

Metropolitan King County Council

Melani Pedroza, *Clerk of the Council* King County Courthouse 516 Third Avenue, Room E-1204 Seattle, WA 98104-3272

Tel: 206.477.1025

Email: melani.pedroza@kingcounty.gov

TTY 296-1024

Web: www.kingcounty.gov/council/clerk

March 8, 2023

Dave Wilson King County Department of Elections 919 SW Grady Way Renton, WA 98055

RE: City of Enumclaw – Grace Point Annexation

(BRB File No. 2413)

Dear Dave:

This annexation was approved by the Washington State Boundary Review Board for King County on December 12, 2022. On February 27, 2023, City of Enumclaw adopted Ordinance 2749, officially annexing the property. I received a copy of this ordinance on March 7, 2023 and have enclosed a copy for your review.

This action has been finalized and is now a matter of public record. If you have any questions, please call me at (206) 477-1025.

Sincerely,

Melani Pedroza

Clerk of the Council

Melani Pedroza

Attachments: Distribution List

Ordinance

BRB Closing Letter

Shelby Miklethun, Washington State Boundary Review Board for King County cc: Angelica Velasquez, Washington State Boundary Review Board for King County Sue Gordon, Communications Section, KC Department of Public Safety Darrell Rodgers, Environmental Health Division, KC Department of Public Health Lourdes St. John, Treasury Manager, Executive Services Paul McCombs, GIS Section, KC Department of Information Technology Adam Cabrera, GIS Section, KC Department of Information Technology Dennis Higgins, GIS Section, KC Department of Information Technology Frank Whitman. GIS Section, KC Department of Information Technology Rey Sugui, KC Department of Local Services Lydia Reynolds-Jones, KC Department of Local Services Trevor Cray, KC Department of Local Services Brandy Rettig, KC Department of Local Services Denise Ainslie, KC Department of Local Services Cindy Torkelson, KC Department of Local Services Rick Thibodeau, KC Department of Local Services Karen Derr, KC Department of Local Services Lisa Owen, KC Department of Local Services James Bach, KC Department of Local Services Hong Nguyen, KC Department of Natural Resources and Parks, WLRD Andy Micklow, Council Staff Connie Wong, KC Real Estate Services Janise Fessenden, KC E-911 Program Miranda Brewer, KC Department of Public Safety Environmental Review - NW Regional Office Puget Sound Energy

Jim Chan, KC Department of Local Services



Washington State Boundary Review Board

For King County

Yesler Building, 400 Yesler Way, Room 205, Seattle, WA 98104 Phone: 206-263-9772 • Fax: 206-788-8565 • www.kingcounty.gov/brb

December 20, 2022

Chris Pasinetti, AICP <u>cpasinetti@ci.enumclaw.wa.us</u>
Community Planning Director
City of Enumclaw
1339 Myrtle Ave.
Enumclaw, WA 98022

RE: File No. 2413 - City of Enumclaw - Grace Point Annex.

Dear Mr. Pasinetti:

We are writing to advise you that the Boundary Review Board has now completed the required evaluation, as specified in RCW 36.93, for the above-referenced proposed action filed with the Board effective October 26, 2022.

The Boundary Review Board also provided a 45-day public review period, as prescribed by RCW 36.93. The Board received no request for a public hearing of this proposed action during the public review period.

The Boundary Review Board, therefore, hereby deems this proposed action approved by operation of law effective <u>December 12</u>, <u>2022</u>. Final approval of the proposed action is also subject to the following actions, where applicable:

- Sewer and Water District actions and some other actions are also subject to approval by the King County Council. If the Council makes changes to the proposal, the Board may then be required to hold a public hearing.
- Filing with King County of franchise application(s), as required, accompanied by a copy of this letter.
- Filing with King County of permit application(s), as required, accompanied by a copy of this letter.
- Fulfillment of all other statutory requirements and/or procedures specified in your Notice of Intention.

5. Notification in writing of your intended effective date of annexation. This notification should be provided as early as possible. Please send this information to:

Attn: Karen Meyering, Executive Analyst King County Office of Performance, Strategy and Budget 401 Fifth Avenue, Suite 810 Seattle, WA 98104

6. Filing with King County Council of: (1) one certified copy of <u>final</u> resolution or ordinance accomplishing this proposed action; and (2) a copy of this letter. This document should be filed with the Clerk of the Council (Attn: Melani Pedroza), King County Courthouse, Room 1200, 516 Third Avenue, Seattle, Washington 98104.

If you have questions or would like additional information, please contact our office at (206)-477-0633.

Sincerely,

Shelby Miklethun Executive Secretary

CC: ZZGrp, BRB Annexations

ORDINANCE NO. 2749

AN ORDINANCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON ANNEXING APPROXIMATELY 1.23 ACRES OF REAL PROPERTY KNOWN AS THE "GRACE POINT CHURCH" ANNEXATION, REQUIRING THAT THE PROPERTY IN THE ANNEXATION AREA SHALL BE ASSESSED AND TAXED AT THE SAME RATE AND ON THE SAME BASIS AS OTHER PROPERTY WITHIN THE CITY OF ENUMCLAW, ADOPTING A PROPOSED ZONING REGULATION FOR THE REAL PROPERTY, PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE (GRACE POINT CHURCH ANNEXATION; FILE LUA2022-0021).

Whereas, on April 5, 2022, the City of Enumclaw received a Notice of Intent pursuant to RCW 35A.14.120 to annex certain real property commonly referred to as the Grace Point Church Annexation; and

Whereas, the Notice of Intent was signed by the owners of the property representing at least ten percent (10%) in value (according to the assessed property; and

Whereas, on May 9, 2022 the City Council adopted Resolution No. 1754, accepting the proposed annexation and authorizing the initiating party to circulate an annexation petition seeking the signatures of the owners of 60% of the assessed valuation of property within the proposed annexation area; and

Whereas, on July 19, 2022, King County Assessor, John Wilson, determined that the petition contains the signatures of the owners of 60% of the assessed valuation of property located within the proposed Mount Rainier Christian Center, and so notified the City of Enumciaw of that determination in writing; and

Whereas, The Notice of Intention to annex was filed with the King County Boundary Review Board on October 27, 2022; and

Whereas, the 45 day review period before the King County Boundary Review Board expired effective December 12, 2022, and jurisdiction was not invoked; and

Whereas, the City of Enumclaw is authorized, pursuant to RCW 35A.14.330 and RCW 35A.14.340, to prepare proposed zoning regulations to become effective upon the annexation of any area which might reasonably be expected to be annexed by the City at any future time; and

Whereas, the City desires to establish a proposed zoning regulation for the Grace Point Annexation area of HCB Highway and Community Business District, as depicted on Exhibit "B" to become effective upon annexation; and

Whereas, the proposed zoning regulation is consistent with the Comprehensive Plan, EMC 18.04.060 and with RCW 35A.14.330, and would be in the interest of the public health, safety, morals, and the general welfare; and

Whereas, following publication and posting of notice as provided in RCW 35A.14.130, the City Council held public hearings on the annexation and proposed zoning regulation on January 23, 2023 and February 27, 2023 to accept public testimony, said dates being more than thirty (30) days apart consistent with the requirements of RCW 35A.14.340; and

Ordinance No. 2749

Draft No.: 1

Date: December 21, 2022

Ordinance Requested By: Department of Community Development

Page 1

Whereas, all statutory requirements have been complied with, including RCW 35A.14 and RCW 36.93 inclusive.

Now, therefore, the City Council of the City of Enumclaw, King County, Washington do ordain as follows:

- Section 1. Annexation Area. The property known as the "Grace Point Annexation" legally described in Exhibit "A" is hereby annexed to the City of Enumclaw, Washington.
- Section 2. Proposed Zoning Regulation. The City adopts for the Grace Point Annexation a proposed zoning regulation of HCB Highway and Community Business District pursuant to EMC Chapter 18.22, as depicted on Exhibit "B" which becomes effective upon annexation.
- Section 3. Assumption of Indebtedness. The property hereby annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City of Enumclaw is assessed and taxed to pay for any outstanding general indebtedness of the City.
 - Section 4. Comprehensive Plan. This action is consistent with the Comprehensive Plan.
- Section 5. Filings and Recordings. The City Clerk is authorized and directed to file a certified copy of this ordinance with the King County Division of Records and the King County Council, and the King County Division of Records is requested to record the ordinance.
- Section 6: Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other person or situation.
- Effective Date. This ordinance shall take effect and be in full force five days Section 7: after its passage, approval and publication as required by law.

I the undersigned, Jessica Rose City Clerk of the City of Enumclaw, certify that this is a true and correct copy of Ordinance No. 2749 Subscribed and sealed this / day of March

CERTIFICATE

INTRODUCED_	1/	23/	25
PASSED	2	121	123
APPROVED	2	128	13
PUBLISHED	3	18	123

Attested:

20 23 .

City Clerk

Approved as to form:

Brett C. Vinson City Attorney

Ordinance No. 2749 Draft No.: 1

Date: December 21, 2022



LEGAL DESCRIPTION FOR PARCELS NO. 779200-0015 AND 779200-0020

That portion of the Northeast quarter of the Northwest quarter of Section 30, Township 20 North, Range 7 East, W.M., described as follows:

Beginning at the North quarter corner of the above noted Section 30;

Thence N 88"20'56" W, along the North line of said Section, a distance of 632.75 feet:

Thence S 00°12'22" E a distance of 50.03 feet to the Southerly Margin of SR 410 and the TRUE POINT OF BEGINNING:

Thence continueing S 00"12'22" E, departing said Southerly margin, a distance of 240.00 feet to the Northerly margin of SE 449th Street:

Thence N 88°20'56" W along said Northerly margin, a distance of 223.40 feet:

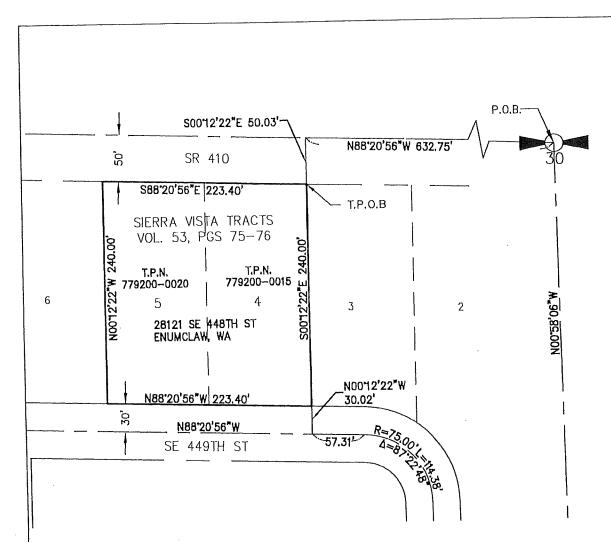
Thence N 00°12'22" W, departing said Northerly margin, a distance of 240.00 feet to the Southerly Margin of SR 410:

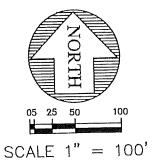
Thence S 88°20'56" E parallel to and 50.00 feet South of, when measured at right angles, the North line of the Northwest quarter of Section 30, a disance of 223.40 feet to the TRUE POINT OF BEGINNING.

Also known as Lots 4 and 5, Block 1, Sierra Vista Tracts, according to the plat thereof recorded in volume 53 of plats, pages 75 and 76, records of King County, Washington.

The above described area contains 53,588 square feet or 1.23 acres, more or less.







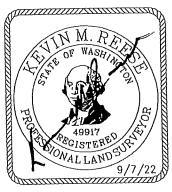


EXHIBIT "B"

Encompass ENGINEERING & SURVEYING	
-----------------------------------	--

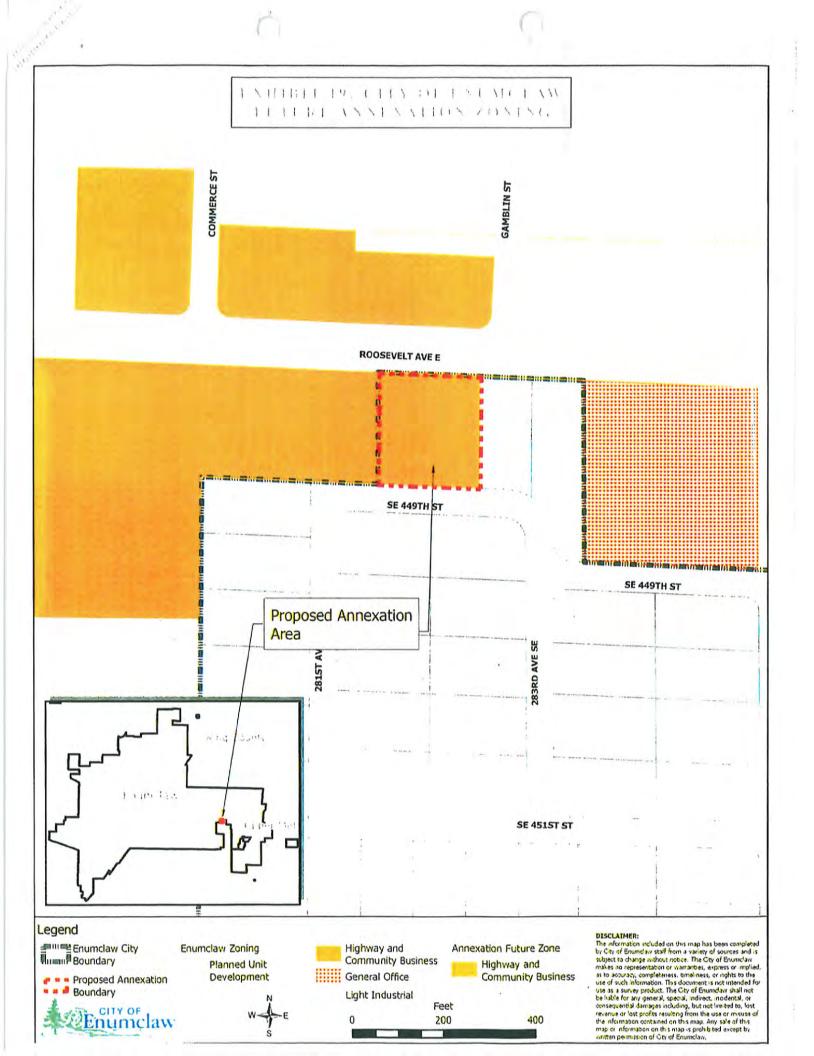
Western Washington Division

165 NE Juniper Street, Sulte 201 * Issaquah, WA 98027 * Phone: (425) 392-0250 * Fax: (425) 391-3055

Eastern Washington Division

407 Swiftwater Blvd. * Cle Elum, WA 98922 * Phone: (509) 674-7433 * Fax: (509) 674-7419

KING COUNTY		WASHINGTON	
JOB NO.	21626		01
DATE:	09/07/212		OF
SCALE:	1"=100'		01





Washington State Boundary Review Board

For King County

Yesler Building, 400 Yesler Way, Room 205, Seattle, WA 98104 Phone: 206-263-9772 • Fax: 206-788-8565 • www.kingcounty.gov/brb

December 20, 2022

Chris Pasinetti, AICP <u>cpasinetti@ci.enumclaw.wa.us</u>
Community Planning Director
City of Enumclaw
1339 Myrtle Ave.
Enumclaw, WA 98022

RE: File No. 2413 - City of Enumelaw - Grace Point Annex.

Dear Mr. Pasinetti:

We are writing to advise you that the Boundary Review Board has now completed the required evaluation, as specified in RCW 36.93, for the above-referenced proposed action filed with the Board effective October 26, 2022.

The Boundary Review Board also provided a 45-day public review period, as prescribed by RCW 36.93. The Board received no request for a public hearing of this proposed action during the public review period.

The Boundary Review Board, therefore, hereby deems this proposed action approved by operation of law effective <u>December 12, 2022</u>. Final approval of the proposed action is also subject to the following actions, where applicable:

- Sewer and Water District actions and some other actions are also subject to approval by the King County Council. If the Council makes changes to the proposal, the Board may then be required to hold a public hearing.
- Filing with King County of franchise application(s), as required, accompanied by a copy of this letter.
- 3. Filing with King County of permit application(s), as required, accompanied by a copy of this letter.
- 4. Fulfillment of all other statutory requirements and/or procedures specified in your Notice of Intention.

5. Notification in writing of your intended effective date of annexation. This notification should be provided as early as possible. Please send this information to:

Attn: Karen Meyering, Executive Analyst King County Office of Performance, Strategy and Budget 401 Fifth Avenue, Suite 810 Seattle, WA 98104

6. Filing with King County Council of: (1) one certified copy of <u>final</u> resolution or ordinance accomplishing this proposed action; and (2) a copy of this letter. This document should be filed with the Clerk of the Council (Attn: Melani Pedroza), King County Courthouse, Room 1200, 516 Third Avenue, Seattle, Washington 98104.

If you have questions or would like additional information, please contact our office at (206)-477-0633.

Sincerely,

Shelby Miklethun Executive Secretary

CC: ZZGrp, BRB Annexations



Washington State Boundary Review Board

For King County

Yesler Building, 400 Yesler Way, Room 205, Seattle, WA 98104 Phone: 206-263-9772 • Fax: 206-788-8565 • www.kingcounty.gov/brb

November 4, 2022

Chris Pasinetti, AICP <u>cpasinetti@ci.enumclaw.wa.us</u>
Community Planning Director
City of Enumclaw
1339 Myrtle Ave.
Enumclaw, WA 98022

RE: File No. 2413 - City of Enumclaw - Grace Point Annex.

Dear Mr. Pasinetti:

Enclosed is the Summary prepared by Boundary Review Board staff for the above-referenced Notice of Intention. The Summary will be sent to the Boundary Review Board members, along with the Notice of Intention, as part of the agenda packet for the next regular Board meeting on **November 10, 2022.**

If you see any corrections or clarifications which should be made in the Summary, I would appreciate hearing from you at 206-263-9772.

Sincerely,

Shelby Miklethun Executive Secretary

Enc.: Summary

FORM 5

SUMMARY

FILE NO. 2413

ENTITY: CITY OF ENUMCLAW

ACTION: PETITION METHOD ANNEXATION

TITLE: GRACE POINT ANNEXATION

NOI Link: https://kingcounty.gov/~/media/depts/boundary-review- BOARD MEETING: 11/10/2022

board/Notices-of-Intention/2413 NOI.ashx?la=en

THOMAS GUIDE MAP NO. 808

DATE FILED: 10/26/2022

DISTRIBUTED: 11/03/2022

EXPIRATION 45 DAYS: 12/12/2022

Introduction	The proposed annexation would add territory to the City of Enumclaw. The annexation area is comprised of two parcels currently being used as a religious institution in the Enumclaw Sierra Vista Potential Annexation Area. The Grace Point Annexation Area is located in unincorporated King County in the Enumclaw Sierra Vista Potential Annexation Area. It is bounded on the north by SR 410 and on the south by SE 449 th Street. It is comprised of Lots 4 and 5, Block 1. Sierra Vista Tracts, and the parcel numbers are 779200-0015 and 779200-0020.		
Location			
Land Area	Approximately 1.23 acres		
Existing Land Use	The proposed annexation area is comprised of two parcels owner by the same entity. The existing use is UR, urban reserve, with one dwelling unit allowed per five acres. The area is currently being used as a religious institution.		
Population	The area is currently used as a religious institution and has no residents.		
Assessed Valuation	\$465,500 (This site, as a public use, does not pay taxes to the County.)		
County Zoning	The annexation area is part of a City in Rural Area – UGA.		
County Comprehensive Plan	The zoning is UR (Urban Reserve, one dwelling unit per five acres)		
City Comprehensive Plan/City Zoning	The City of Enumclaw's Comprehensive Plan, adopted in 2005 and amended in 2016, identifies this area a part of its Urban Growth Boundary designated "Mixed Use Overlay" on the Comprehensive Plan Future Land Use Map. The property is prezoned as "General Office" on the City's adopted zoning map (September 2021).		
City Comprehensive Plan/District Franchise	City of Enumclaw Comprehensive Plan, City of Enumclaw Sewer Comprehensive Plan, City of Enumclaw Water Comprehensive Plan. A franchise is required to provide at least some services in the area.		
Urban Growth Area (UGA)	The proposed annexation territory is located within the Urban Growth Area. Area as identified under the State Growth Management Act (GMA) and the King County Comprehensive Plan. It is located in the Enumclaw Sierra Vista Potential Annexation Area which is assigned to the City of Enumclaw.		
SEPA Declaration:	N/A		

ENTITIES/AGENCIES NOTIFIED:

King County Councilmember:	Reagan Dunn, District 9	
King County Departments	KCIT, King County Council, Department of Assessments, Department of Community and Human Services, Department of Executive Services, Department of Local Services, Department of Natural Resources and Parks, King County Elections, King County Executive's Office, King County Prosecuting Attorney's Office, Public Health Seattle & King County	
Cities:	Black Diamond, Auburn, Enumclaw	
Fire Districts:	Mountain View Fire and Rescue, King County Fire Protection District No. 47, Enumclaw Fire Department	
Water Districts:	Covington Water District, Soos Creek Water and Sewer District	
Sewer Districts:	None	
School District:	Enumclaw, Tahoma, Auburn, Kent	
Other:	Puget Sound Regional Council, Muckleshoot Indian Tribe	

SUMMARY - FILE NO. 2413

The City of Enumclaw "Enumclaw" proposes to annex approximately 1.23 acres in the Enumclaw Sierra Vista Potential Annexation Area (PAA) of Unincorporated King County. This PAA is assigned to Enumclaw. Enumclaw initiated this annexation proposal, based upon a property owner petition, pursuant to RCW 35A.14.120 (Annexation of Unincorporated Territory to a Charter Code City) which permits annexation of territory by a city's legislative body. A Resolution for Annexation was approved by the Enumclaw City Council in May 2022.

This proposed annexation area "the Territory" is comprised of two parcels owned by the same entity. The existing use is a religious institution. The Territory is located within the Urban Growth Area as identified under the State Growth Management Act (GMA) and the King County Comprehensive Plan. It is located in the Enumclaw Sierra Vista Potential Annexation Area which is assigned to Enumclaw. Its Comprehensive Plan, adopted in 2005 and amended in 2016, identifies this area a part of its Urban Growth Boundary designated "Mixed Use Overlay" on its Comprehensive Plan Future Land Use Map. The property is prezoned as "General Office" on its adopted zoning map (September 2021.) However, Enumclaw has not entered into any pre-zoning agreements with King County.

Enumclaw officials report that city services will be available to the Territory upon annexation. The Territory is currently located in Enumclaw's existing water and sewer areas. Enumclaw officials report that the parcels in the Territory are served by septic system and that that sewer service would be delayed as there are currently only sewer lines adjacent to the property. It adds that a short extension of those lines would be necessary for the parcels in the Territory to connect to the Enumclaw's sewer service, but that the system has capacity for the increased service upon said connection with minimal impact. However, information from the King County Assessor's Office states that the parcels on the territory are currently using sewer service vs. septic. Additionally, a cursory search of online septic records via Public Health Seattle & King County's website did not identify any septic records regarding the parcels in the Territory.

If the annexation proposal is successful, police services will transfer from the King County Sheriff's Office to the Enumclaw Police Department (EPD) which includes its own Public Safety Access Point (PSAP) for 911 and dispatch services as well as a 25-bed municipal jail. EPD provides 24/7 support to all Enumclaw residents via 35 FTEs. Enumclaw officials report that it has a plan to serve the Territory under its citywide response standards and that additional equipment and staff would not need to be added to support this annexation proposal.

Additionally, if this annexation proposal is successful, solid waste services to the Territory would eventually transfer from Waste Management to Enumclaw directly. However, that transition would require a notice process with a seven-year grace period. Fire service would continue with King County Fire District No. 28 as the Enumclaw Fire Department was annexed to that entity in 2010. Library and parks and recreations services would also not change if this annexation proposal succeeds.

Enumclaw has reportedly conducted fiscal analyses related to the proposed annexation of the Territory. Enumclaw officials report that the proposed annexation will not provide revenue to it because both parcels are used as a religious institution and is therefore exempt from taxation. Based upon fiscal studies for the site, Enumclaw officials report that municipal services to Territory would not have a significant impact on cost and adequacy of services, finances, debt structure or rights of other governmental units.

Enumclaw officials report that it "believes that this proposal is minor in nature and does not create an inefficient means of providing services, as many of the services are either provided by the city already or through an existing district." Further Enumclaw representatives state that the proposed action is consistent with applicable provisions of the Growth Management Act (RCW 36.70A.020), the King County Comprehensive Plan and King County William Policies. Per Enumclaw staff, the Growth Management Act, King County Comprehensive Plan and King County Countywide Planning Policy sections which support this action include:

Growth Management Act

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

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

King County Comprehensive Plan

- RP-108 King County shall implement the Countywide Planning Policies through its Comprehensive Plan and through Potential Annexation Area, pre-annexation and other interlocal agreements with its cities.
- RP-113 The Comprehensive Plan Land Use Map is adopted as part of this plan. It depicts the Urban Growth Area, Urban Growth Area Boundary, Rural Area, Natural Resource Lands and other land uses. The Land Use Map at the end of this chapter general represents the official Comprehensive Plan Land Use Map.
- U-204 King County shall suppose annexation proposal that are consistent with the Countywide Planning Policies and the Washington State Growth Management Act, when the area proposed for annexation is wholly within the annexing city's officially adopted PAA, and when the area is not part of a contested area.

King County Countywide Planning Policies

- **DP-3** Develop and use residential, commercial, and manufacturing land in the Urban Growth Area to create healthy and vibrant urban communities with a full range of urban services, and to protect the long-term viability of the Rural Area and Resource Lands. Promote the efficient use of land within the Urban Growth Area by using methods such as:
 - Directing concentrations of housing and employment growth to designated centers;
 - Encouraging compact development with a mix of compatible residential, commercial, and community activities;
 - Optimizing the use of the existing capacity for housing and employment; and
 - Redeveloping underutilized lands, in a manner that considers equity and mitigates displacement;
 and
 - Coordinating plans for land use, transportation, capital facilities and services.
- DP-28 Allow cities to annex territory only with their designated Potential Annexation Area as shown on the Potential Annexation Areas Map in Appendix 2. Phase Annexations to coincide with the ability of cities or existing special purpose districts to coordinate the provision of a full range of urban services to areas to be annexed.
- **DP-30** Evaluate proposals to annex or incorporate unincorporated land based on the following criteria:
 - a) Conformance with Countywide Planning Policies including the Urban Growth Area boundary;
 - b) The ability of the annexing or incorporating jurisdiction to provide urban services at standards equal to or better than the current service providers; and
 - c) The effect of the annexing or incorporating jurisidiction to serve the area in a manner that will avoid creating unincorporated islands of development.
 - d) The ability of the annexing or incorporating jurisdiction to serve the area in a manner that addresses racial and social equity and promotes access to opportunity; and
 - e) Outreach to community, the interest of the community in moving forward with a timely annexation or incorporation of the area.
- **PF-3** Provide reliable and cost-effective services to the public through coordination among jurisdictions and special purpose districts.
- **PF-4** Recognize cities as the appropriate providers of services to the Urban Growth Area, either directly or by contract. Extend urban services through the use of special districts only where there are agreements with the city in whose Potential Annexation Area the extension is proposed. Within

the Urban Growth Area, as time and conditions warrant, cities will assume local urban services provided by special service districts.

- **PF-12** Require all development in the Urban Growth Area to be served by a public sewer system except:
 - a) Single-family residences on existing individual lots that have no feasible access to sewers may utilize individual septic systems on an interim basis; or
 - b) Development served by alternative technology other than septic systems that:
 - provide equivalent performance to sewers;
 - provide the capacity to achieve planned densities; and
 - will not create a barrier to the extension of sewer service within the Urban Growth Area.

Enumclaw reports that its proposed annexation of the Territory is consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). Specifically, RCW 36.93.180 requires that such actions be evaluated with respect to nine objectives. In this application, the Enumclaw has identified the two following key objectives as being potentially relevant for specific consideration:

Objective 1: Preservation of natural neighborhoods and communities

Objective 2: Use of physical boundaries, including but not limited to bodies of water,

highways, and land contours

Objective 3: Creation and preservation of logical service areas

Objective 4: Prevention of abnormally irregular boundaries

Objective 5: Discouragement of multiple incorporations of small cities and encouragement of

incorporation of cities in excess of ten thousand population in heavily populated

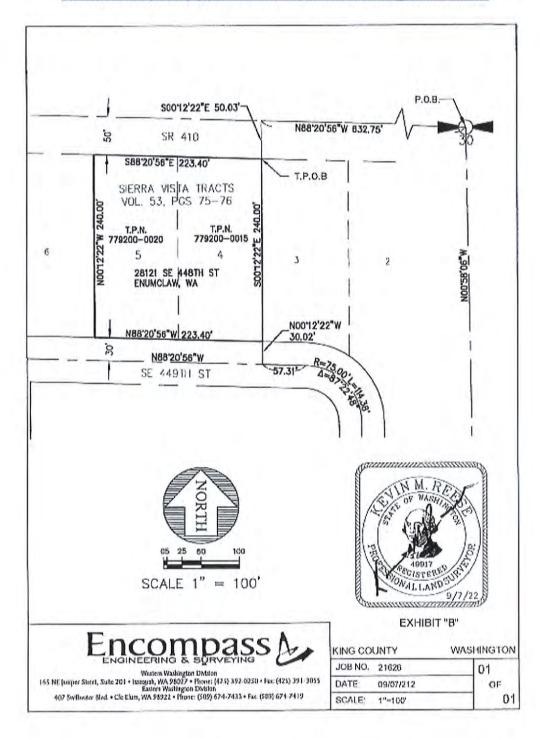
urban areas

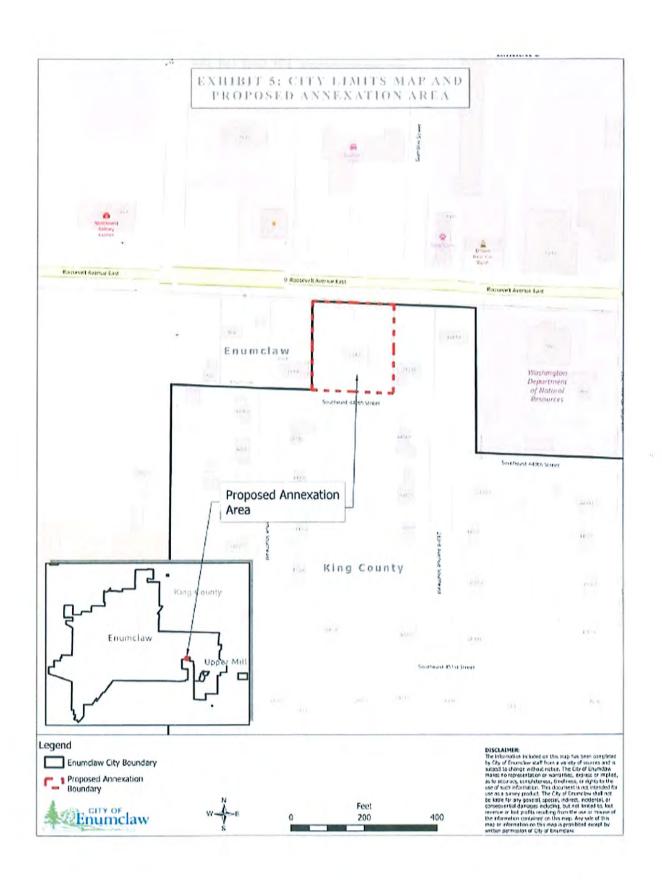
Objective 8: Incorporation as cities or towns or annexation to cities or towns of unincorporated

areas which are urban in character

CITY OF ENUMCLAW – GRACE POINT ANNEXATION MAPS Link to Unmarked Assessor's Office Map – NW 30-20-07:

https://aqua.kingcounty.gov/assessor/emap/InternetPDF/qs NW302007.pdf







Washington State Boundary Review Board

For King County

Yesler Building, 400 Yesler Way, Room 205, Seattle, WA 98104 Phone: 206-263-9772 • www.kingcounty.gov/brb

October 27, 2022

Robert C. Kaufman Special Assistant Attorney General 2135 112th Avenue NE, Suite 101 Bellevue, WA 98004

RE: File No. 2413 - City of Enumelaw - Grace Point Annex.

Dear Mr. Kaufman:

A Notice of Intention (NOI) has been submitted to our office in association with the above referenced file.

A link to the complete NOI provided below.

https://kingcounty.gov/~/media/depts/boundary-review-board/Notices-of-Intention/2413 NOI.ashx?la=en

Your review for compliance with RCW 36.93 and the Rules of Practice and Procedure adopted by the Board is appreciated. Your comments and suggestions will be made available to the Board during their consideration of this matter.

Sincerely,

An An

Shelby Miklethun

Executive Secretary

FORM 3



Washington State Boundary Review Board

For King County

Yesler Building, 400 Yesler Way, Room 205, Seattle, WA 98104 Phone: 206-263-9772 • www.kingcounty.gov/brb

October 31, 2022

TO: King County Agencies

FM: Shelby Miklethun, Executive Secretary

RE: File No. 2413 - City of Enumclaw - Grace Point Annex.

Attached are the legal description and related maps filed with this office as part of the above-referenced Notice of Intention.

This material is being forwarded to you for your information. Should you, however, come across anything which this Board should consider in its review of the proposal, I would welcome hearing from you. In the meantime, if you require any further information from this office, please call.

Attachments: Legal Description/Vicinity Map

FORM 2



LEGAL DESCRIPTION FOR PARCELS NO. 779200-0015 AND 779200-0020

That portion of the Northeast quarter of the Northwest quarter of Section 30, Township 20 North, Range 7 East, W.M., described as follows:

Beginning at the North quarter corner of the above noted Section 30;

Thence N 88°20'56" W, along the North line of said Section, a distance of 632.75 feet:

Thence S 00°12'22" E a distance of 50.03 feet to the Southerly Margin of SR 410 and the TRUE POINT OF BEGINNING:

Thence continueing S 00°12'22" E, departing said Southerly margin, a distance of 240.00 feet to the Northerly margin of SE 449th Street:

Thence N 88°20'56" W along said Northerly margin, a distance of 223.40 feet:

Thence N 00°12'22" W, departing said Northerly margin, a distance of 240.00 feet to the

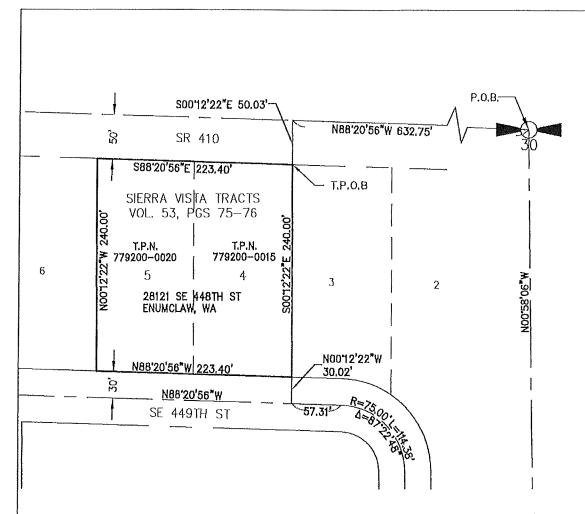
Southerly Margin of SR 410:

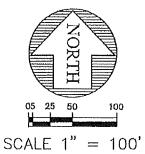
Thence S 88°20'56" E parallel to and 50.00 feet South of, when measured at right angles, the North line of the Northwest quarter of Section 30, a disance of 223.40 feet to the TRUE POINT OF BEGINNING.

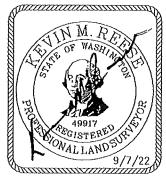
Also known as Lots 4 and 5, Block 1, Sierra Vista Tracts, according to the plat thereof recorded in volume 53 of plats, pages 75 and 76, records of King County, Washington.

The above described area contains 53,588 square feet or 1.23 acres, more or less.









Western Washington Division

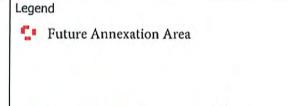
165 NE Juniper Street, Suite 201 * Issaquah, WA 98027 * Phone: (425) 392-0250 * Fave (425) 391-3055

Eastern Washington Division

407 Swiftwater Ulvd. * Cle Elum, WA 98922 * Phone: (509) 674-7433 * Fax: (509) 674-7419

KING COUNTY WAS		HINGTON	
JOB NO.	21626		01
DATE:	09/07/212		OF
SCALE:	1"=100'		01

Exhibit A to Resolution No. 1754 AERIAL MAP ROOSEVELTAVE Proposed Annexation Area Proposed Annexation Area Enumclaw



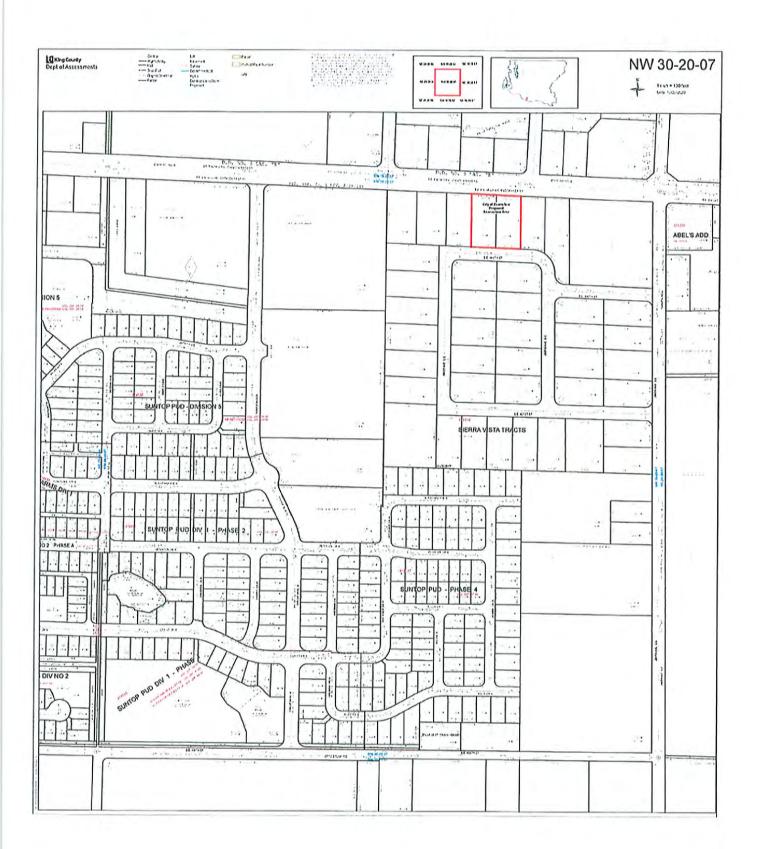
Enumclaw

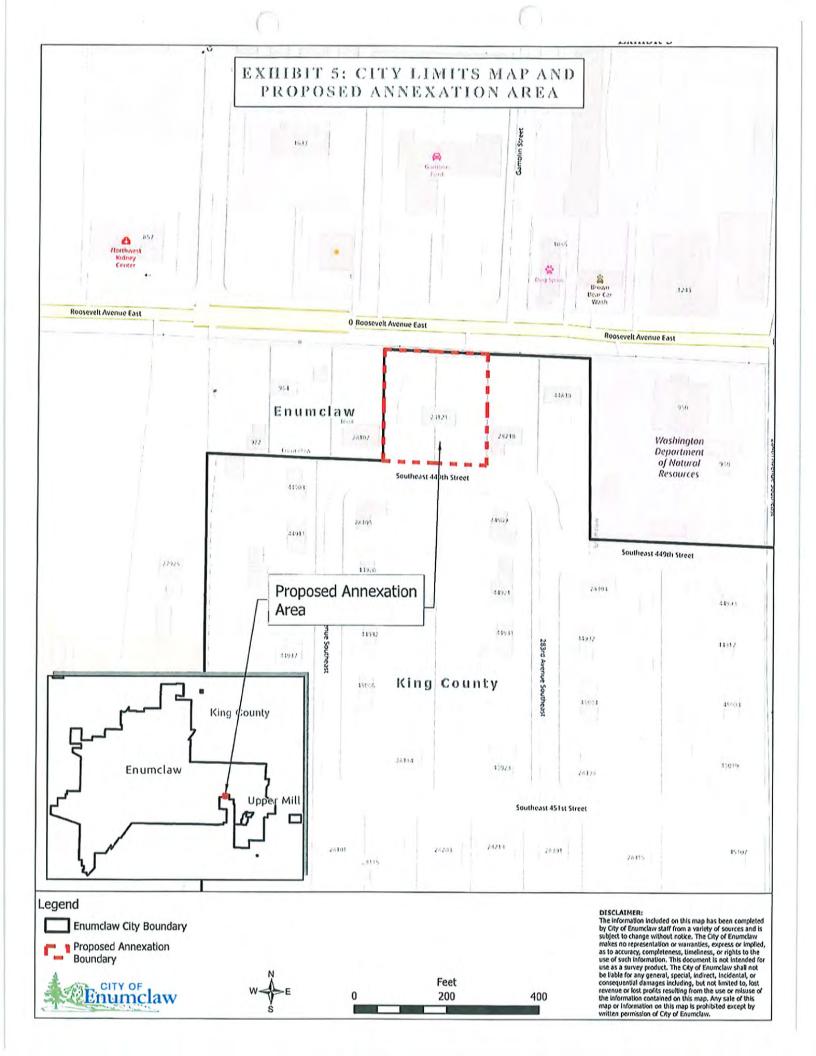




DISCLAIMER:

The information included on this map has been completed by City of Enumciaw staff from a variety of sources and is subject to change without notice. The City of Enumciaw makes no representation or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. The City of Enumciaw shall not be lable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenue or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of City of Enumciaw.







Washington State Boundary Review Board

For King County

Yesler Building, 400 Yesler Way, Room 205, Seattle, WA 98104 Phone: 206-263-9772 • Fax: 206-788-8565 • www.kingcounty.gov/brb

October 27, 2022

TO: King County Agencies

FM: Shelby Miklethun, Executive Secretary

RE: File No. 2413 - City of Enumelaw - Grace Point Annex.

The above-referenced Notice of Intention (NOI) has been submitted to this office. The NOI is available via the link to our website below:

https://kingcounty.gov/~/media/depts/boundary-review-board/Notices-of-Intention/2413 NOI.ashx?la=en

The Board welcomes your review and comments on this proposed action. Comments received by **November 7, 2022** will be transmitted to the Board at its next regular meeting, along with the NOI. Comments received after that date will be included in agenda materials for the following regular Board meeting. The 45-day deadline for requesting that the Board invoke jurisdiction and hold a public hearing is expected to be **December 12, 2022**, unless revisions are made to the legal description or the original NOI is modified in some other manner.

Please let me know if you have any questions concerning the Board process related to this proposal.

Form 1

NOTICE OF INTENTION **GRACE POINT ANNEXATION**

Contact:

Chris Pasinetti, AICP

Community Development Director

City of Enumclaw 1339 Myrtle Avenue Enumclaw, WA 98022 (360) 615-5726

cpasinetti@ci.enumclaw.wa.us

RECEIVED

OCT 1 / 2022

WA State Boundary Review
Board for King Co.

RECEIVED

OCT 17 2022

WA State Boundary Review Board for King Co.

- ١. **BACKGROUND INFORMATION/MAPS**
- 11. PARCEL NUMBERS: 7792000015; 7792000020
 - A. 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 City of Enumclaw ("City") and the Grace Point Church hereby submits this Notice of Intention to annex the Grace Point Church to the City of Enumclaw, as required by chapter 36.93 of the Revised Code of Washington ("RCW") and the Notice of Intention procedures promulgated by the Washington State Boundary Review Board for King County. The proposal is located within the City of Enumclaw Potential Annexation Area ("PAA") and has been in the city's PAA since the 90s. The proposed annexation includes two parcels developed with Grace Point Church. The total area is approximately 1.23 acres. This annexation has been pursued by the property owners of the church who requested annexation.

The north edge of the annexation abuts Roosevelt Avenue E (SR 410). The entire roadway along this portion of the property is located within the city limits. The annexation area abuts SE 449th on its south boundary.

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

On May 9, 2022, the Enumclaw City Council adopted Resolution No. 1754 approving the annexation by petition method. A signed and certified copy of the resolution is included as Exhibit 1.

C. Certification of any petitions for municipal annexation, as required by state law (RCW35A.01.040(4).

The annexation certification was made by the King County Assessor on July 19, 2022. See Exhibit 2.

D. A copy of the State Environmental Policy Act (SEPA) Determination and current SEPA Checklist with adequate explanations to answers, including Section D, Government Nonproject Actions, when applicable, or Environmental Impact Statement (EIS) if prepared.

Not applicable. Annexations are SEPA exempt (RCW 43.21C.222) and the City of Enumclaw included zoning for this site on its adopted zoning map (September 2021, amended August 2022 Ordinance No. 2739)

E. 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.

The legal description for the annexation is included as **Exhibit 3**.

III. MAPS

A. 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.

Two sets of King County Assessor's maps are included within this NOI. See Exhibit 4

- B. Vicinity Map(s) no larger than 8 ½ x 11 inches displaying:
 - 1. Boundary of the area involved on the proposal.

Exhibit 5 shows the general vicinity of the area to be annexed as well as the existing and proposed annexation boundary.

2. The entity's corporate limits in relationship to the proposal.

Exhibit 5 show the city limits in relationship to the proposal.

i. <u>Major physical features such as bodies of water, major streets and highways.</u>

Exhibit 6 shows the general location of the annexation area in relationship to Boise Creek and State Route 410.

- 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.
 - Jurisdictional Boundaries map is attached as Exhibit 7
 - King County Fire District 28 Boundaries map is attached as Exhibit 8
 - City of Enumclaw Water service area map is attached as Exhibit
 9
 - King County Library map is attached as **Exhibit 10**
 - City of Enumclaw Sewer Comprehensive Plan Service map is attached as Exhibit 11

- City of Enumclaw Parks and Recreation service area maps is attached as Exhibit 12
- Enumclaw School District Boundary is attached as Exhibit 13

iii.Surrounding street must be clearly identified and labeled.

Exhibit 4 shows the quarter section map along with streets.

iv. County and municipal urban growth area boundaries
 established or proposed under Growth Management Act (GMA).

The entire proposal is located within the City's Annexation Area (see **Exhibit 14**), King County Urban Growth Area and the City's Potential Annexation Area.

v. If a boundary service agreement has been formalized between two or more jurisdictions, that service line should be shown with appropriate entity noted in each service area.

Not applicable to this proposal.

vi. Tax lot(s) that will be divided by the proposed boundaries should be should be shown on an attached detailed map.

No tax lots are divided by the proposed boundaries.

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

City of Enumclaw City limits map as shown in **Exhibit 7**

IV. 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 King County Council or King County Executive. These elements relate to the factors the Board must consider as outlined in RCW36.93.170.

A. Overview

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

The estimated population of the proposed annexation is 0. There are not any permanent residences living at the church site.

2. Size of the Territory (number of acres)

The annexation area is approximately 1.23 acres. This includes the church property.

3. Population density

The annexation area's population density is 0 persons per acre.

4. Assessed valuation

The annexation area is comprised primarily of two tax parcels. Both are operated as a religious facility/institution. King County tax parcel number 7792000015 is assessed at \$160,800. King County tax parcel number 7792000020 is assessed at \$304,700. These values include land and improvement values.

B. Land Use

1. Existing Land Use

The proposed annexation area is comprised of two parcels. The existing uses on those properties are entirely religious uses. There is the main church and sanctuary and a church office.

Land uses in the area surrounding the Grace Point Church:

- North: State Route 410 and automobile dealership
- South: SE 449th St & Single Family Residential Homes
- East: Single Family Residential Homes
- West: Single Family Residential Home

2. Proposed: Immediate or long-range

The annexation proposal includes two properties that operate as a religious institution. The proposed land use designation in the City's Future Land Use Map shows that area as "Commercial". See **Exhibit 16**.

The Future Zoning as is shown in **Exhibit 18**. The property is shown as "General Office". This is the zoning that will be adopted as part of annexation.

The city's General Sewer plan includes this area as part of the Roosevelt East. See Exhibit 11.

C. State Growth Management Act

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

Yes, the proposed annexation is in compliance with the GMA. Specifically it is consistent with the following GMA planning goals:

RCW36.70A.020(12) calling for public facilities and services to be consistent with provisions of GMA (e.g. RCW 36.70A210(3)(b) policies that promote contiguous and orderly development and provision of urban services to such development).

RCW36.70A.020(1)Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

The Grace Point Church is located within the City's Potential Annexation Area and within the City's urban growth area shown on its Comprehensive Plan. The site is located within the city's existing water and sewer service areas.

The City of Enumclaw currently provides several services to residences/businesses near the proposed annexation area that includes code enforcement, building & planning, transportation, parks & recreation, sewer, water and gas service (where available). Other local services are provided by Districts that include Fire District 28, King County Library District and Enumclaw School District.

2. King County Comprehensive Plan/Ordinances

a) How does county planning under the state's Growth Management Act (GMA) relate to this proposal?

The Grace Point Church Annexation is zoned "Urban Reserve" and located within the city's Potential Annexation Area designated by King County. The property is designated Rural city UGA by the King County Comprehensive Plan which calls for all property within the UGA to be annexed to incorporated areas.

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

RP-108 King County shall implement the Countywide Planning Policies through its Comprehensive Plan and through Potential Annexation Area, preannexation and other interlocal agreements with its cities.

The proposed annexation implements King County's Countywide Planning Policies by annexing urbanized unincorporated Potential Annexation Areas (PAAs) into urban cities like the City of Enumclaw.

RP-113 The Comprehensive Plan Land Use Map is adopted as part of this plan. It depicts the Urban Growth Area, Urban Growth Area Boundary, Rural Area, Natural Resource Lands and other land uses. The Land Use Map at the end of this chapter general represents the official Comprehensive Plan Land Use Map.

The proposed annexation is included within the PAA as shown on the County's Comprehensive Plan Land Use Map.

U-204 King County shall suppose annexation proposal that are consistent with the Countywide Planning Policies and the Washington State Growth Management Act, when the area proposed for annexation is wholly within the annexing city's officially adopted PAA, and when the area is not part of a contested area.

The proposed annexation is included within the PAA as shown on the County's Comprehensive Plan Land Use Map and the city's Comprehensive Plan Future Land Use Map. The area is located wholly within the annexing city's officially adopted PAA, and is not part of a contested area.

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

The adopted 2021 Countywide Planning Policies (CPP) as amended have been adopted for the County and its cities. The following Countywide Planning Policies support the proposed annexation:

DP-3 Develop and use residential, commercial, and manufacturing land in the Urban Growth Area to create healthy and vibrant urban communities with a full range of urban services, and to protect the long-term viability of the Rural Area and Resource Lands. Promote the efficient use of land within the Urban Growth Area by using methods such as:

- Directing concentrations of housing and employment growth to designated centers;
- Encouraging compact development with a mix of compatible residential, commercial, and community activities;
- Optimizing the use of the existing capacity for housing and employment; and
- Redeveloping underutilized lands, in a manner that considers equity and mitigates displacement; and
- Coordinating plans for land use, transportation, capital facilities and services.

The proposed annexation area is part of the city's Potential Annexation Area. The zoning of the annexation area is General Office. The current use on the site will be utilized as a religious institution and will not accommodate housing but may accommodate future employment.

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

The proposed annexation is within the "Sierra Vista" Potential Annexation Area on the PAA map in Appendix 2 of the Countywide Planning Policies.

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

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

The proposed annexation supports this policy in that:

a) The proposed annexation area is located within the City's Potential Annexation Area;

- b) The city of Enumciaw should provide an increased level of urban services, specifically police, transportation, and eventually sewer service; and
- c) The proposed annexation does not create an unincorporated island of development that is not already existing.
- d) The property owner is interested in and has proposed annexation.

Chapter – Public Facilities and Services (PF)

PF-3 Provide reliable and cost-effective services to the public through coordination among jurisdictions and special purpose districts.

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

Upon annexation, the City of Enumclaw will be the provider of local urban service in compliance with the above policies.

PF-12 Require all development in the Urban Growth Area to be served by a public sewer system except:

- a) Single-family residences on existing individual lots that have no feasible access to sewers may utilize individual septic systems on an interim basis; or
- b) Development served by alternative technology other than septic systems that:
 - provide equivalent performance to sewers;
 - provide the capacity to achieve planned densities; and
 - will not create a barrier to the extension of sewer service within the Urban Growth Area.

The City of Enumclaw will work with the property owner regarding sewer extensions necessary for any redevelopment of the site. The area is included within the city's general sewer plan.

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

According to the King County Comprehensive Plan, the proposed annexation area is designated as "City in Rural Area UGA." The King County Zoning Map designates the proposed annexation area as "Urban Reserve- one DU per 5 acres (UR)."

The City of Enumclaw's Future Land Use Map designates the area to be annexed as "Commercial." The city's zoning map includes pre-annexation zoning as "General Office which would be the zoning designation upon annexation. Residential use in the "General

Office" zone is allowed at a density of 15 dwelling units per acre, which would allow approximately 18 dwelling units on the site.

e) Will city regulations(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.

Yes, upon annexation the city's regulations would supplant King County regulations in the proposed annexation area. The city's Critical Areas regulations provide protection of environmentally sensitive areas to include wetlands, streams, steep slopes and aquifer recharge areas. At this time, we are not aware of any conflicts between the city and King County's Critical Areas regulations. There are no known critical areas on or adjacent to the site.

The city of Enumclaw stormwater code provides regulations and requirements as required under the city's NPDES II permit. This would include flow control, treatment and enforcement of stormwater regulations.

3. <u>Jurisdictional Comprehensive Plan/Franchise (Applied to Cities and to Special Purpose</u> Districts)

A. How does the jurisdictions planning under the Growth Management Act (GMA) relate to this proposal?

The City of Enumclaw's Comprehensive Plan, adopted in 2005 and amended in 2016 identifies identifies this area a part of its Urban Growth boundary designated "Mixed Use Overlay" on the Comprehensive Plan Future Land Use Map. The property is pre-zoned as "General Office" on the City's adopted zoning map (September 2021).

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

The City of Enumclaw has adopted a PAA under the GMA. There are not any neighboring cities who share any annexation areas to the City of Enumclaw. No areas located within the PAA are contested.

C. When was your comprehensive plan approved? Does this plan meet the requirements set by the State of Washington? Does this plan meet requirements set by King County?

The City's most recent Comprehensive Plan was adopted July 2016. There have been annual amendments each year since adoption. The Comprehensive Plan meets the requirements set by the State of Washington and King County.

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

The City of Enumclaw's Comprehensive Plan identifies this proposed annexation area within the city's PAA. The Comprehensive Plan has adopted future land use for this site of "Commercial" and the zoning for this site is "General Office". The proposed annexation and existing use is consistent with the existing Comprehensive Plan and zoning. Religious institutions are permitted uses within General Office zoning that would become effective upon annexation.

E. <u>Is a franchise required to provide service to this area? If so, is the area included within your current franchise?</u>

Yes, a franchise is required to provide services in the proposed annexation area Services in the area currently under King County franchise will instead become subject to City of Enumclaw franchise upon annexation.

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

No, not applicable.

<u>G.</u> <u>Has this area been subject of a pre-Annexation Zoning Agreement? If so, please enclose a signed copy of the agreement.</u>

No. The City of Enumclaw has not approved any zoning agreement with the county. The city has adopted future land use designations for all potential annexation areas within the city's Comprehensive Plan. The City has also adopted a zoning map with shows the zoning designations for the areas located within the potential annexation areas, including this site.

<u>H.</u> What is the proposed land use designation in your adopted Comprehensive Plan? When were your proposed zoning regulations adopted?

The city of Enumclaw's Future Land Use Map designates the proposed annexation area as "Highway Community Business Overlay." This was adopted as part of the 2015 Comprehensive Plan (adopted in July, 2016). **Exhibit 15** shows the existing King County Zoning. **Exhibit 16** shows the City of Enumclaw Future Land Use Designation. Upon annexation, the property would be zoned General Office (GO), shown on **Exhibit 18**.

4. Revenues/Expenditures Planning Data

This proposed annexation is negligible regarding revenues and expenditures as this is two properties located within the Sierra Vista annexation area.

A. Estimated City Expenditures:

The city estimates that there will be little or no City expenditures as a result of annexation.

B. Estimated revenues to be gained

Due to the existing use being a religious institution the city expects to not gain revenues as part of this annexation. The current county assessment for the property and improvements are as follows:

Parcel Number	Assessed Value (2022)	Taxable Value
7792000015	\$160,800	\$0
7792000020	\$304,700	\$0

C. Estimated County revenues lost, including county-related special districts

The approximate amount of revenues lost through this annexation should be zero as the property current does not pay property taxes as a religious use.

D. Estimated County expenditure reduction

The proposed annexation is not expected to make a significant reduction in County expenditures.

E. Estimated fire district revenue lost

The proposed annexation area will remain within the Fire District 28 and no revenue should be lost.

F. Estimated fire district expenditure reduction

The proposed annexation area should not reduce expenditures for Fire District 28 as the property will remain within the district.

5. Services

State whether the territory that is the subject of this action is presently within the service area of any other political subdivision or presently being served by any other political subdivision? If so, please identify the other political subdivision.

The following table provides a summary of services and service providers prior to and after annexation:

Service	Provider Before Annexation	After Annexation	Comments
Police	King County Sheriff	Enumclaw Police Department	N/A
Fire	Fire District 28	Fire District 28	N/A
Library	King County Library System	King County Library System	N/A
Parks & Recreation	Enumclaw Parks	Enumclaw Parks	N/A
Water	City of Enumclaw	City of Enumclaw	N/A
Sewer	City of Enumclaw	City of Enumclaw	N/A

Solid Waste	Waste Management	City of Enumclaw	The city will notify the service provider upon annexation which will begin the 7 year grace period.
Natural Gas	City of Enumclaw	City of Enumclaw	N/A
Telephone/Internet	Comcast/Century Link	Comcast/Century Link	N/A

Please provide written documentation confirming that:

• Notification of the proposed annexation, assumption, merger or other action has been provided to that political subdivision;

Advanced notice to the Boundary Review Board (BRB) for King County was transmitted on July 29, 2022. See Exhibit 18.

• The other subdivision has completed action to approve/consent or deny approval/consent for the withdrawal of this territory;

The proposed annexation will not result in the withdrawal of territory from any special districts.

 Transfer of territory has been accomplished in accord with applicant state law (e.g., RCW36.93, RCW 35A.14, RCW35.14)

The City of Enumclaw has met the requirements of Chapters 36.93 and 35.14 and is filing this Notice of Intention within the Washington State Boundary Review Board for King County. There were no comments made by any members of the public during the open public session of the city council on May 9, 2022. The city will hold a public hearing prior to adopting an Ordinance regarding this annexation.

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

Water service is currently provided by the City of Enumclaw. This will not change upon annexation.

a) Direct Service

The City of Enumclaw will continue to provide water service to the properties within the annexation area. **See Exhibit 9.**

b) Storage location(s), capacity?

No change. The property is within the City's 888 pressure zone with 4.5 million gallons of storage.

c) Mains to serve the area (diameter; location)

No change. The property is served by a looped 8" water main located in SE 449th St. The closest fire hydrant is approximately 140 feet east of the site (approximately 200 feet from the existing building) at the intersection of SE 449th and 281 Ave SE.

d) Pressure station location and measured flow

The property is served by gravity flow from the City's 888 pressure zone. Approximately over 1,000 gpm at 20 psi residual pressure is available to the property.

e) Capacity available?

Yes, adequate capacity is available to service the present and any future development that may occur on this property located within the proposed annexation area.

f) Water source (wells, etc.)

The City of Enumclaw's water system is composed of wells that primarily serve the needs of the city. The city does have an emergency intertie to the City of Tacoma.

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

The city's Water Comprehensive Plan outlines future capital projects. The area located within the proposed annexation current has water service.

2) Sewer Service

The proposed annexation is located within the City of Enumclaw's Sewer Service area. See **Exhibit 11.**

a) Direct Service

The proposed annexation is currently located within the city's planned sewer service area. The properties involved are currently served by a septic system. A sewer extension from the existing line in SE 448th/Roosevelt Avenue E would be required to serve future development on the site.

b) Mains to service the area (diameter; location)

Currently none.

c) Gravity of Lift Station required?

See 2a above.

d) Disposal?

The City of Enumclaw owns and operates a sewer collection system and treatment facility. The proposed annexation is located within the city's planned sewer service area.

e) Capacity available?

The City has available capacity; however the proposed annexation is not expected to affect capacity greatly.

3) Fire service

The proposed annexation area is located within Fire District 28. This will remain upon annexation.

a) Direct Service

Upon annexation fire service will remain Fire District 28.

b) Nearest Station(s)

Fire District #28 has stations located at 1330 Wells Street. Station 41. See Exhibit 8.

c) Response Time?

N/A, The proposed annexation will not change or limit response time. The approximate response time is 4 Minutes.

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

Yes, Fire Station. Minimum staffing is 4 career personnel daily. All members have the ability to respond off duty in the event they are needed.

e) <u>Major Equipment at station location (including type and number of emergency vehicles)?</u>

- 2 Aid Units
- 1 Ladder truck
- 1 Tender
- 1 Rescue truck
- 2 brush units
- 1 Engine
- 2 quads with patient trailer

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

35 Current staff

g) What fire rating applies?

WSRB-4

h) Source of dispatch?

Valley Communications Center (Valley Com)

27519 108 Avenue SE

Kent, Washington 98030

4) Police Service

The Police Services in the proposed annexation area is provided by the King County. Upon annexation, the City of Enumclaw Police will service the property.

a) Direct Service

Following the annexation, the City of Enumclaw Police Department will assume responsibility for police services from King County. The city provides 24/7 support to all City of Enumclaw Residents.

b) Closest Police Station

The nearest police station is located at 1705 Wells Street within the City of Enumclaw.

c) Response Time

The City of Enumclaw Police Department response times to the proposed annexation area will be within established standards for Priority 1, 2 and 3 calls which are as follows:

- Priority one calls: the goal is to respond to 85% within six (6) minutes and average four minutes, thirty seconds (4.5 min) or less.
- Priority two calls: the goal is to respond to 60% within seven (7) minutes and average five (5) minutes or less.
- Priority three calls: there is no time thresholds and can be answered as soon as practical based on number and type of calls for service.

d) Staffing/services

This annexation should not require the city to hire any additional FTE's. The department is staffed with 35 FTE's. The department has the following:



The Enumclaw Police Department is adequately staffed to provide 24/7 police coverage to include the area within the proposed annexation. Enumclaw Police Department operates a 25 Bed Jail facility and dispatch center as well as administrative support with finger printing and CPL issue.

e) Major Equipment

Additional equipment not necessary for this annexation. The Enumclaw Police Department has sufficient patrol cars with one assigned per officer.

f) Police Rating

All Enumclaw PD officers are State Certified under RW 43.101.200 requirements.

g) Source of Dispatch

City of Enumclaw Dispatches from the Police Station. The dispatch center is Public Safety Answering Point (PSAP).

5. General

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

No, an agreement regarding the extension of services has not been required.

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

The boundaries include all of the properties owned by Grace Point Church. The church is elevated approximately 15 feet higher than the SR 164. The property

slopes north gradually from approximately 770 to 750 across the entire site. In general, the site is relatively level adjacent to SE 449th ST, and gradually slopes down towards SR 410 to the north.

- c) How much growth has been projected for this area during the next (10) year period? What source is the basis for this projection?
 - Given the use of the property and the value of the existing improvements it is unlikely that the site will be converted to any other use than the current religious institution. The sources for land and improvements values are the King County Assessor.
- d) <u>Describe any other municipal or community services relevant to this proposal.</u>

 None applicable
- e) Describe briefly any delay in implementing service delivery to the area.

 City services will be available upon annexation. The only delayed services would be sewer service as there are currently sewer lines adjacent to the property, but a short extension would be necessary. Once sewer services is available the property will be allowed to connect. Solid Waste service will be delayed the required seven (7) years before the city can commence waste collection.
- 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)?

Upon annexation, Grace Point Church will see an increase in services for police. Other services will remain the same as the area is already located within the same fire district, water service, sewer service, library district, etc. The future needs for the property and area at large would be sewer service; this cost will be largely borne from developer extensions to the area or a city project to extend sewer to the area.

King County would be the only other alternative source available to help fund services.

FACTORS AND OBJECTIVES

Please evaluate this proposal based upon the factors listed in RCW36.93.170 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.

- 1. RCW 36.93.170 Factors to be considered by Boundary Review Board
 - A. Population and territory; population density; land area and uses; comprehensive plans and zoning, as adopted under chapter 35.63, 35A.63, or 36.70 RCW; comprehensive plans and development regulations adopted under chapter 36.70A; applicable service agreements entered into under chapter 36.115 or 39.34 RCW; applicable interlocal annexation agreements between a county and its cities; per capita assessed valuation; topography, natural boundaries and drainage basins,

proximity to other populated areas; the existence and preservation of prime agricultural soils and productive agricultural uses; the likelihood of significant growth in the area and in adjacent incorporated and unincorporated areas during the next ten years; location and most desirable future location of community facilities.

The proposed annexation area has a population of zero. This annexation is limited to one property owner, owning two separate properties for religious uses (operates a church and church office on the site). The entire 1.23 acres encompasses the entire use of the site. The City of Enumclaw Comprehensive Plan designates the area within our Potential Annexation Area (PAA). The combined assessed value of the properties is \$465,500. Upon annexation, the property will be zoned General Office (GO). The area is generally flat, however this property is approximately 5- 10 feet higher than the existing State Route 410. SR 410 abuts the northern boundary of the property; SE 449th ST abuts the southern boundary of the property. The likelihood of any significant growth occurring due to the annexation of this property is minimal. There is a possibility that the use could be changed from religious use to office use. There is a possibility that growth will occur beyond this property in the future when other areas within the city's PAA annex.

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

The City of Enumclaw will provide stormwater, police, and roadway services to the site upon annexation. The city will continue to provide water service and natural gas service after annexation. The fire and library districts will maintain providing services to the site upon annexation. Waste Management will continue to provide solid waste services to the site upon annexation (for the next 7 years, after which the city would assume solid waste service). Telephone and internet service would continue to be provided by Comcast and Quest. Once sewer service is available the city would provide that service as well.

The City of Enumclaw believes that this proposal is minor in nature and does not create an inefficient means of providing services, as many of the services are either provided by the city already or through an existing district.

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

The effect of the proposed annexation will be to implement the State Growth Management Act and to incorporate an area already within King County Urban Growth Area.

2. RCW 36.93.180 Objectives to be considered by the Boundary Review Board

A. Preservation of Natural Neighborhoods and Communities.

The proposed annexation is one property owner comprised of two properties. This property has been located within the city's potential annexation area for many years. The area and neighborhood are a natural extension of city's boundary.

B. <u>Use of Physical Boundaries, including but not limited to Bodies of Water, Highways and Land Contours.</u>

The proposed annexation is surrounded by City on the north and west sides, and by areas located within the City's potential annexation area to the south. The property access is off of SR 410, which is already within the City boundaries. The annexation area includes the boundaries of the property as requested by the property owner within the annexation petition.

C. <u>Creation and Preservation of Logical Service Areas.</u>

The proposed annexation is a logical extension of city services. Many of the services that the city does not offer will not change with the annexation (fire, library, school, etc.). The area is located within the city's Sewer Comprehensive Plan and will be serviced at some time in the future when extensions are made. The city will notify Waste Management regarding the annexation. The city will provide an urban level of service to the proposed site for water, sewer, stormwater, gas and parks & recreation service.

D. Prevention of abnormally irregular Boundaries.

The proposed annexation does not create an abnormally irregular Boundaries. The annexation includes the entire annexation area as provided within the petition for annexation.

E. <u>Discouragement of Multiple Incorporations of Small Cities and Encouragement of Incorporation of Cities in Excess of Ten Thousand in Heavily Populated Urban Areas.</u> The proposed annexation will incorporate a small portion of the city's Potential

Annexation Area. The City of Enumclaw has an estimated population of 12,910 (2022 OFM Estimate).

F. <u>Dissolution of Inactive Special Purpose Districts.</u>

There are not any Special Purpose Districts that are inactive within the proposed annexation area.

G. Adjustment impractical Boundaries.

Not applicable. The proposed annexation does not adjust any impractical boundaries.

H. <u>Incorporation as Cities or Towns or Annexation to Cities of Towns or Unincorporated</u> <u>Areas Which Are Urban in Character.</u>

The proposed annexation is located within the City's PAA. See Exhibit 14.

I. Protection of Agricultural and Rural Lands Which Are Designated for Long Term
Productive Agricultural and Resource Use by a Comprehensive Plan Adopted by the
County Legislative Authority.

Not applicable. The proposed annexation area is not designated agricultural and/or rural land and the current use is a religious institution.

Dated this 7th day of October, 2022

Respectfully submitted,

Jan Molinaro

Mayor of Enumclaw

Attachments:

Exhibit 1 - City of Enumclaw Resolution No. 1754

Exhibit 2- Annexation Petition Certification

Exhibit 3 - Legal Description

Exhibit 4 - King County Tax Parcel and Quarter Section Maps

Exhibit 5 - City Limits map & proposed annexation area

Exhibit 6 - Boise Creek in relation to annexation area

Exhibit 7 - City of Enumclaw Jurisdictional Boundary Map

Exhibit 8 - King County Fire District 28 Boundaries

Exhibit 9 - City of Enumclaw Water Service Area Map

Exhibit 10 - King County Library Map

Exhibit 11 – City of Enumclaw Sewer Comprehensive Plan Service Maps

Exhibit 12 - City of Enumclaw Parks and Recreations Area Map

Exhibit 13 - Enumclaw School District Boundary

Exhibit 14 - King County Urban Growth Boundary & City Potential Annexation Area Maps

Exhibit 15 - King County Zoning Map

Exhibit 16 - City of Enumclaw Future Land Use Designation Map

Exhibit 17 - Advanced Notice to the King County Boundary Review Board

Exhibit 18 - City of Enumclaw Future Annexation Zoning

RESOLUTION NO. 1754

A RESOLUTION OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON ACKNOWLEDGING THE RECEIPT OF A NOTICE OF INTENT TO ANNEX CERTAIN REAL PROPERTY KNOWN AS THE GRACE POINT ANNEXATION AND ACCEPTING ANNEXATION PETITION.

Whereas, on April 5, 2022, the City received a Notice of Intent pursuant to RCW 35A.14.120 to annex certain real property commonly referred to as the Grace Point Church; and

Whereas, the Notice of Intent was signed by the owners of property representing more than ten percent (10%) in value (according to King County's assessed valuation for general taxation) of the real property described herein; and

Whereas, pursuant to RCW 35A.14.120, The Sixty Percent Petition Annexation Method, the City Council shall meet with the initiating party for the purpose of determining number of considerations which include but are not limited to: 1) whether the city will accept, reject, or geographically modify the proposed annexation; 2) whether it will require simultaneous adoption of a proposed zoning regulation; and 3) whether it will require the assumption of bonded indebtedness; and

Whereas, upon being presented the 10% petition, the City Council accepts the annexation area.

Now, therefore, the City Council of the City of Enumclaw, King County, Washington does hereby resolve as follows:

Section 1: Petition. The City Council hereby accepts the proposed annexation area to include the circulation of a sixty percent (60%) petition for the Grace Point Church as shown in the attached Exhibit "A".

Resolution No. 1754

Draft No.: 1

Draft Date: 4-15-2022

<u>Section 2:</u> If any provision of this resolution, and/or attachments is determined to be invalid or unenforceable for any reason, the remaining provisions of this resolution and/or the attachments shall remain in force and affect.

PASSED IN REGULAR AND OPEN SESSION this day of		
	Mayor Jan Molinaro INTRODUCED PASSED APPROVED PUBLISHED	
Attested:		
Maureen Burwell City Clerk		
Approved as to form:		
Brett Vinson City Attorney		

Resolution No. 1754

Draft No.: 1

Draft Date: 4-15-2022

Section 2: If any provision of this resolution, and/or attachments is determined to be invalid or unenforceable for any reason, the remaining provisions of this resolution and/or the attachments shall remain in force and affect.

PASSED	IN REGULAR AND	OPEN SESSION this day of
May	, 2022.	Jan Mali
		Mayor Jan Molinaro INTRODUCED 5-9-22
		PASSED 5-9-22
		APPROVED 5-10-22 PUBLISHED NA

Attested:

Maureen & Buswell
Maureen Burwell

City Clerk

Approved as to form:

Brett Vinson City Attorney

Resolution No. 1754

Draft No.: 1

Draft Date: 4-15-2022

RESOLUTION NO. 1754

A RESOLUTION OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON ACKNOWLEDGING THE RECEIPT OF A NOTICE OF INTENT TO ANNEX CERTAIN REAL PROPERTY KNOWN AS THE GRACE POINT ANNEXATION AND ACCEPTING ANNEXATION PETITION.

Whereas, on April 5, 2022, the City received a Notice of Intent pursuant to RCW 35A.14.120 to annex certain real property commonly referred to as the Grace Point Church; and

Whereas, the Notice of Intent was signed by the owners of property representing more than ten percent (10%) in value (according to King County's assessed valuation for general taxation) of the real property described herein; and

Whereas, pursuant to RCW 35A.14.120, The Sixty Percent Petition Annexation Method, the City Council shall meet with the initiating party for the purpose of determining number of considerations which include but are not limited to: 1) whether the city will accept, reject, or geographically modify the proposed annexation; 2) whether it will require simultaneous adoption of a proposed zoning regulation; and 3) whether it will require the assumption of bonded indebtedness; and

Whereas, upon being presented the 10% petition, the City Council accepts the annexation area.

Now, therefore, the City Council of the City of Enumciaw, King County, Washington does hereby resolve as follows:

Section 1: Petition. The City Council hereby accepts the proposed annexation area to include the circulation of a sixty percent (60%) petition for the Grace Point Church as shown in the attached Exhibit "A".

Resolution No. 1754

Draft No.: 1

Draft Date: 4-15-2022

Section 2: If any provision of this resolution, and/or attachments is determined to be invalid or unenforceable for any reason, the remaining provisions of this resolution and/or the attachments shall remain in force and affect.

PASSED IN	REGULAR AND OPEN SESSION this	9	_day of
	A SALAR TO THE SAL		

May , 2022.

Mayor Jan Molinaro
INTRODUCED 5-9-22
PASSED 5-9-22
APPROVED 5-10-22
PUBLISHED NA

Attested:

Maureen & Burwell
Maureen Burwell

City Clerk

Approved as to form:

Brett Vinson City Attorney

CERTIFICATE

I the undersigned, Jessica Rose
City Clerk of the City of Enumclaw,
certify that this is a true and correct copy
of Resolution No. 1754
Subscribed and sealed this 22 day of 8
20 22

Resolution No. 1754 Draft No.: 1

Draft Date: 4-15-2022



LEGAL DESCRIPTION FOR PARCELS NO. 779200-0015 AND 779200-0020

That portion of the Northeast quarter of the Northwest quarter of Section 30, Township 20 North, Range 7 East, W.M., described as follows:

Beginning at the North quarter corner of the above noted Section 30;

Thence N 88°20'56" W, along the North line of said Section, a distance of 632.75 feet:

Thence S 00°12'22" E a distance of 50.03 feet to the Southerly Margin of SR 410 and the TRUE POINT OF BEGINNING:

Thence continueing S 00°12'22" E, departing said Southerly margin, a distance of 240.00 feet to the Northerly margin of SE 449th Street:

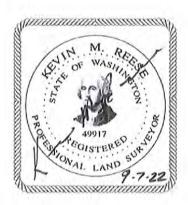
Thence N 88°20'56" W along said Northerly margin, a distance of 223.40 feet:

Thence N 00°12'22" W, departing said Northerly margin, a distance of 240.00 feet to the Southerly Margin of SR 410:

Thence S 88°20'56" E parallel to and 50.00 feet South of, when measured at right angles, the North line of the Northwest quarter of Section 30, a disance of 223.40 feet to the TRUE POINT OF BEGINNING.

Also known as Lots 4 and 5, Block 1, Sierra Vista Tracts, according to the plat thereof recorded in volume 53 of plats, pages 75 and 76, records of King County, Washington.

The above described area contains 53,588 square feet or 1.23 acres, more or less.





Department of Assessments Accounting Division 201 S. Jackson Street, KSC-AS-0708 Scattle, WA 98104

(206) 263-2381 FAX (206) 296-0106 Email: assessor.info@kingcounty.gov http://www.kingcounty.gov/assessor/ John Wilson Assessor

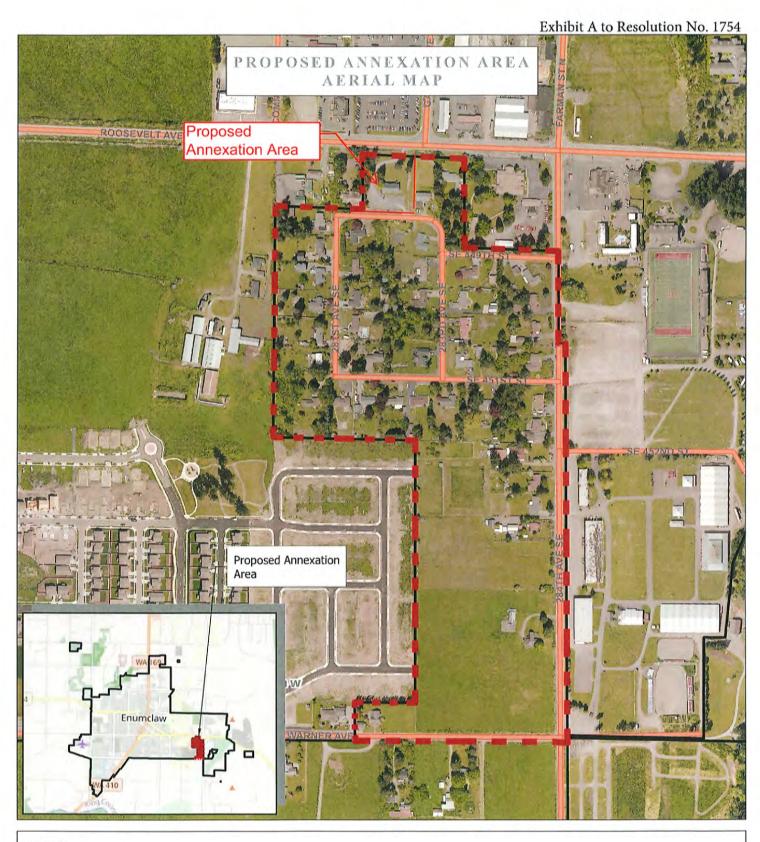
ANNEXATION PETITION CERTIFICATION

THIS IS TO CERTIFY that the petition submitted July 5th, 2022, to the King County Department of Assessments by Chris Pasinetti, Community Development Director with the City of Enumclaw, supporting the annexation of the property described as Grace Point Annexation, has been examined, the property taxpayers, tax parcel numbers, and assessed values of each property listed thereon carefully compared with the King County tax roll records, and as a result of such examination, found to be sufficient under the provisions of the Revised Code of Washington, Section 35A.01.040.

The Department of Assessments has not verified that the signatures on the petition are valid through comparison with any record of actual signatures, nor that the signatures were obtained or submitted in an appropriate timeframe and this document does not certify such to be the case.

Dated this 19th day of July 2022

John Wilson, King County Assessor





Future Annexation Area

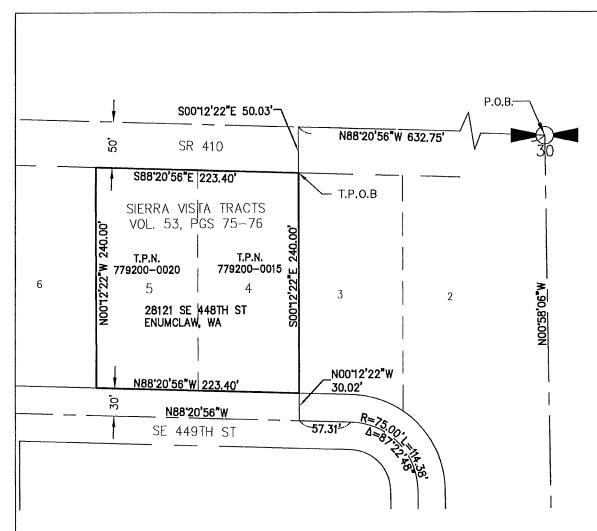


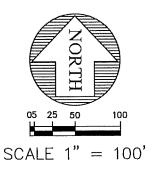


Feet 250 500

DISCLAIMER:

The information included on this map has been completed by City of Enumclaw staff from a variety of sources and is subject to change without notice. The City of Enumclaw makes no representation or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. The City of Enumclaw shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenue or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of City of Enumclaw.







Western Washington Division

165 NE juniper Street, Suite 201 * Issagush, WA 98027 * Phone: (425) 392-0250 * Fax: (425) 391-3055

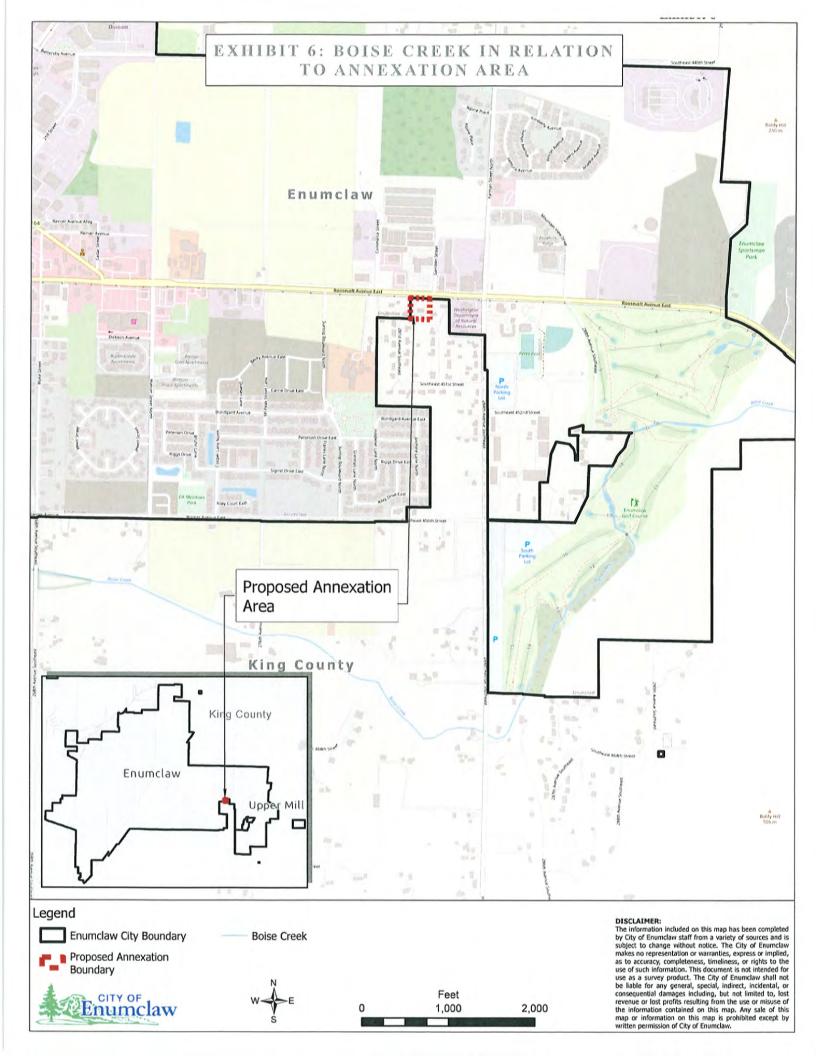
Eastern Washington Division

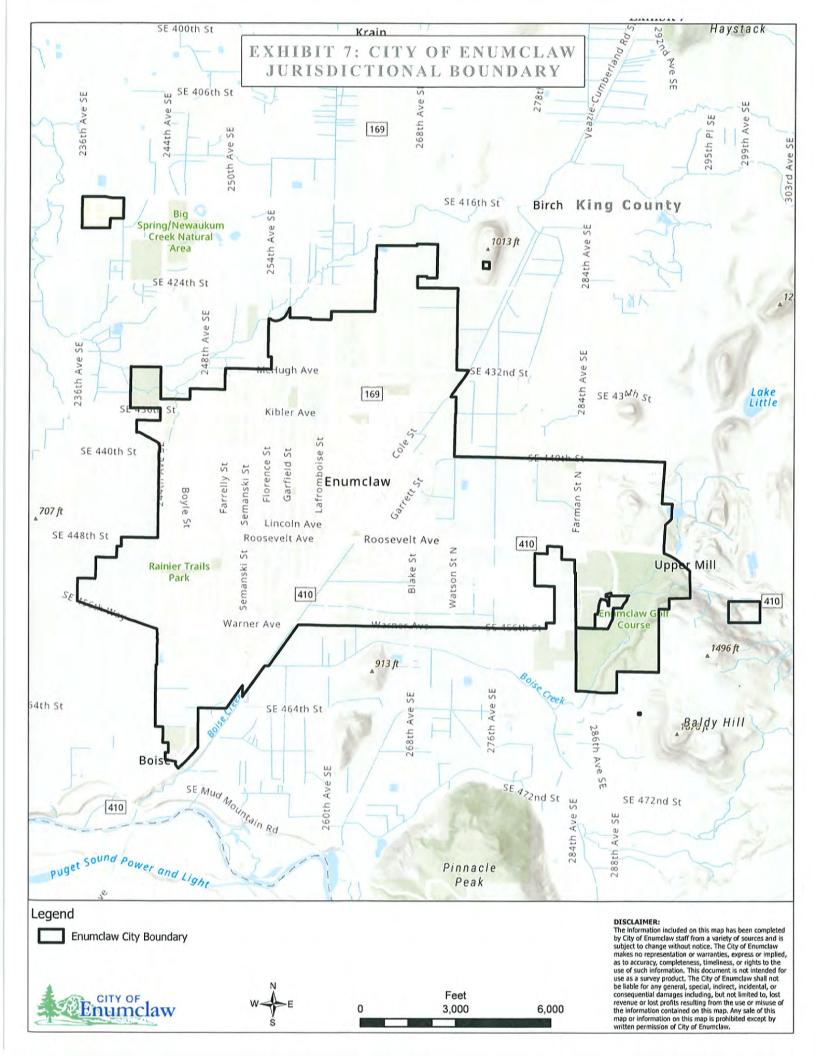
407 Swiftwater Blvd. * Cle Elum, WA 98922 * Phone: (509) 674-7433 * Fax: (509) 674-7419

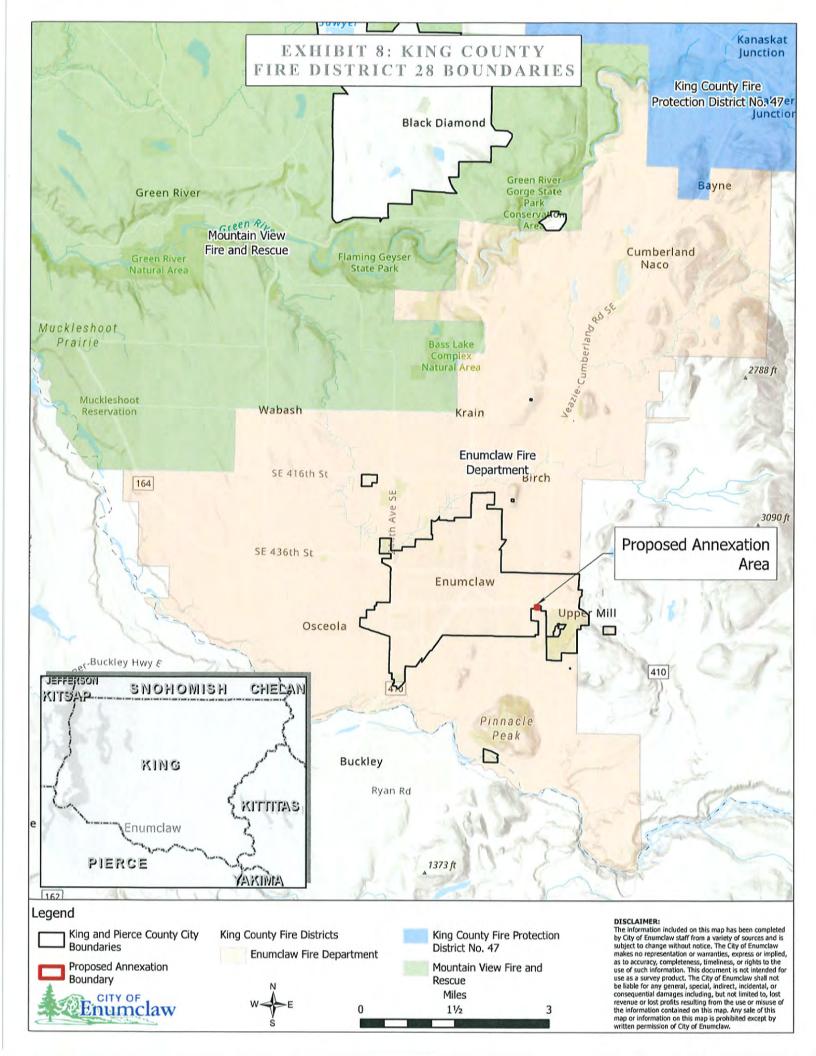
EXHIBIT "B"

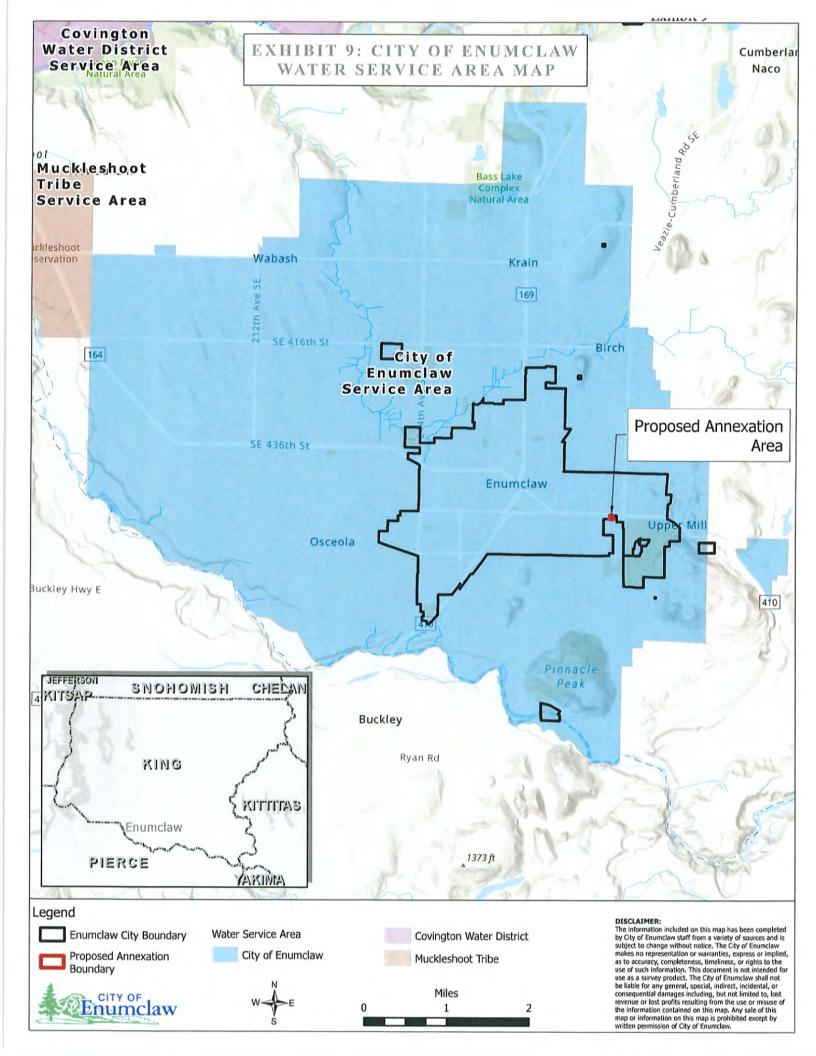
KING COUNTY		WAS	WASHINGTON	
JOB NO.	21626		01	
DATE:	09/07/212		OF	
SCALE:	1"=100'		01	

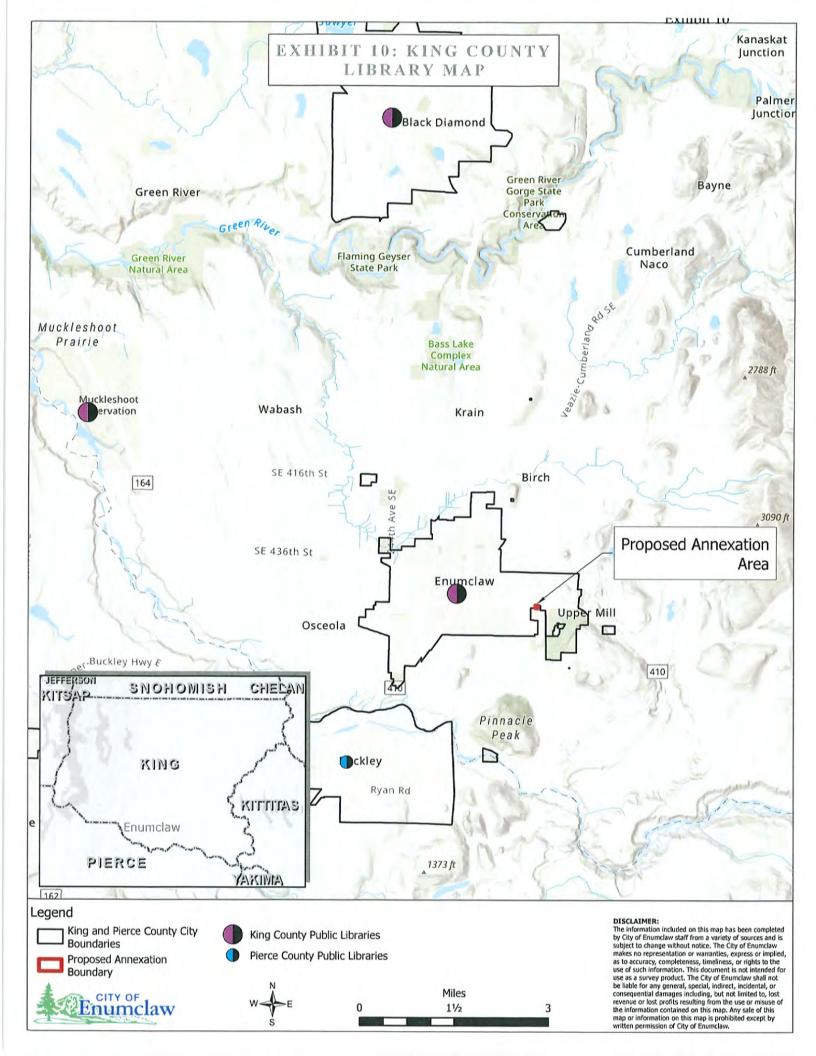


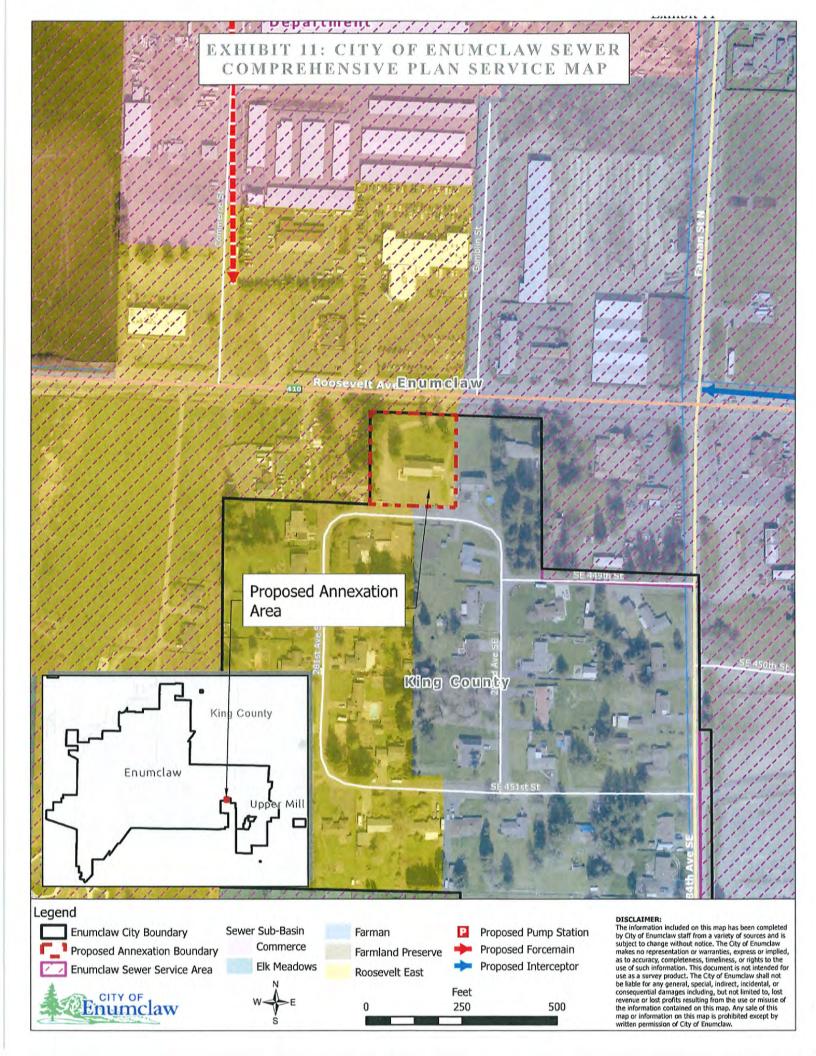


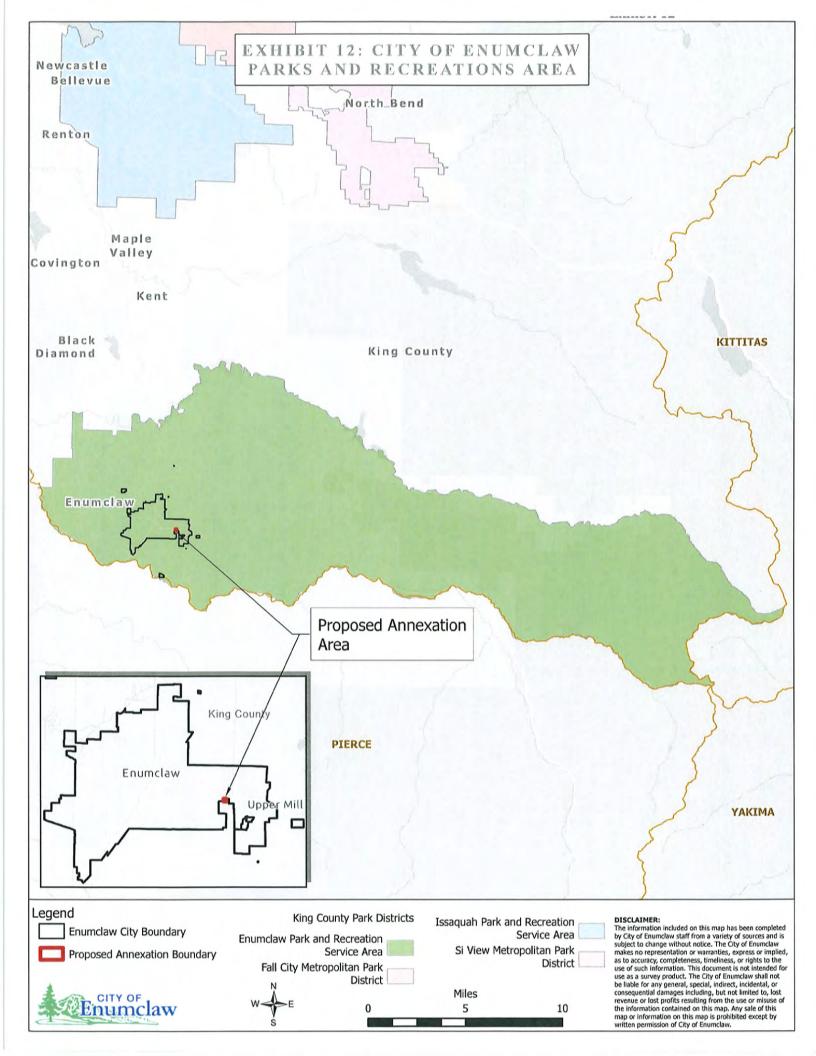


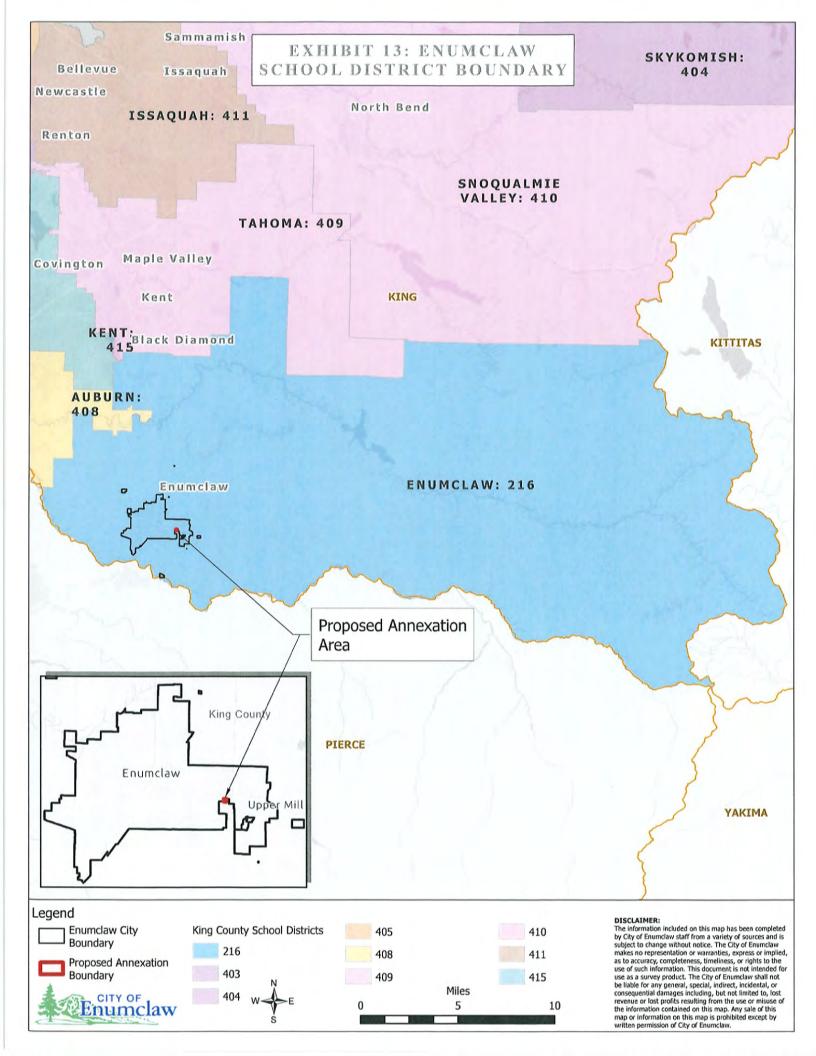


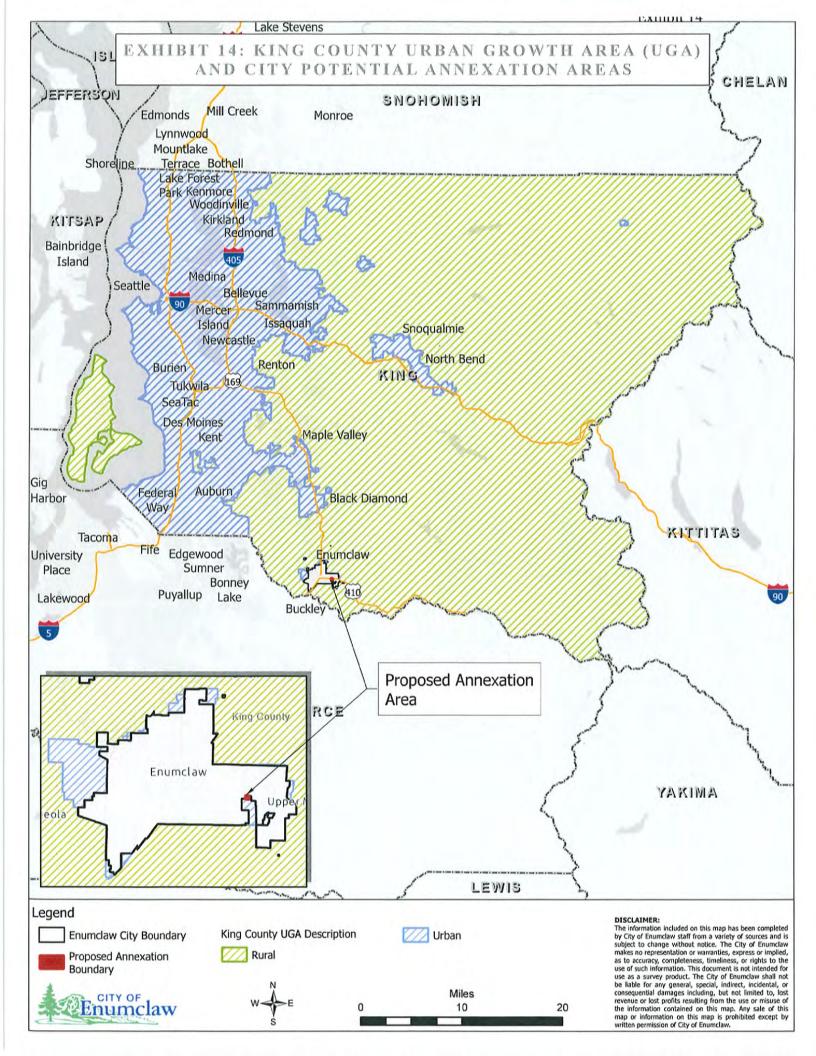


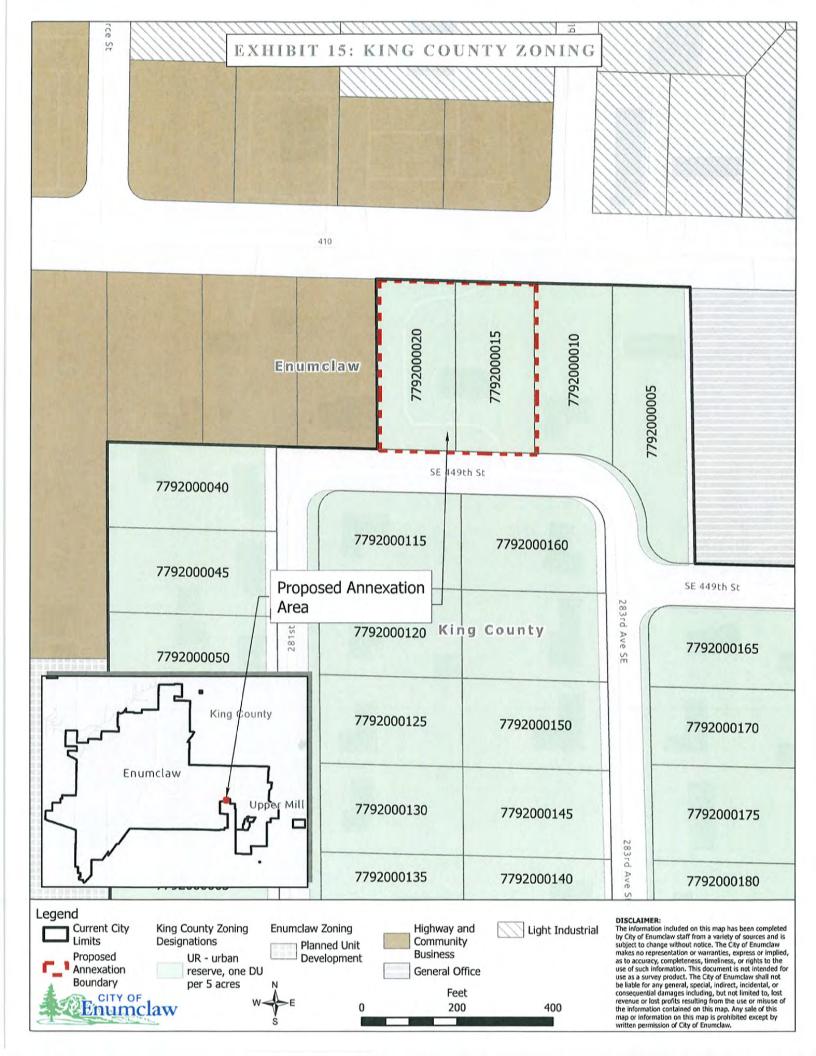


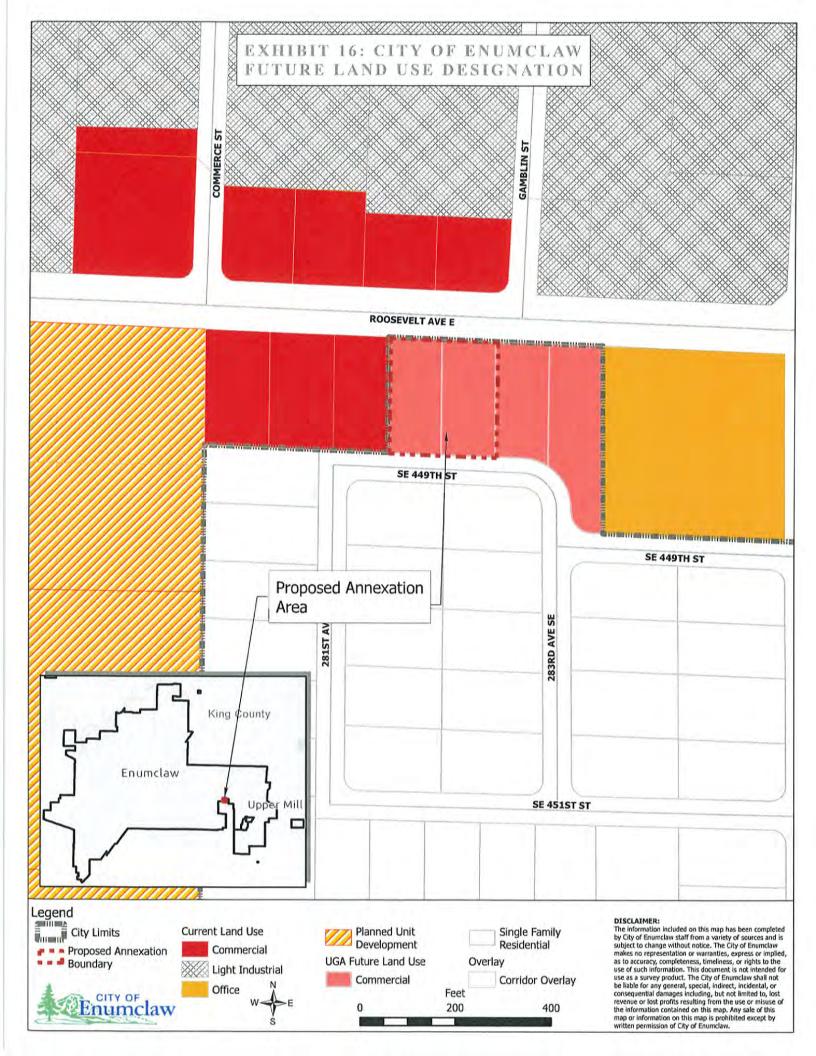


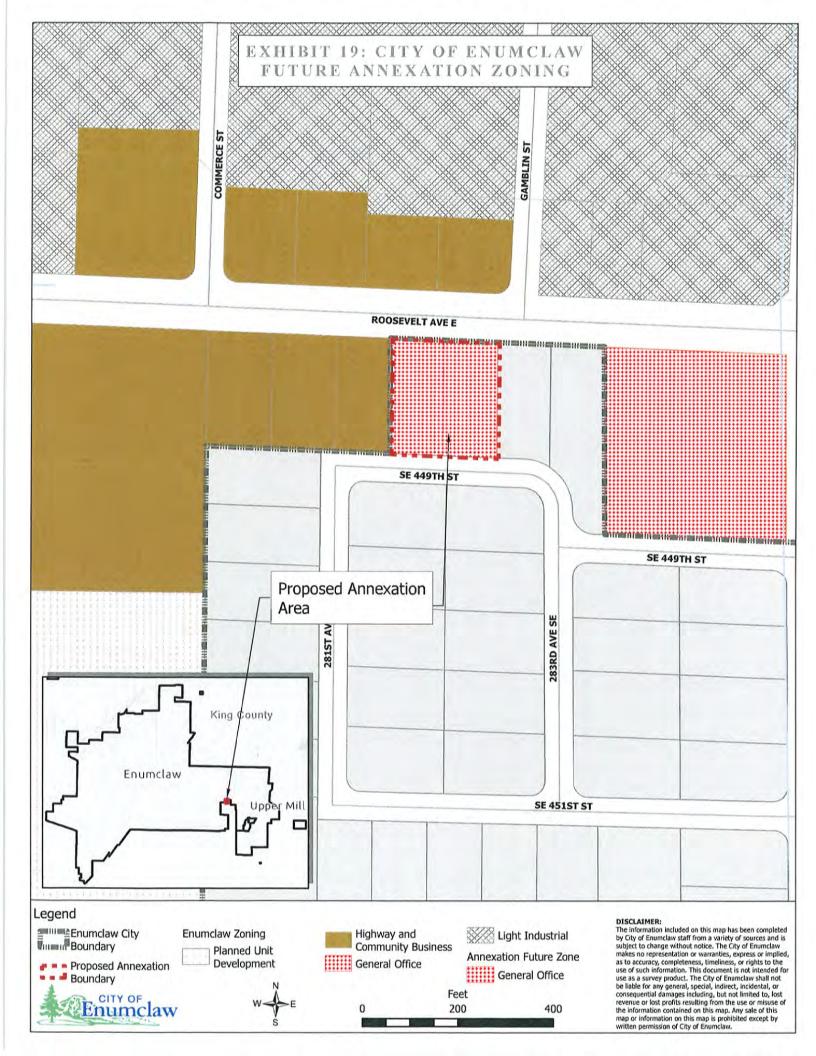














July 29, 2022

Washington State Boundary Review Board Yesler Building, Room 240 400 Yesler Way Seattle, WA 98104

Re:

Advanced Courtesy Notification

To whom it may concern,

The City of Enumclaw passed Resolution No. 1754 acknowledging the receipt of a Notice of Intent to Annex Grace Point Church on May 9, 2022. A Preliminary Legal Description and Site/Vicinity Map are attached.

Sincerely

Chris Pasinetti, AICP Community Development Director

CLA

Digitally signed by Chris Pasinetti
DN: cn=Chris Pasinetti, o=City of Enumclaw,
ou=Community Development,
email=cpasinetti@ci.enumclaw.wa.us, c=US
Date: 2022.07.28 13:38:57 -07'00'

Attachments:

Exhibit 1 - Resolution No. 1754
Exhibit 2 - Legal Description
Exihibit 3 - Site plan/Vicinity Map

RESOLUTION NO. 1754

A RESOLUTION OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON ACKNOWLEDGING THE RECEIPT OF A NOTICE OF INTENT TO ANNEX CERTAIN

REAL PROPERTY KNOWN AS THE GRACE POINT ANNEXATION AND ACCEPTING ANNEXATION PETITION.

Whereas, on April 5, 2022, the City received a Notice of Intent pursuant to RCW

35A.14.120 to annex certain real property commonly referred to as the Grace Point

Church; and

Whereas, the Notice of Intent was signed by the owners of property representing

more than ten percent (10%) in value (according to King County's assessed valuation

for general taxation) of the real property described herein; and

Whereas, pursuant to RCW 35A.14.120, The Sixty Percent Petition Annexation

Method, the City Council shall meet with the initiating party for the purpose of

determining number of considerations which include but are not limited to: 1) whether

the city will accept, reject, or geographically modify the proposed annexation; 2)

whether it will require simultaneous adoption of a proposed zoning regulation; and 3)

whether it will require the assumption of bonded indebtedness; and

Whereas, upon being presented the 10% petition, the City Council accepts the

annexation area.

Now, therefore, the City Council of the City of Enumclaw, King

County, Washington does hereby resolve as follows:

Section 1: Petition. The City Council hereby accepts the proposed

annexation area to include the circulation of a sixty percent (60%) petition for the Grace

Point Church as shown in the attached Exhibit "A".

Resolution No. 1754

Draft No.: 1

Draft Date: 4-15-2022

By: CD

Page 1

Section 2: If any provision of this resolution, and/or attachments is determined to be invalid or unenforceable for any reason, the remaining provisions of this resolution and/or the attachments shall remain in force and affect.

PASSED IN REGULAR AND OPEN SESSION this _____ day of

May , 2022.

Mayor Jan Molinaro

INTRODUCED 5-9-22

PASSED 5-9-22

APPROVED 5-10-22

PUBLISHED NA

Attested:

Maureen & Burwell
Maureen Burwell

City Clerk

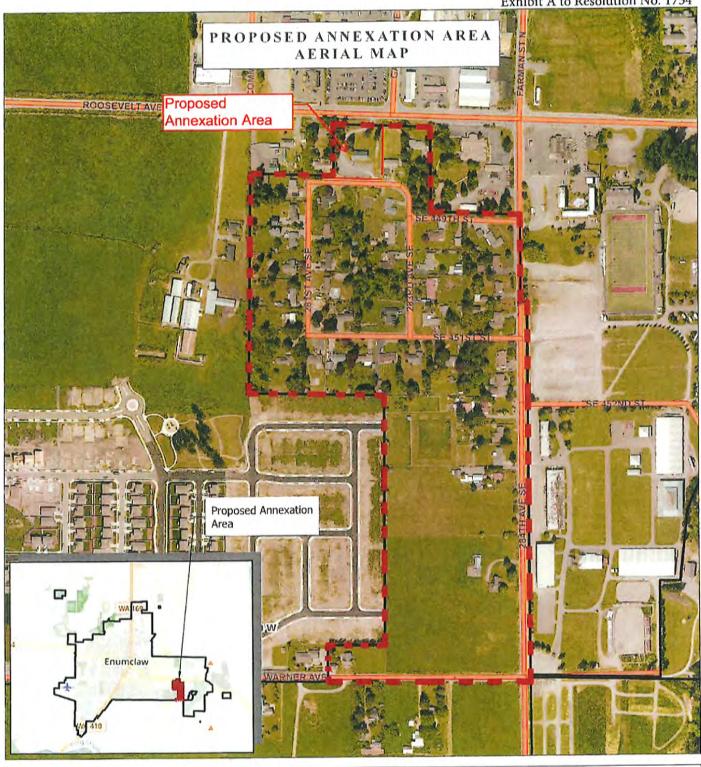
Approved as to form:

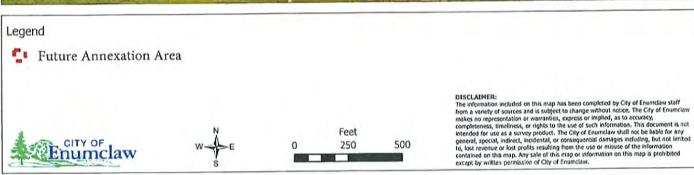
Brett Vinson City Attorney

Resolution No. 1754 Draft No.: 1

Draft Date: 4-15-2022

Exhibit A to Resolution No. 1754





PETITION FOR ANNEXATION TO THE CITY OF ENUMCLAW, WASHINGTON

Requires 60% participation based on assessed value of all properties within proposed annexation area.

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF ENUMCLAW, WASHINGTON, City of Enumclaw, 1339 Myrtle Ave, Enumclaw, WA 98022:

Dear Mayor and City Council:

WE THE UNDERSIGNED, being the owners of not less than sixty percent (60%) in value of the real property described, do hereby petition that such territory be annexed to and made a part of the City of Enumclaw, Washington under the provisions of RCW 35A.14.120, et. seq., and any amendments thereto, of the State of Washington.

The territory proposed to be annexed is within King County, Washington. A legal description of the property and a map which outlines the boundaries of the property is more particularly described in Exhibit "A," attached hereto.

The City Council of the City of Enumcian met with the initiating parties at a Council meeting on December 14, 2021 and, via passage of resolution 1694, did accept the 10% petition submitted by the annexation proponents, with territorial modification.

The City Council did also determine that annexation would require:

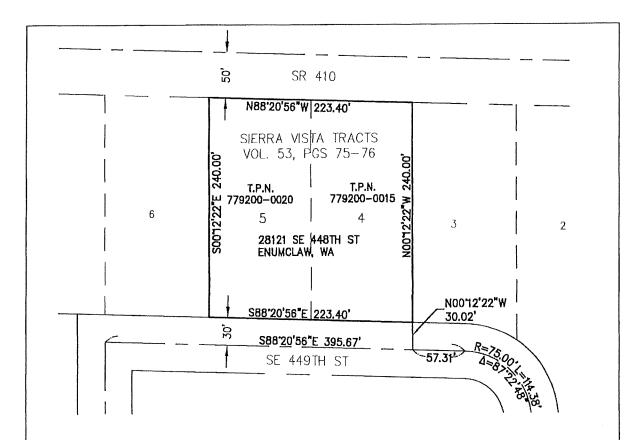
- a) The simultaneous adoption of zoning as set forth in the comprehensive plan; and
- b) The assumption of any existing City-bonded indebtedness that may exist at time of annexation.

This page is one of a number of pages forming one petition seeking the annexation of territory to the City of Enumclaw, Washington (as above stated), and may be filed with other pages containing additional signatures.

WARNING

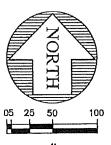
Every person who signs this Petition with any other than his true name, or who knowingly signs more than one of these Petitions, or signs a Petition seeking an election when he is not a legal voter, or signs a Petition when he is otherwise not qualified to sign, or who makes herein false statements shall be guilty of a misdemeanor.

Any officer of a corporation owning land within the area involved, who is duly authorized to execute deeds or encumbrances on behalf of the corporation, may sign under oath on behalf of such corporation. If an officer signs the petition, he or she must attach a certified excerpt from the bylaws of such corporation showing such authority and attach an affidavit stating that he or she is duly authorized to sign the petition on behalf of such corporation. [RCW 35A.01.040]



LEGAL DESCRIPTION

Lots 4 and 5, Block 1, Sierra Vista Tracts, according to the plat thereof recorded in volume 53 of plats, pages 75 and 76, records of King County, Washington.



SCALE 1'' = 100'

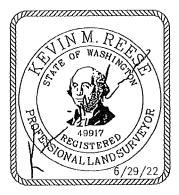


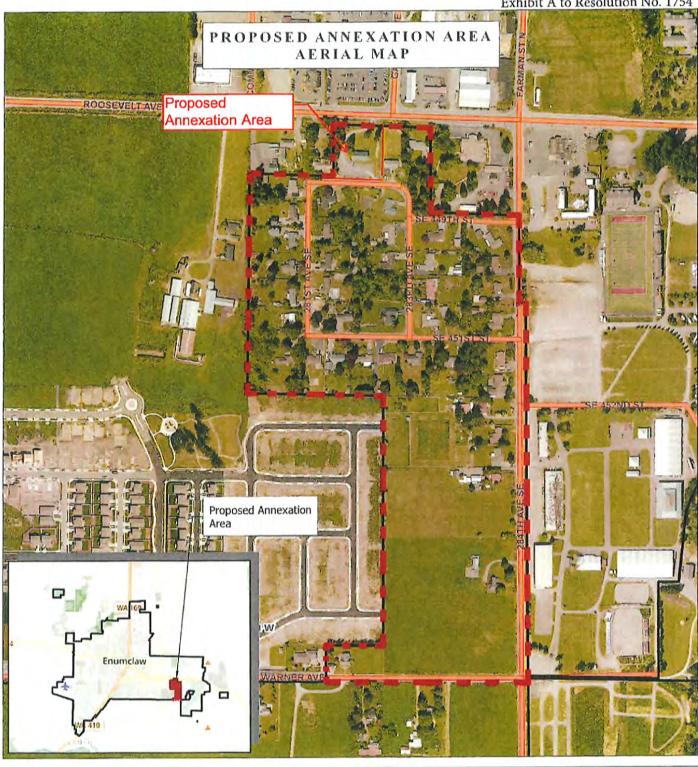
EXHIBIT "A"

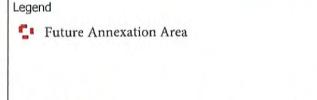
Encompass ENGINEERING & SURVEYING	
-----------------------------------	--

Western Washington DMslon 165 NE Juniper Street, Sulte 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055 Eastern Washington Division 407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

KING COUNTY WAS		HINGTON
21626		00
06/29/22		OF
1"=100'		00
	21626 06/29/22	21626 06/29/22

Exhibit A to Resolution No. 1754









Feet 250 500

DISCLAIMER:

The information included on this map has been completed by City of Enumciaw staff from a variety of sources and is subject to change without notice. The City of Enumciaw makes no representation or warranties, express of implied, a sto accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. The City of Enumchaw shall not be liable for any general, specsal, indirect, incidental, or consequential damages including, but not irrited to, lost reviewe or fost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of City of Enumciaw.

RECEIVED

OCT 28 2022
WA State Boundary Review Board for King Co.

