest quarter of the Northeast quarter to the Southeast corner thereof and the Northeast Corner of King County Short Plat No. 588001, King County Recording No. 9202199002, thence continuing south along the east line of said King County Short Plat to a point of intersection with the South line of the North half of the Northwest quarter of the Southeast quarter of said Section 27, thence west along said south line to the east corner of Lot 1 King County Short Plat No. 576083 King County Recording No. 7708310797, thence northwest along the northerly boundary line of said Lot 1 to a point of intersection with the westerly right-of-way line of Lake Joy Co. Rd., thence northerly along said westerly right-of-way line to a point of intersection with the north line of the Northwest quarter of the Southeast quarter of said Section 27, thence west along said north line to the center of said Section 27, thence continuing west along the North line of the Northeast Quarter of the Southwest quarter of said Section 27 to a point of intersection with the Easterly right-of-way line Kelly Rd., thence south along the easterly right-of-way line of Kelly Rd. to a point of intersection with the south line of the North half of the Northeast quarter of the Southwest Quarter of said Section 27, thence west along said south line to the point of beginning.

EXHIBIT B

ANNEXATION TO KING COUNTY WATER DISTRICT NO. 119

A PORTION OF SECTION 27, TOWNSHIP 26 N., RANGE 7 E.
KING COUNTY, WASHINGTON



KCWD 119 IS 89% OF ANNEXATION BOUNDARY
17 PARCELS - 95.67 ACRES

**KELLY ROAD
ANNEXATION**

Exhibit 3

**King County Assessor Letter dated June 2, 2026
requesting revisions to legal description**



King County

Department of Assessments

Accounting Division

201 S. Jackson St, Room 708, KSC-AS-0708
Seattle, WA 98104

John Wilson
Assessor

6/2/2026

Shelby Miklethun
Executive Secretary
Boundary Review Board
YES-BR-0240

RE: Pre-Review Water District 119 Kelly Road Annexation

Dear Ms. Miklethun,

Thank you for the opportunity to review the preliminary legal description for the potential Kelly Road Annexation to WD 119 signed by the surveyor on 3/24/2026.

Staff reviewed the preliminary legal description and have identified an issue requiring further clarification.

The section below describes following the east line of SP 588001 to the point of intersection with the described PLSS point. The legal also follows the east line of SP S89S0262 for approx. 208 feet to get to that PLSS point and this is not described.

Signed Legal:

“thence continuing south along the east line of said King County Short Plat to a point of intersection with the South line of the North half of the Northwest quarter of the Southeast quarter of said Section 27”

Suggested modification:

“thence continuing south along the east line of said King County Short Plat **and the east line of Short Plat No. S89S0262, King County Recording No. 9202199003** to a point of intersection with the South line of the North half of the Northwest quarter of the Southeast quarter of said Section 27”

If you have any questions, please feel free to contact me.

Sincerely,

Christie Most

Christie Most
GIS Specialist
King County Department of Assessments
206-263-2284

Exhibit 4
Revised Legal Description of Annexation Area

LEGAL DESCRIPTION
KELLY ROAD ANNEXATION

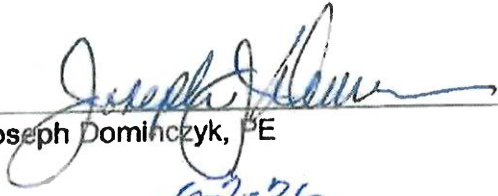
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LEGAL DESCRIPTION CERTIFICATION
KELLY ROAD ANNEXATION

I HEREBY CERTIFY, that the foregoing description for the Kelly Road Annexation is complete and accurate based on supporting records and geographic information available from King County Washington. Said legal description includes 17 Parcels totaling 95.7 acres.



Joseph Dominczyk, PE
6-2-26

Date

Exhibit 5

**King County Assessor Letter dated June 9, 2026
approving of revised legal description**



King County

Department of Assessments

Accounting Division

201 S. Jackson St, Room 708, KSC-AS-0708
Seattle, WA 98104

John Wilson
Assessor

6/9/2026

Shelby Miklethun
Executive Secretary
Boundary Review Board
YES-BR-0240

RE: Pre-Review Water District 119 Kelly Road Annexation

Dear Ms. Miklethun,

Thank you for the opportunity to review the preliminary legal description for the potential Kelly Road Annexation to WD 119 signed by the surveyor on 6/2/2026.

Staff reviewed the preliminary legal description and found it sufficient for describing the annexation area.

If you have any questions, please feel free to contact me.

Sincerely,
Christie Most

Christie Most
GIS Specialist
King County Department of Assessments
206-263-2284

Exhibit 6

**Kelly Road Annexation Certification
as to size and contiguous boundaries**

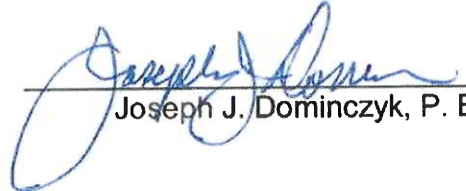
KELLY ROAD ANNEXATION
CERTIFICATION

THIS IS TO CERTIFY that the boundary of the proposed annexation, as described in the attached legal description for King County Water District No. 119, has been reviewed and is determined to be 89% contiguous with the existing district boundary, according to review applicable maps and records of King County, Washington.

Total annexation perimeter = 10,002 feet

Contiguous boundary with King County Water District No. 119 = 8,862 feet

Calculation: $8,862 \text{ feet} \div 10,002 \text{ feet} = 89\%$



Joseph J. Dominczyk, P. E.

3.24.26

Date

Exhibit 7

Affidavit of Publication – Notice of Intent to Annex

The Seattle Times

AFFIDAVIT OF PUBLICATION

Lien Le
Inslee Best
10900 NE 4th St Ste 1500
Bellevue WA 98004

STATE OF WASHINGTON, COUNTIES OF KING AND SNOHOMISH

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by orders of the Superior Court of King and Snohomish Counties.

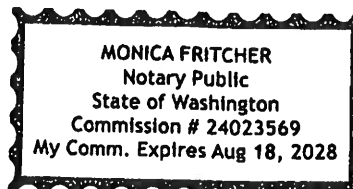
The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

04/20/2026, 04/27/2026

Agent Frankie Flight Signature Frankie Flight

Subscribed and sworn to before me on 4/28/2026
Monica Fritcher Monica Fritcher
(Notary Signature) Notary Public in and for the State of Washington, residing at Seattle

Publication Cost: \$2744.28
Order No: 112741
Customer No: 290
PO #:



**WATER DISTRICT NO. 119
KING COUNTY, WASHINGTON**

**NOTICE OF INTENT TO ANNEX
AND NOTICE OF PUBLIC HEARING**

Notice is hereby given that on April 1, 2026, the Board of Commissioners of Water District No. 119, King County, Washington, adopted Resolution No. 551 which declared the Board's intent to annex the area known as the Kelly Road Annexation which is legally described in Exhibit A attached to this Notice. Pursuant to Resolution No. 551 a public hearing is scheduled for May 6, 2026, commencing at 7:00 p.m. at the District's office located at 32730 NE Big Rock Rd, Duwamish WA 98019 for the purpose of taking public comments from the residents and/or property owners of the Kelly Road Annexation area regarding the District's intent to annex this area by subsequent resolution.

Michael Smith, Secretary
Board of Commissioners

Publication Cost: \$2744.28
Order No: 112741
Customer No: 290
PO #:

**EXHIBIT A
LEGAL DESCRIPTION
KELLY ROAD ANNEXATION**
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Exhibit 8

SEPA Environmental Checklist

SEPA ENVIRONMENTAL CHECKLIST

A. Background

1. Name of proposed project, if applicable:

Kelly Road Annexation

2. Name of applicant:

King County Water District No. 119

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

King County Water District No. 119
32730 N.E. Big Rock Road
Duvall, WA 98019
Roxanne Heller, Manager
(425) 788-2885

Joseph J. Dominczyk, P.E.
Engineering Consultants Northwest, Inc.
811 Porter Way
Milton, WA 98354
(253) 952-7797

4. Date checklist prepared:

January 2026

5. Agency requesting checklist:

King County Water District No. 119

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

Annexation Public Hearing	March 2026
Submittal to Boundary Review Board	March 2026
Boundary Review Board Approval	May 2026

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

Not at this time.

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

None that we are aware of.

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.

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

Boundary Review Board & King County Council 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.)

King County Water District No. 119 is a “special purpose” utility district formed in accordance with RCW Title 57. The District provides potable water service to an unincorporated portion of East King County. The District currently has approximately 1,310 connections to its system, the majority of which are residential. The District policies and procedures require properties be located within the District corporate boundaries as a condition of obtaining service from the system, except in special situations when temporary service may be granted. The District boundaries have changed from time to time by annexation. Annexation proceedings are usually initiated by private property owners requesting water service from the District. This annexation has been initiated by the District Board of Commissioner in order to eliminate an “island” of unannexed property within the District’s Planning Area boundary.

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 proposed project is located in a portion of the NE quarter of Section 27, Township 26 North, Range 7 East, W.M. King County, Washington.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site:

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

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

The steepest slope within the project is 20%.

- 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 major soil classification within the project area is identified by the "USDA Natural Resource Conservation Service" for the King County Area is primarily Tokul Gravelly Medial Loam, 8 to 15 percent slopes.

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

No.

- 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.

No filling or grading is proposed as part of this annexation.

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

No.

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

The Annexation will not add any impervious surfacing to the area.

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

None necessary.

2. Air

- 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.

None.

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

None to our knowledge.

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

None required.

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.

Harris Creek flows through the annexation area. The creek is tributary to the Snoqualmie River.

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.

No.

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.

None.

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

No.

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

No.

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.

No.

b. Ground:

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 general description, purpose, and approximate quantities if known.

No.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing 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.

Waste materials will not be discharged into the ground.

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.

Not applicable for this proposal.

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

No.

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

No.

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

Not applicable for this proposal.

4. Plants

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

<u> x </u>	deciduous tree: alder, maple, aspen, other
<u> x </u>	evergreen tree: fir, cedar, pine, other
<u> x </u>	shrubs
<u> x </u>	grass
<u> x </u>	pasture
_____	crop or grain
_____	orchards, vineyards or other permanent crops.
<u> x </u>	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?

None for this proposal.

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

None known of.

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

None needed.

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

None known of.

5. Animals

- a. Underline any birds and animals which have been observed on or near the site or are known to be on or near the site.

Birds: hawk, heron, eagle, songbirds, other:

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.

None known of.

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

Yes, fish spawning.

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

None necessary.

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

None known.

6. Energy and Natural Resources

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

None required for this proposal.

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

No.

- 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:

Not Applicable.

7. **Environmental Health**

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

No.

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

Not Applicable.

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.

Not Applicable.

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.

Not Applicable.

4. Describe special emergency services that might be required.

There are no special emergency services proposed for this project.

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

Not Applicable.

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.

None.

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

None required.

8. **Land and Shoreline Use**

- 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 current use of the properties in the immediate area is single family residential.

- 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 as a result 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?

No properties will be connected.

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:

No.

- c. Describe any structures on the site.

Several properties have existing single family residences and out buildings.

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

No.

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

RA5 Rural Area - 1 DU per 5 acres.

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

Rural Area (1 DU/2.5 - 10 acres)

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

N/A

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

The King County Sensitive Areas IMAP identifies several areas within the annexation boundary as environmentally sensitive. These areas include small wetlands, isolated erosion hazard areas and Class 2 streams (Harris Creek and tributaries). None of the sensitive areas will be affected as no work will be required within or immediately adjacent to them as part of this annexation.

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

None.

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

None.

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

None required.

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

The proposed project annexation is consistent with the District's current Comprehensive Water System Plan (approved by King County and the Washington State Department of Health). The Comprehensive Plan was prepared in conformance with the Snoqualmie Valley Plan and King County Comprehensive Plan.

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

None required.

9. **Housing**

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

None by this proposal.

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

None.

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

No measures required.

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?

No building construction is proposed.

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

None

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

None required by this proposal.

11. Light and Glare

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

None.

- 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?

None.

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

No measures are required.

12. Recreation

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

Fishing, swimming and hiking.

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

No.

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

No measures are required.

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 located on or near the site? If so, specifically describe.

Not to our knowledge.

- 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.

There are no known landmarks or evidence of Indian or historic, archaeological, scientific or cultural importance known to be on or immediately adjacent next to the annexation area.

- 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.

Research of the site addresses on Washington State's searchable cultural database did not identify any cultural or historical issues on or near the site.

- 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 measures required.

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.

No public streets are required for this proposal. Access to the site will be on existing county roads.

- 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?

The closest transit stop is approximately 1 mile from the south end of the annexation area at the intersection of NE Big Rock Road and Kelly Road.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

None generated. None eliminated.

- d. 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).

No.

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

No.

- f. 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.

- g. 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.

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

None required.

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.

No additional public services will be required for this proposal.

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

None required.

16. Utilities

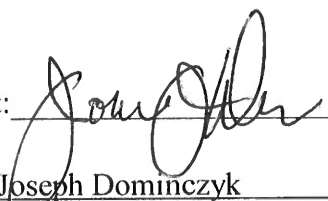
- a. Underline utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other: CATV
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

This proposal requires no utilities.

C. SIGNATURE

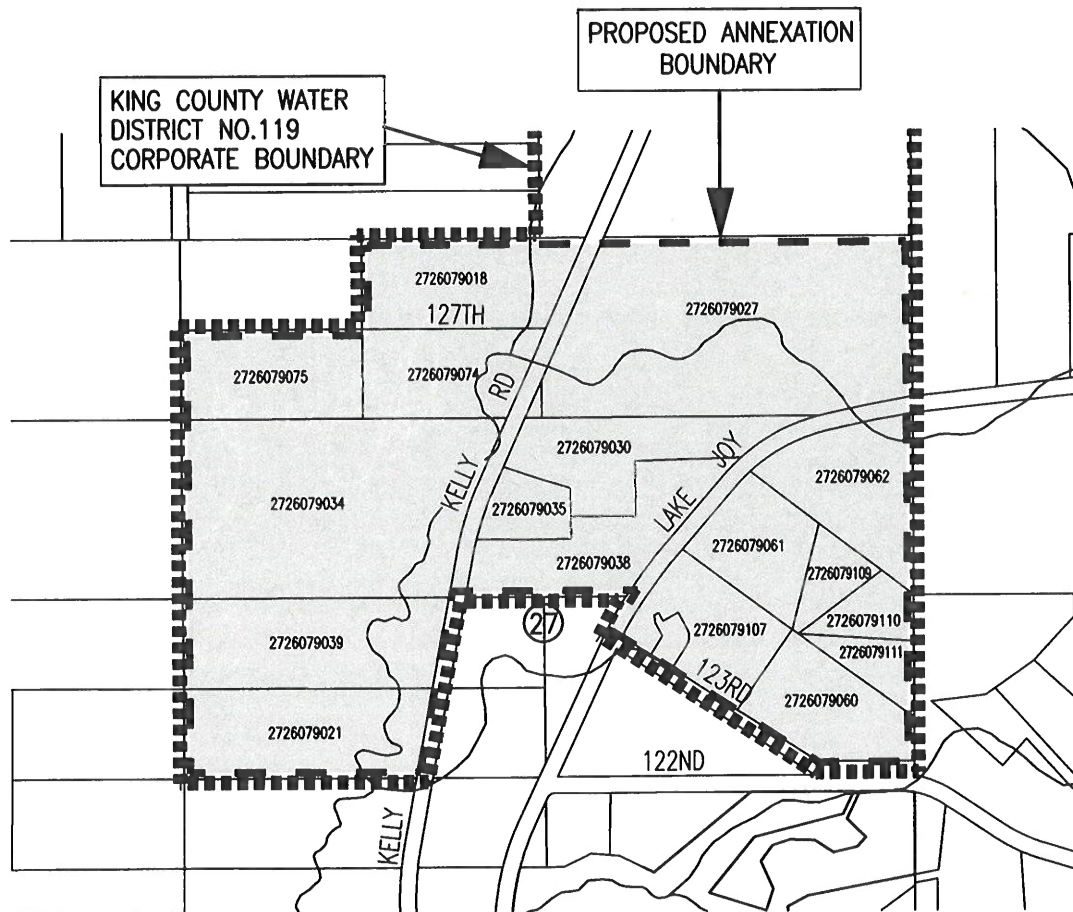
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on the information to make its decision.

Signature: 
Name of Signee: Terry W. Chasen
Position and agency/organization: President WDI19
Date: 3/4/20

Signature of Agent: 
Name of Agent: Joseph Dominczyk
Position of Agent: District Engineer
Date: 3-4-20

ANNEXATION TO KING COUNTY WATER DISTRICT NO. 119

A PORTION OF SECTION 27, TOWNSHIP 26 N., RANGE 7 E.
KING COUNTY, WASHINGTON



KCWD 119 IS 89% OF ANNEXATION BOUNDARY
17 PARCELS - 95.67 ACRES

**KELLY ROAD
ANNEXATION**

Exhibit 9

Determination of Nonsignificance (DNS)

State Environmental Policy Act

Determination of NonSignificance

Date of Issuance: March 4, 2026

Lead Agency: King County Water District No. 119

Agency Contact: Roxanne Heller. (425) 788-2885

Proposal Name: Kelly Road Annexation

Location of Proposal: The properties being annexed are located along Kelly Road near NE 127th Street, Duvall, WA and is generally located in a portion of Section 27, Township 26 North, Range 7 East, W.M., King County, Washington.

Applicant: King County Water District No. 119

Description of Proposal: The proposed action will annex slightly less than 100 acres of privately owned property into the corporate boundaries of the District. The subject area is located within a block of properties surrounded on three sides by the District's existing corporate boundary. The annexation would incorporate the affected parcels into the District corporate limits for the purpose of eventually providing public water service consistent with District standards and policies.

Finding: The proposal does not include approval of any specific development. Future development, if any, requires conformity to applicable county zoning and land use regulations and would be subject to separate review services and permitting.

Determination: 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.

This information is available at: District Office on request

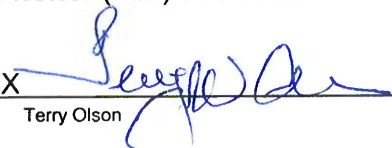
- There is no comment period for this DNS.
- ☐ This DNS is issued after using the optional process in WAC [197-11-355](#). There is no further comment period on the DNS.
- ☐ This DNS is issued under WAC [197-11-340\(2\)](#); the lead agency will not act on this proposal for 14 days from the date of issuance.

Responsible Official: Terry Olson, Board of Commissioners

Position/Title: President

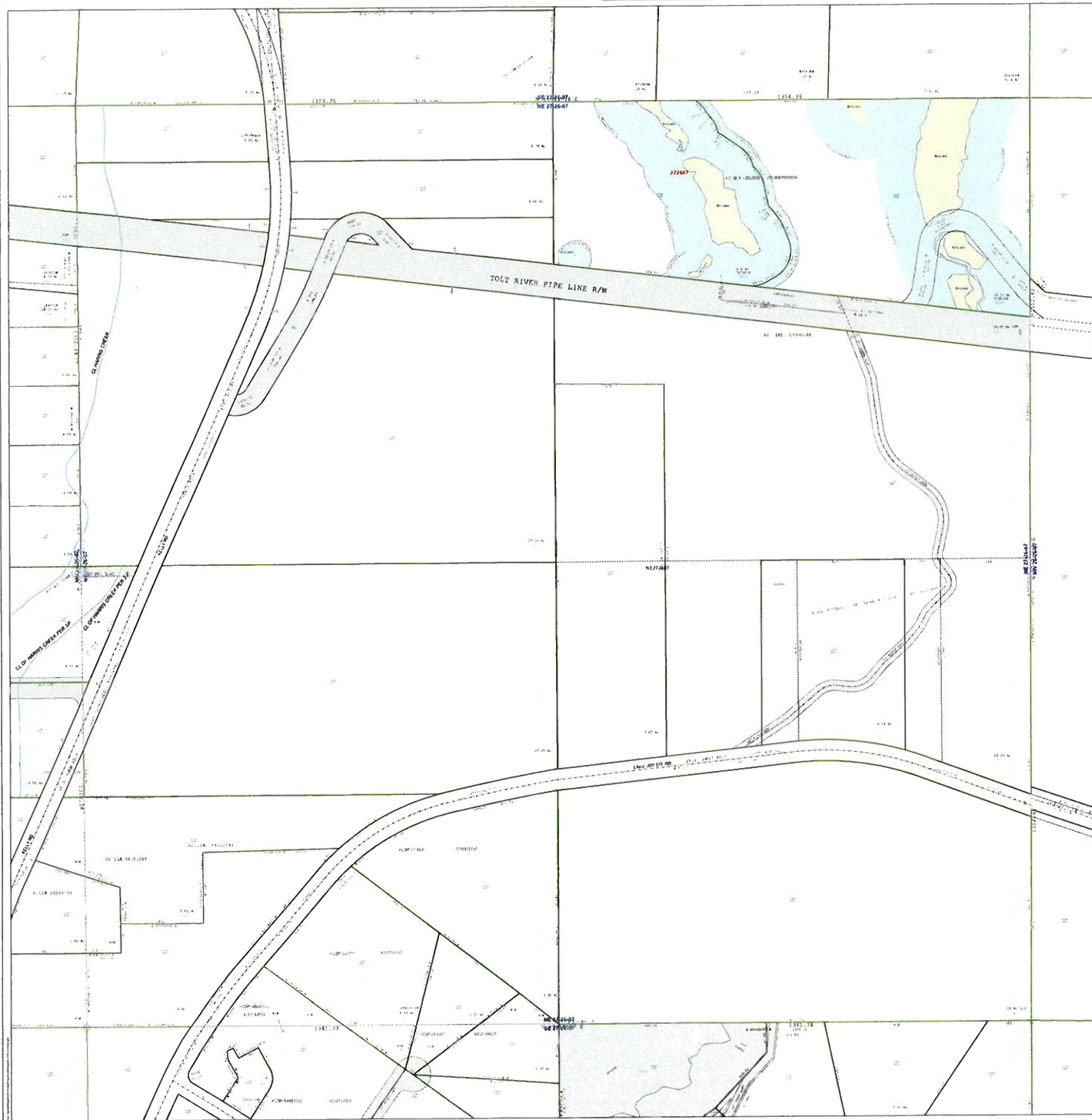
Address: 32730 NE Big Rock Rd Duvall, WA 98019

Phone: (425) 788-2885

X 
Terry Olson

Signature Date: 3/4/26

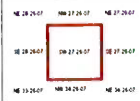
Exhibit 10
Assessor Map





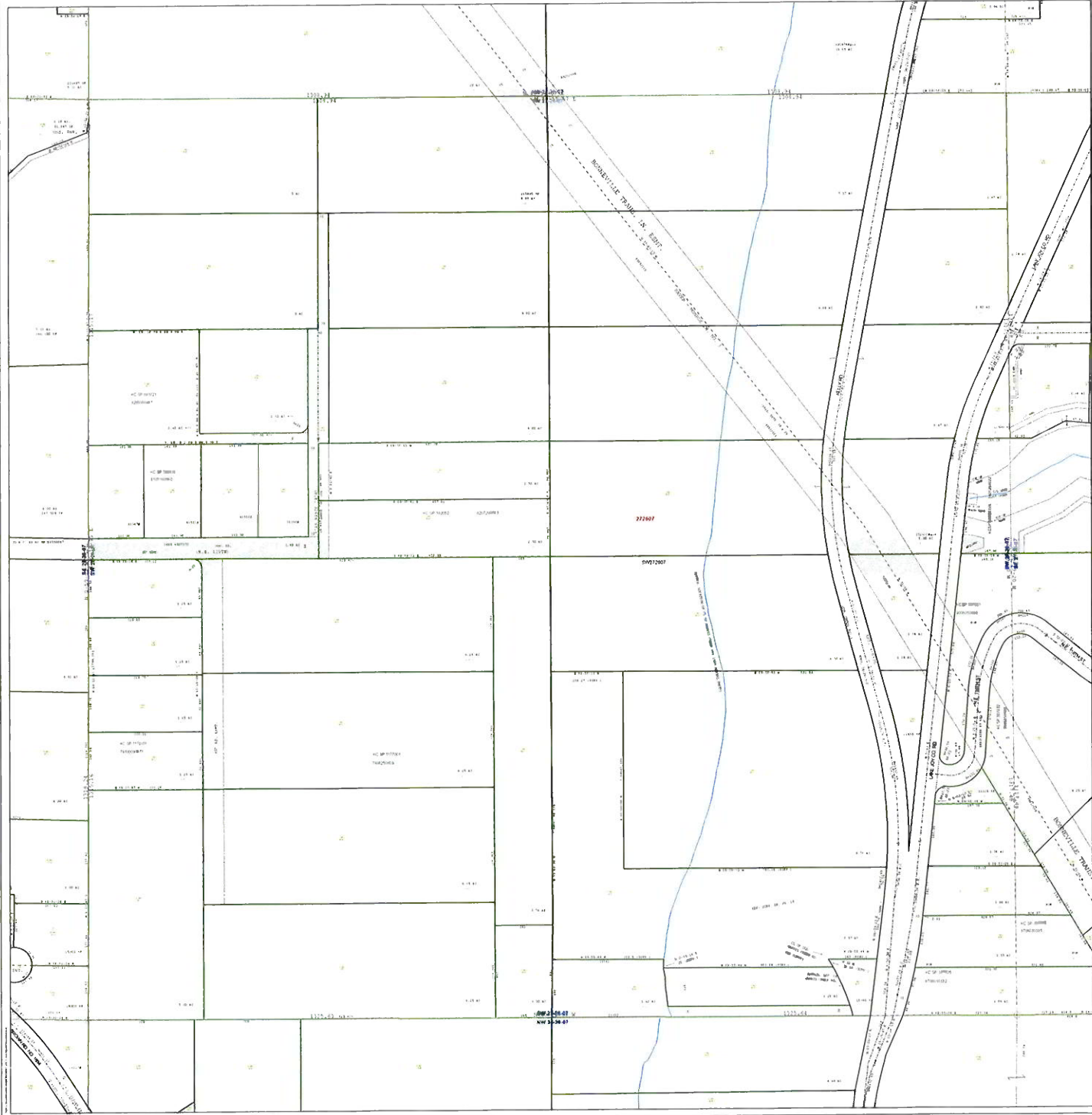
- Contour
- Right-of-Way
- Rail
- Shoreline
- Original Shoreline
- Parcel
- Lot
- Easement
- Survey
- Greenbelt
- Hydro
- Ditch/Canal/Culvert
- Proposed
- Parcel
- Parcel Major Number
- City

The information contained on this map has been prepared by King County and is for informational purposes only. It is not intended to be used for legal purposes. The information is provided as a service to the public and is not a guarantee of accuracy. The information is provided as a service to the public and is not a guarantee of accuracy. The information is provided as a service to the public and is not a guarantee of accuracy.



SW 27-26-07

1 inch = 100 feet
Date 8/5/2022



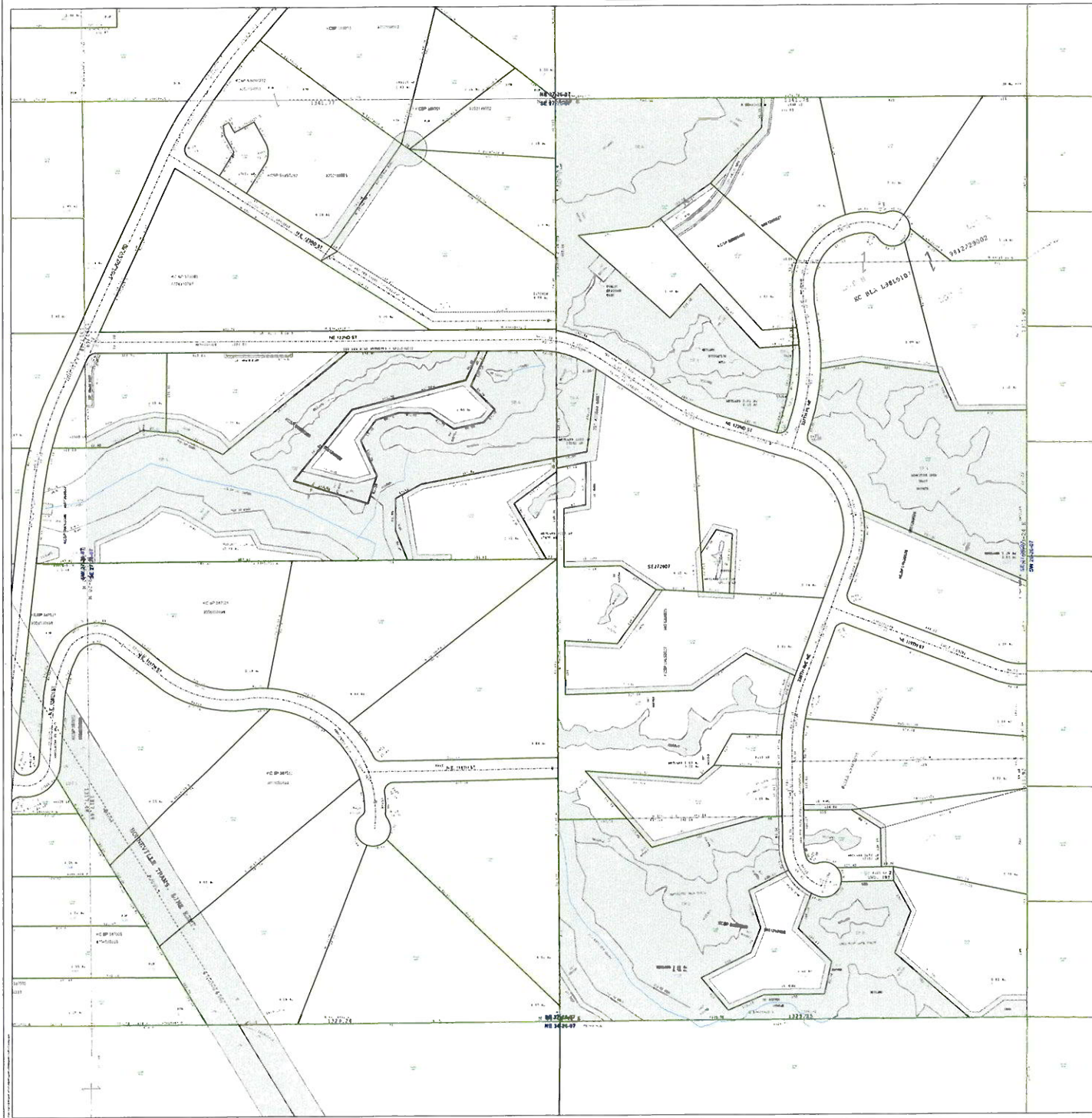
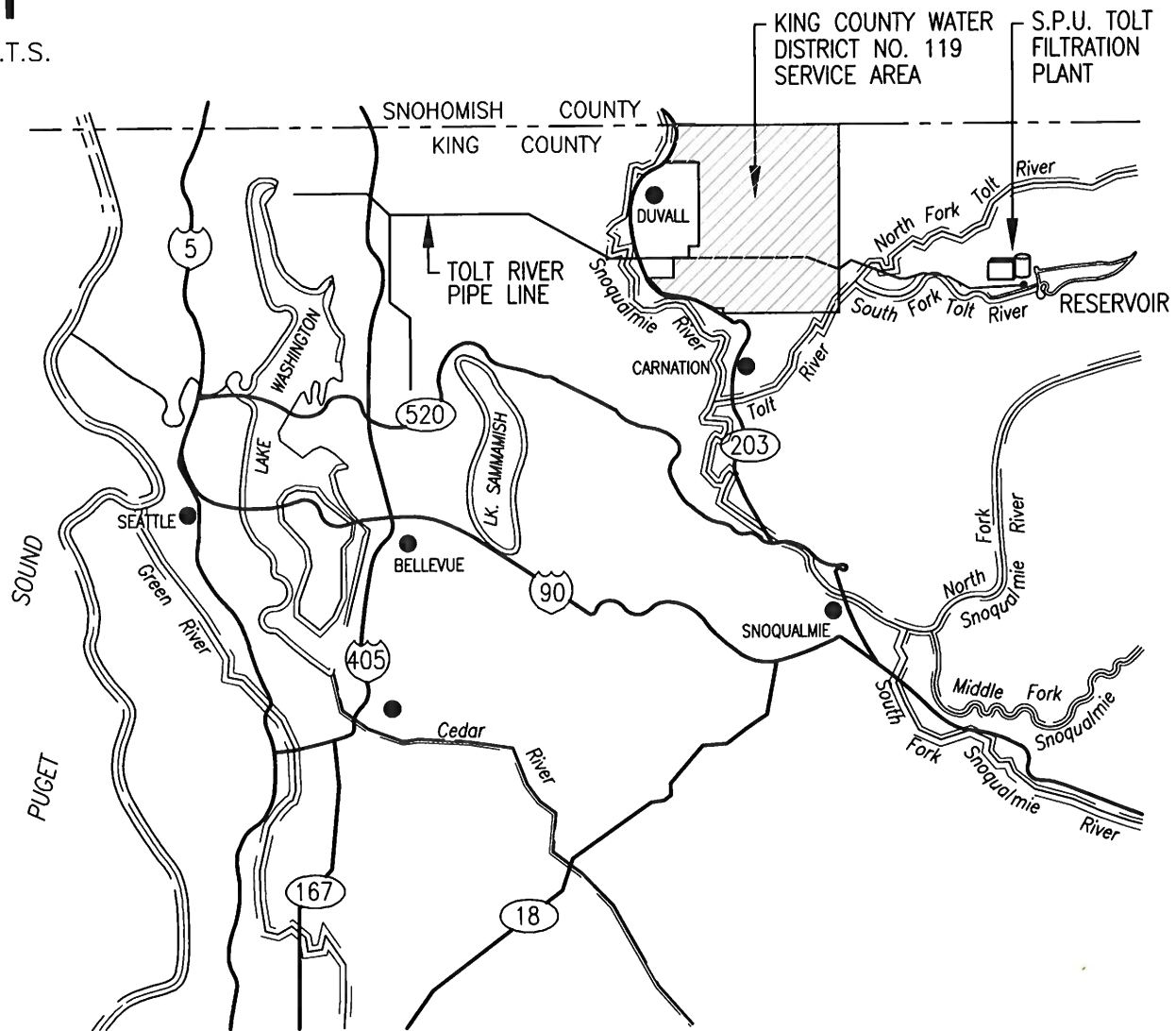


Exhibit 11
Vicinity Map

KING COUNTY WATER DISTRICT NO. 119



N.T.S.



VICINITY MAP
EXHIBIT 11

Exhibit 12

Water District No. 119 Boundary Map

KING COUNTY WATER DISTRICT NO. 119 SERVICE AREA AND CORPORATE BOUNDARIES

