

**Reference: Notice of Intention Information Packet
Covington Water District
Proposed Expansion of District Corporate Boundary
The HUB/Maple Valley Annexation
for the Provision of Water Service**

A Notice of Intention is hereby provided to the Washington State Boundary Review Board for King County by Covington Water District regarding the proposed annexation known as The HUB/Maple Valley Annexation. This territory is within Covington Water District's Coordinated Water System Plan Boundary, but outside of the District's Retail Service Area. The annexation would expand the District's water retail service area by approximately 33.6 acres.

The proponent's explanation of items required to assist in your consideration of the proposed action follows, along with a \$50 check for processing. The various exhibits are enclosed.

I. BACKGROUND/MAPS

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

The proposed addition of approximately 33.6 acres to Covington Water District water service was initiated by property owner petition under statutory provisions of RCW 57.24.070. All the area is currently within the District's Comprehensive Water System Plan. The area is located in the City of Maple Valley, inside of the King County's Urban Growth Area (UGA). The proposal is for the provision of water service for future development. Please see **Exhibits A** (legal description of the annexation area) and **B** (map of annexation area).

The existing zoning for the parcels 0860 and 0861 is CB, the zoning for parcel 0805 is LEG. The existing use of Parcel 0860 is a semitruck parking lot but has no current structures or water service. Parcels 0861 and 0805 are vacant sites.

The proposed annexation area is located in the City of Maple Valley. It is bounded to the south, west and partially on the east by the existing District boundary.

2. A signed copy of the action accepting the proposal as officially approved. Copies of the following resolutions of the Board of Commissioners for Covington Water District are enclosed:

Per RCW 57.24.080 -Resolution No. 4569 Finding Sufficiency of a Petition for Annexation of certain territory, setting a time and place for public hearing and certifying that the signatures on petition proposing the annexation area is **Exhibit "G."**

Per RCW 57.24.090 Resolution No. 4576 Declaring intention to annex a certain territory known as The HUB/Maple Valley Annexation and surrounding area is **Exhibit "H."**

3. Certification of any petitions for municipal annexation, as required by state law **Exhibit "I."**
4. The following environmental document is enclosed:
 - The completed Environmental Checklist is **Exhibit "J."**
 - The Determination of Non-Significance is **Exhibit "M."**
5. The legal description of the proposed water expansion area (Proposed Covington Water District The HUB/Maple Valley Annexation), which was previously reviewed and approved by the King County Department of Assessments, is **Exhibit "A."**
6. The following maps:
 - A. Two copies or sets of King County Assessor's maps on which the boundary of the area included in the proposal are clearly indicated as **Exhibit "E."**
 - B. Vicinity map(s), enclosed as **Exhibit "C"** displaying:
 - 1) The Coordinated Water System Plan boundary.
 - 2) The entity corporate limits in relationship to the proposal. **Exhibits "D-1 and D-2"**.
Major physical features such as bodies of water, major streets, and highways. **Exhibits "D-1 and D-2"**,
 - 3) County and municipal urban growth area boundaries established or proposed under the Growth Management Act (GMA). **Exhibit "F"**,
 - 4) If a boundary service agreement has been formalized between two or more jurisdictions, that service line should be shown with the appropriate entity noted in each service area. **Does not apply.**
 - 5) Tax lot(s) that will be divided by the proposed boundaries should be shown on an attached detailed map. **Does not apply.**
 - C. A map of the boundary of Covington Water District upon which the proposal has been delineated, enclosed as **Exhibit "D-1 and D-2"**.

II. FACTORS THE BOARD MUST CONSIDER

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

1. Overview

- A. The estimated current population of the proposed water expansion area is zero (0) people.
- B. The area is about 33.6 acres.
- C. The area's population density is approximately 0 persons per acre.
- D. The assessed value of the land and improvements within the area is \$14,823,900 according to King County Assessor Records. Estimated value after project completion is unknown.

2. Land Use

- A. The existing land use of the territory proposed to be added to the District's water service area consists of 3 parcels of land. Parcel 0861 is vacant and zoned CB; this parcel is owned by the City of Maple Valley. Parcel 0860 is home to a semi-truck parking lot and is also zoned CB. Parcel 0860 is owned by Fore, Inc. Parcel 0805, owned by the City of Maple Valley is vacant and zoned LEG. This parcel is also known as "The Legacy Site."
- B. The proposed immediate use for the site and long-term use for parcels 0860 and 0861 is a mixed-use site known as The HUB to include 20,000 square feet of commercial space, 208 residential apartment units and a civic plaza of approximately 25,000 sq ft. The City of Maple Valley currently has no immediate plans to develop The Legacy Site. The adjacent properties mostly contain single family residences (to the north and west) and commercial businesses (to the east and south).

3. Comprehensive Plans/Franchises

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

This annexation is in conformance with the County-wide Planning Policies. It

will allow for the provision of water in the urban area.

PF-4 Develop plans for long-term water provision to support growth and to address the potential impacts of climate change on regional water resources.

PF-5 Support efforts to ensure that all consumers have access to safe, reliably maintained, and sustainable drinking water source that meets present and future needs.

PF-6 Coordinate water supply among local jurisdictions, tribal governments, and water purveyors to provide reliable and cost-effective sources of water for all users, including residents, businesses fire district, and aquatic species.

PF-8 Recognize and support agreements with water purveyors in adjacent cities and counties to promote effective conveyance of water supplies and to secure adequate supplies for emergencies.

PF-9 Implement water conservation and efficiency efforts to protect natural resources, reduce environmental impacts, and support a sustainable long-term water supply to serve the growing population.

PF-10 Encourage water reuse and reclamation, especially for high-volume non-potable water users such as parks, schools, and golf courses.

B. King County Comprehensive Plan/Ordinances

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

Does not apply. This project is located in an urban area and within the City of Maple Valley jurisdiction.

- 2) What comprehensive plan policies specifically support this proposal?

The following policies refer to King County's Comprehensive plan, however Covington Water District's Comprehensive Plan supports this proposal as noted on Pages 5-7 Section C of this Notice of Intention.

F-233 In both the Urban Growth Area and Rural Areas of King County, all new construction and all new subdivisions shall be served by an existing Group A public water system except in the circumstance when no Group A public water system can provide service in a timely and reasonable manner per Revised Code of Washington 70.116.060 and 43.20.260 or when no

existing system is willing and able to provide safe and reliable potable water with reasonable economy and efficiency per Revised Code of Washington 19.27.097.

F-234 In the Urban Growth Area, individual private wells are not permitted unless application of Policy F-233 to a proposal for a single-family residence on an individual lot would deny all reasonable use of the property. In that case, the well would be allowed only as an interim facility until service by a public water system can be provided. The individual well must meet the criteria of the King County Board of Health Title 13.

F-241 King County shall encourage the adoption of state or local laws and codes to limit the construction of new exempt wells within existing water utility service areas and promote the safe and timely decommissioning of wells no longer in service.

- 3) What is the adopted plan classification/zoning? (Please include number of lots permitted under this classification).
Parcels 0860 and 0861 are both zoned CB (Community Business) which allows both commercial and multifamily residential uses. The CB zone allows for up to 36 units per acre. Parcel 0805 is zoned (LEG) Legacy and owned by the City of Maple Valley. LEG zoning allows for a Farmer's Market.
- 4) Will City regulation(s) supplant King County regulations for the protection of sensitive areas, preservation of agricultural or other resource lands, preservation of landmarks or landmark districts, or surface water control? If so, describe the City regulations and how they compare to County regulations.

It is unknown if the parcels include any sensitive areas as this is a water district annexation only. Any future project will need to evaluate the parcels for sensitive areas and follow city guidelines and regulations based on results. This is for a water district annexation only.

C. Proponent's Comprehensive Plan/Franchise

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

2.5.15 The District shall issue a Water Availability Certificate and expect to provide water service if it can meet the "timely" and "reasonable" criteria defined in District Administrative Code (Chapter 1.06). Covington Water District is opposed to the drilling of permit-exempt wells within or directly outside of its service area due to factors and concerns related to aquifer protection, customer service equity and water quality. King County conditions

its approval of private domestic permit-exempt wells located within an approved service area of a Group A water system, upon the future connection to the Group A water system when service from the Group A system becomes available.

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

Does Not Apply.

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

2.3.3 Potential changes to the retail service area may be initiated by landowners desiring annexation to the District, so long as such lands are situated within the current or amended Coordinated Water System Plan. Amendments require action by the Board of Commissioners for adoption by resolution.

Water service for the proposed annexation area is covered by Covington Water District's adopted comprehensive water system plan. The District currently has an existing water main adjacent to the proposed annexation that is a main collector for water serving the area to the east and south. This annexation can be served by services and main extensions.

Please see attached Exhibits G & H in which the CWD has found sufficiency of a Petition for Annexation and Adopting the Petition and holding a Public Hearing for The HUB/Maple Valley Annexation.

- 4) When was your Comprehensive Plan approved?

The Water Comprehensive Plan for Covington Water District was approved by King County Ordinance 18435 on December 13, 2016, approved by Washington State Department of Health on February 10, 2017, and District Resolution 4230 on March 15, 2017.

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

Yes, and it's included with the Covington Water District current franchise agreement with King County through Ordinance 12858. A revised franchise agreement is currently being drafted up for the next ten years.

- 6) Has this area been the subject of a pre-Annexation Zoning Agreement? If

so, please enclose a signed copy of the agreement.

Does Not Apply.

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

The proposed land use designation for parcels 0861 and 0860 is TC North (town center north). Parcel 0805 is designated as "Legacy Property" in the June 2015 City of Maple Valley Comprehensive Plan. (page 67)
The proposed zoning regulations were adopted in the Maple Valley Municipal Code via Ordinance 0-22-770, passed November 21, 2022.

4. Planning data

A. Revenues/Expenditures

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

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

Covington Water District recognizes that future water system extensions to serve this area may require different methods of financing, including through Developer Extension Agreements. All water extensions installed via a Developer Extension Agreement are conveyed to Covington Water District at no cost by Bill of Sale for acceptance by the District for ownership. Once the District takes ownership of water mains, hydrants, valves, water services, air-vacs, and blow offs, it is responsible for the operation and maintenance of said water system. Water is metered with radio read capability and customers are billed accordingly.

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

B. Services

1) Water

a. Directly or by contract?

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

b. Storage location(s), capacity?

Per Covington Water District: The District will evaluate the developer's proposal upon submission of the appropriate agreement. Storage tanks 5, 6 and 7 can supply millions of gallons of water to the 770 zone. The locations are disclosed within our System Plan.

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

Per our Water Availability Certificate: Connect to the main in SE 260th St, extend the main to loop onsite and to the west under the Green to Cedar Rivers Trail. Also connect at the south at SE 263rd Street east to SE 264th Street. Loop onsite.

d. Pressure station location and measured flow

There are no PRV's located near the annexation area. The zone is in the 770 pressure zone. Flow from 222nd wells or our RWSS tap supplies flow to the site.

e. Capacity available?

Capacity is available at a specific rate and time since it is related to multiple factors with this generic flow question. CWD is assuming you mean fireflow. Yes, fireflow is available. More definitive modeling is needed to provide specific flows and pressure information.

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

Covington Water District receives approximately 80 percent of its supply from the Green River Regional Water Supply System (RWSS) and the remaining 20 percent from its wells, which are generally used for peak demands. As a result of fluctuating topography and geography within Covington Water District's service area, the District currently has 9

hydraulically distinct pressure zones. Water distribution throughout the water system is accomplished by gravity feed of the RWSS through three interties, well pumps and six online booster pump stations that are located throughout the District. Currently there are eight reservoirs in the system, strategically located to provide adequate equalizing and fire flow reserves for all pressure zones. Pressure reducing valves are used to supply lower pressure zones from higher pressure zones that contain water storage reservoirs. The District also has four interties with Cedar River Water & Sewer and one emergency intertie with Lake Meridian Water District.

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

The District's method of financing, which utilizes developer extension agreements, Utility Local Improvements Districts, bonds, and general facility charges, places the financial burden of improvement costs equitably on those who create the demand for and benefit from the system expansion. This distribution of costs also tends to match the timing of water extensions with the actual need and avoids significant problems with premature excess capacity or deficiencies in capacity. A cost-of-service study is conducted every 3 years to ensure that the full cost of service is equitably allocated amongst the various system user classes.

2) Sewer: The proposed service area expansion would be for water service only.

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

The proposal to expand the District's Retail boundary does not apply to the provision of sewer service. Covington Water District provides water only.

3) Fire Service

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

h. Source of dispatch?

The proposed water service area expansion would have no effect on fire service until future water facilities are installed. After water service has been expanded into the annexation area, fire service will continue to be directly provided by Puget Sound Regional Fire Authority.

4) General

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

Proponents of the water service expansion will have to enter into a Developer's Extension Agreement with Covington Water District at such time when a development has been submitted and approved by the City of Maple Valley. The landowners could also request to extend water.

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

The annexation area is characterized as relatively flat with rolling hills on parcels 0860 and 0861. Parcel 0805 has a flat area towards the middle of the site with some hills along the perimeter. The South, East and West boundaries of the annexation area are adjacent to the current water service area of CWD.

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

The CWD service area growth is below 0.7% per year. For the 770 zone, the growth is between 1% to 2%. Please refer to the PSRC growth and population counts to obtain more detailed growth information.

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

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

However, as part of a developing suburban residential area, facilities such as streets, sidewalks, storm drainage systems, power, and telephone, in addition to sewer and water service, are required and would be provided as a part of each development as governed by the City of Maple Valley regulations.

Community facilities such as parks, fire protection and school sites are

being provided in the general vicinity as part of the master plan implementation required by the City of Maple Valley.

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

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

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

Covington Water District maintains a fee schedule for the implementation of its planned facilities and services which is revised periodically to reflect the current costs of new construction, operations, and maintenance. The schedule is set to provide an equitable distribution of costs among those users who create the demand for facilities and services.

No other public jurisdictions currently can provide water service. It would be illogical for another service provider to operate a system within a 33.6 acre area which is adjacent to the Covington Water District service area and within the designated franchise area with King County. It would also be contrary to the District's approved Comprehensive Water System Plan.

III. Objectives

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

- 1. Preservation of natural neighborhoods and communities.

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

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

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

- 3. Creation and preservation of logical service areas.

The extension of the District corporate boundary conforms to all current land use and utility service policies for the area and would complete a geographical hole in the current boundary.

4. Prevention of abnormally irregular boundaries.

The proposed annexation area does not create an abnormally irregular boundary and will actually create a regular boundary.

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

Does not apply.

6. Dissolution of inactive special purpose districts.

Does not apply.

7. Adjustment of impractical boundaries.

The proposed service area extension is unable to completely fill the gap in the District's current existing water service area. However, this extension boundary goes towards filling a large portion of that gap with the exception of critical areas that are south and southwest of the boundary annexation as stated in Objective 5.

8. Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character.

Does not apply.

9. Protection of agricultural lands.

Does not apply.

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

Does not apply.

The HUB/Maple Valley Water Annexation

Application Attachments:

Check No. **XXXXX** in the amount of \$50

Exhibit A – Legal Description of Annexation Area

Exhibit B – Map of Annexation Area

Exhibit C – Vicinity Map

Exhibit D1 & D2 – Covington Water District Boundary Maps

Exhibit E – King County Assessor’s Map

Exhibit F – Urban Growth Area Map

Exhibit G - Resolution No. 4569 of the Covington Water District Board of Commissioners finding the sufficiency of a Petition for Annexation. Impact Assessment and the Environmental Checklist.

Exhibit H - Resolution No. 4576 of the Covington Water District Board of Commissioners Adopting the Petition for The HUB/Maple Valley Annexation, and holding a Public Hearing

Exhibit I – Annexation Petition Certification

Exhibit J – SEPA Environmental Checklist

Exhibit K – SEPA Notifications

Exhibit L - Determination of Non-Significance

Exhibit M – GIS Map

EXHIBIT A

ANNEXATION LEGAL DESCRIPTION

That portion of the Northwest Quarter of Section 27, Township 22 North, Range 6 East, Willamette Meridian, City of Maple Valley, King County, Washington, lying northeasterly of the southwesterly boundary line of King County Trail Right of Way (formerly Burlington Northern Railroad Right of Way).

Contains 46.05 acres, more or less.

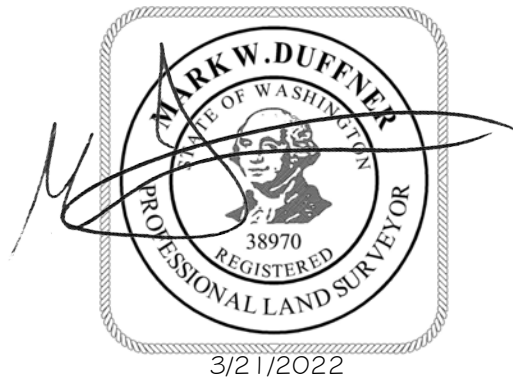
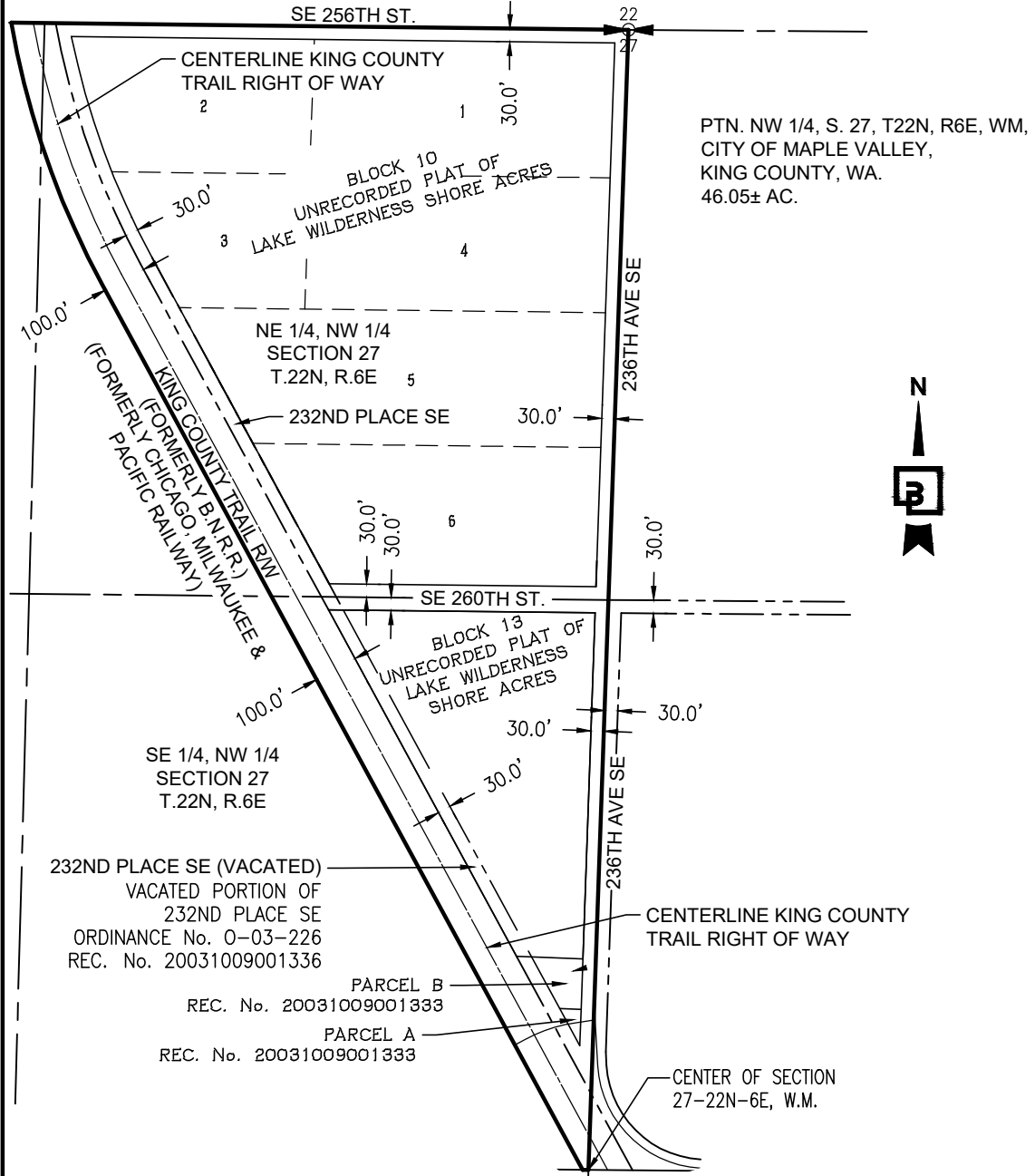


EXHIBIT B

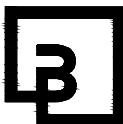


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SCALE:
HORIZONTAL 1"=400' VERTICAL N/A

For:
COVINGTON WATER DISTRICT

JOB NUMBER
21715
21715L.003.DOC



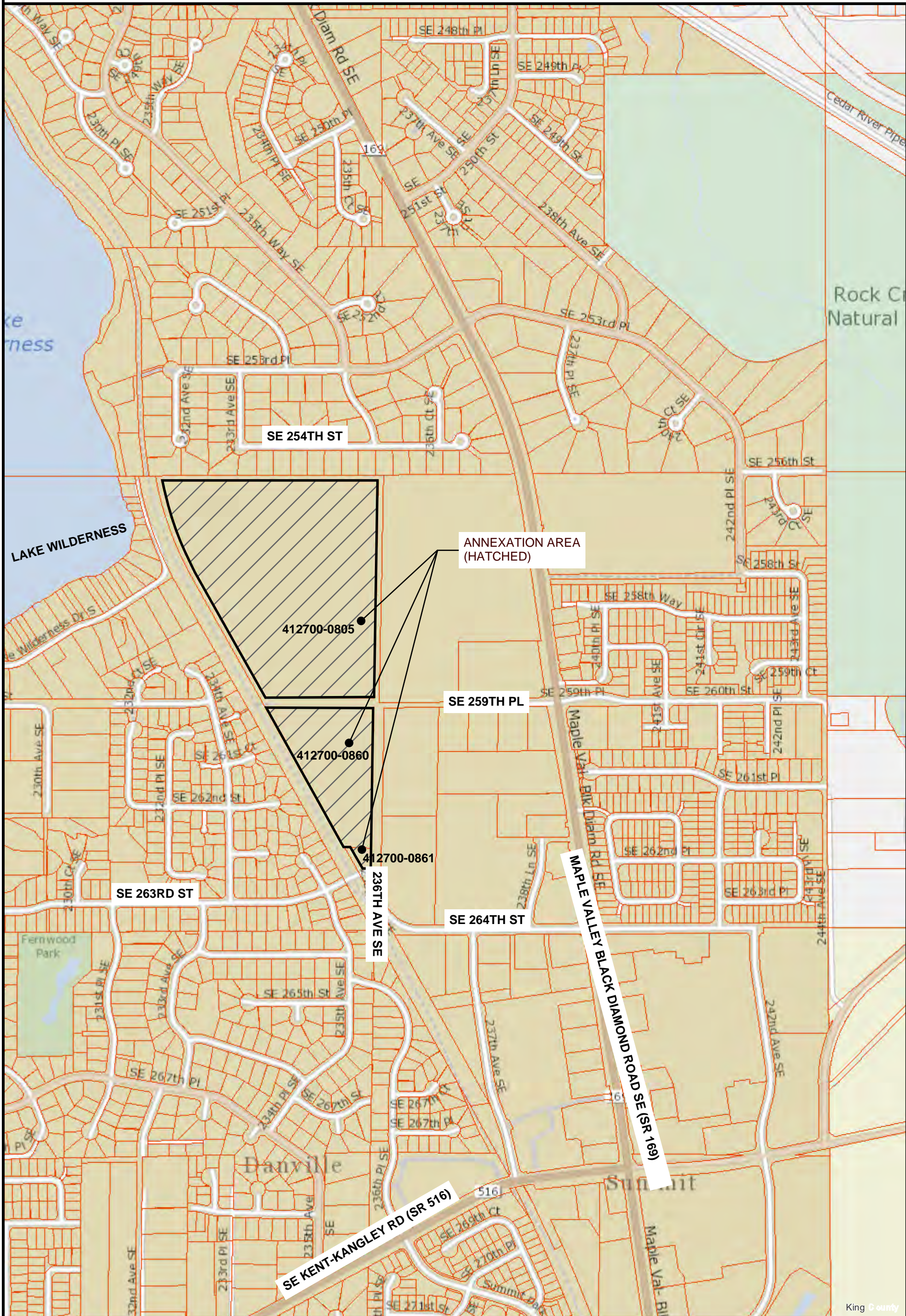
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, W 98032
425.251.6222 barghausen.com

Title:
ANNEXATION

SHEET
1 of 1

DRAWN MWD CHECKED MWD APPROVED MWD DATE 3/21/2022

EXHIBIT C - VICINITY MAP - IMAP PARCELS



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Date: 9/13/2021

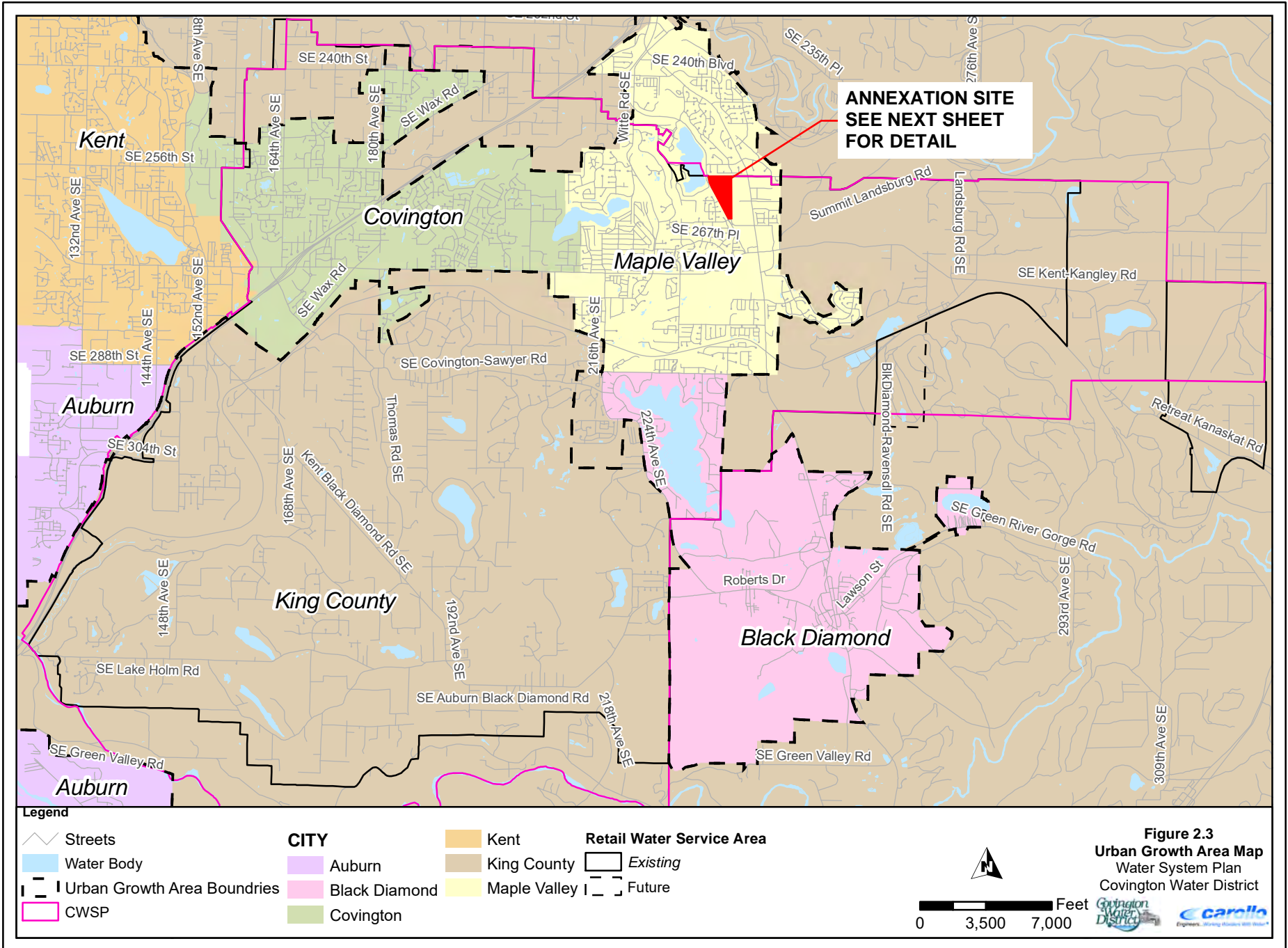
Notes:



King County

King County

EXHIBIT D-1 - CONVINGTON WATER DISTRICT BOUNDARY

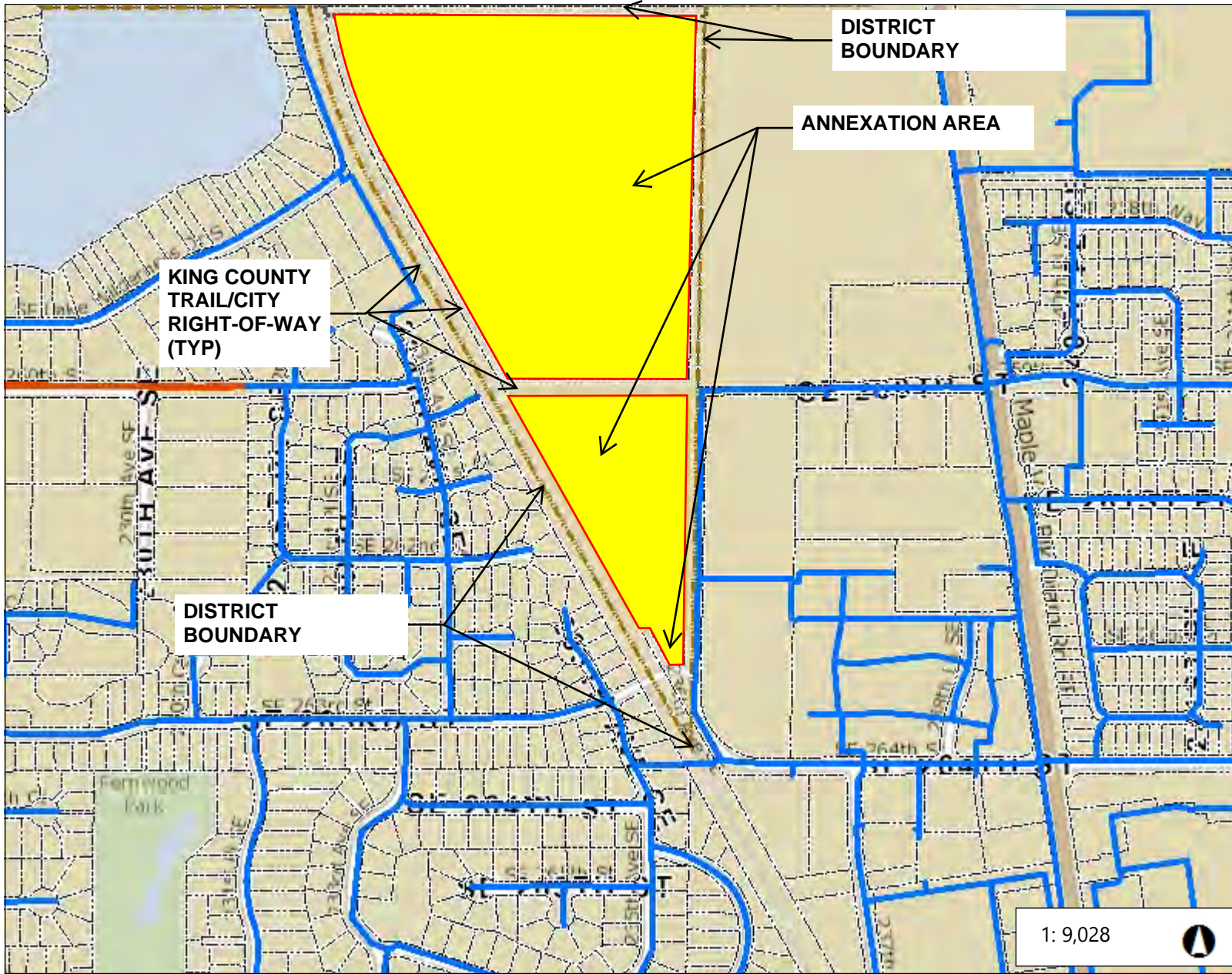


Legend

- | | | | |
|------------------------------|---------------|--------------|----------------------------------|
| Streets | CITY | Kent | Retail Water Service Area |
| Water Body | Auburn | King County | Existing |
| Urban Growth Area Boundaries | Black Diamond | Maple Valley | Future |
| CWSP | Covington | | |

Figure 2.3
Urban Growth Area Map
 Water System Plan
 Covington Water District

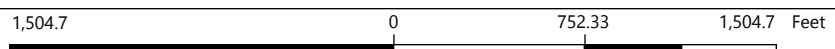
0 3,500 7,000 Feet



Legend

- Control Valve
- Mains**
- Operational
- In Construction
- Abandoned
- RWSP
- CWD District Boundary
- CWD Service Area
- Addresses
- Parcels Lines
- Streets

1: 9,028



Notes
Add notes here

EXHIBIT E - ASSESSOR'S MAP

King County
Dept of Assessments

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

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SE 21-22-06	SW 22-22-06	SE 22-22-06
NE 28-22-06	NW 27-22-06	NE 27-22-06
SE 28-22-06	SW 27-22-06	SE 27-22-06



NW 27-22-06

1 inch = 100 feet
Date: 11/5/2020

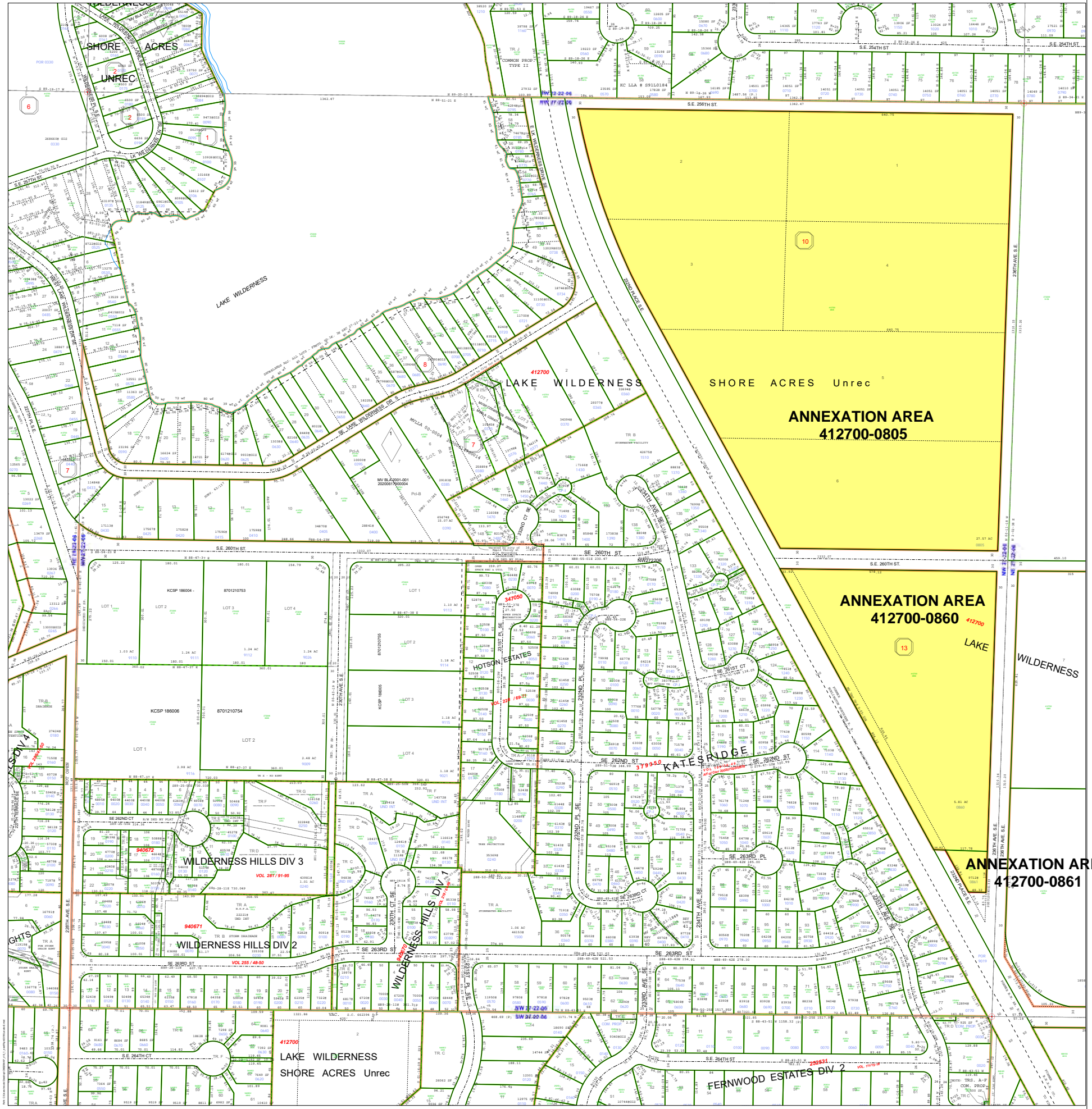
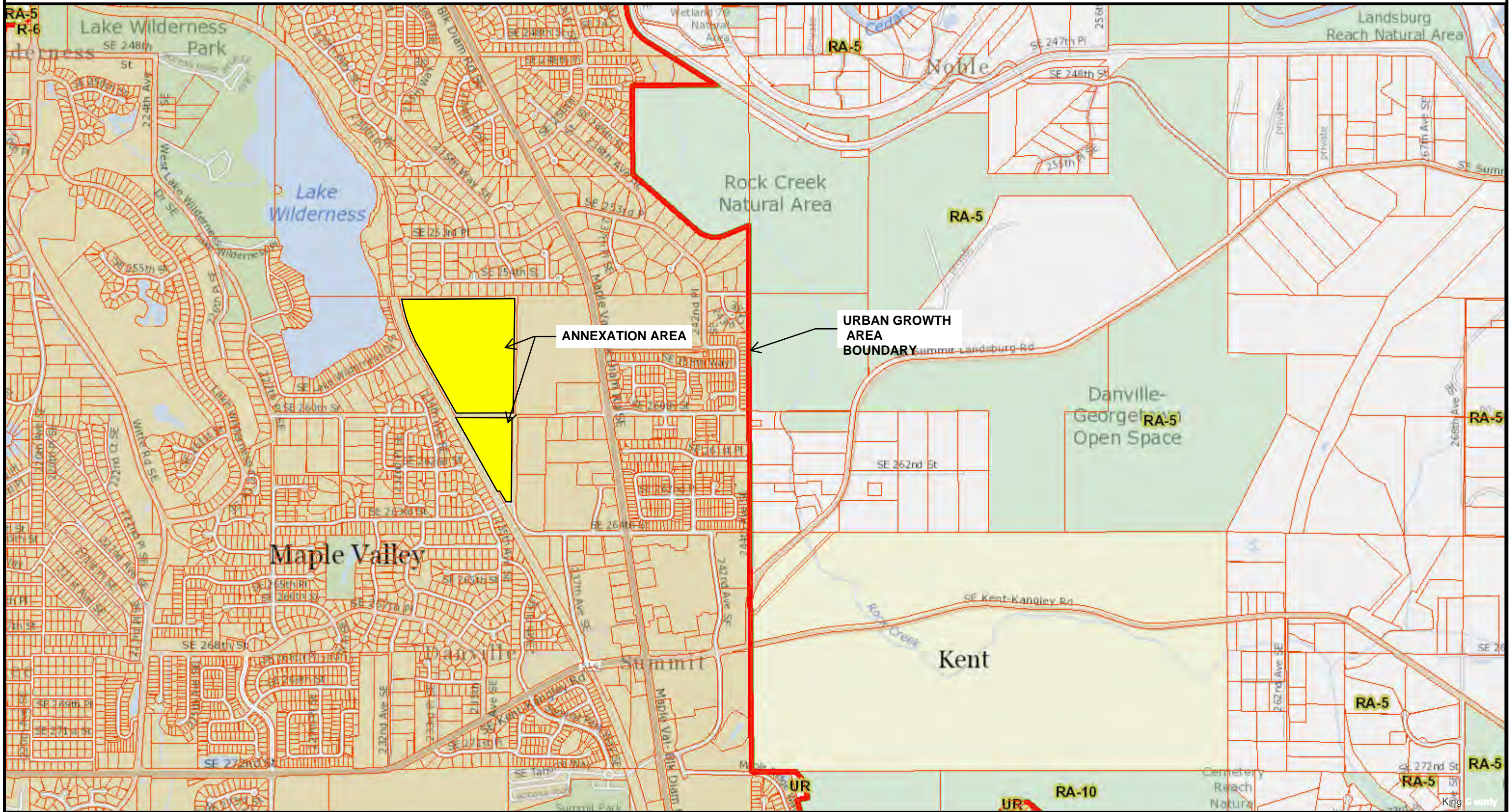


EXHIBIT F KING COUNTY UGA MAP



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Date: 9/24/2021

Notes:



COVINGTON WATER DISTRICT
KING COUNTY, WASHINGTON
RESOLUTION NO. 4569

Exhibit G

A RESOLUTION finding the sufficiency of a Petition for Annexation of certain territory to the District known as: The HUB/Maple Valley Annexation and setting a time and place for public hearing.

WHEREAS, a Petition for Annexation of the following property to the Covington Water District has been filed with the Board of Commissioners: Parcel Numbers 412700-0805, 412700-0860 and 412700-0861

WHEREAS, according to the records of the King County Assessor, the Petition is signed by the owners of not less than 60% of the area of land for which annexation is petitioned (excluding County and State right-of-ways, parks, tidelands, lakes, retention ponds, and stream and water courses); and

WHEREAS, in accordance with RCW 57.24.080, a time and place for a public hearing before the Board of Commissioners is to be set and published; and

WHEREAS, notice is to be posted in at least three locations within the area to be annexed; now therefore,

BE IT RESOLVED by the Board of Commissioners of the Covington Water District as follows:

1. The above Petition or Petitions comply with the requirements of law and have been proved, to the satisfaction of the Board of Commissioners, to be sufficient in all respects.
2. The time and place of public hearing will be on September 20, 2022, at 4:30 p.m. at the District Administrative Office.
3. Notice will be published in a newspaper of local circulation once a week for 2 weeks prior to the hearing and certification of publication is to be placed in the file.
4. Notice of the foregoing, will be posted in at least 3 locations within the area to be annexed and certification placed in the file.

ADOPTED at a meeting of the Board of Commissioners held this 23rd day of August, 2022.

Covington Water District
Board of Commissioners

Kevin Fuhrer
D178A4B142F6496...

Kevin Fuhrer, President

Tal Walsberg
D0244ECB2DE14E1...

Tal Walsberg, Secretary

Alan Eades
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Alan Eades

Brad Lake
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Brad Lake

David Roselle
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David B. Roselle

Exhibit H

COVINGTON WATER DISTRICT KING COUNTY, WASHINGTON RESOLUTION NO. 4576

A RESOLUTION declaring the Board of Commissioners of Covington Water District ("District") intent to annex a certain area known as: The HUB/Maple Valley Annexation.

WHEREAS, on August 23, 2022 the District found sufficiency and set a time and place of a public hearing; and

WHEREAS, the District published notice of the public hearing once a week for 2 weeks preceding the hearing, and posted notice of hearing in at least 3 locations within the annexation area; and

WHEREAS, the District held said public hearing and no reason under RCW 57.24 has been found to stop the annexation; now, therefore

BE IT RESOLVED by the Board of Commissioners of Covington Water District that:

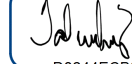
1. A Resolution stating the District's intent to annex be adopted.
2. The intent resolution be given to the King County Boundary Review Board for action per RCW 36.93.
3. The intent resolution be given to the King County Council for action by Ordinance.
4. No further action will be taken by the District until or unless approval is received from the King County Boundary Review Board and the King County Council.

ADOPTED at a meeting of the Board of Commissioners held this 25th day of October, 2022.

Covington Water District
Board of Commissioners

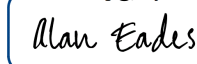
EXCUSED

Kevin Fisher, President



D8244ECB2DE14E1...

Tal Weberg, Secretary



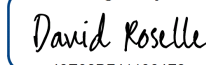
91133FA6EE364B2...

Alan Eades



B28C88D92AD04C5...

Brad Lake



48E92D7411964F2...

David B. Roselle



Exhibit I

King County

Department of Assessments
Accounting Division
201 S. Jackson Street, KSC-AS-0708
Seattle, 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 21, 2022, to the King County Department of Assessments by Shannon Graf, Land Development Assistant with Integrity Land Company, supporting the annexation of the property described as HUB Annexation, has been examined, the property taxpayers, tax parcel numbers (412700-0860, 414700-0861 & 412700-0805), 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 10th day of August 2022

John Wilson
John Wilson (Aug 10, 2022 12:47 PDT)

John Wilson, King County Assessor

Cert of Sufficiency HUD Water 8.10.2022

Final Audit Report

2022-08-10

Created:	2022-08-10
By:	Danielle Petty (dapetty@kingcounty.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAApLL3pWSMrVvAev8JnLJ24cMhwTItOo2k

"Cert of Sufficiency HUD Water 8.10.2022" History







-  Document created by Danielle Petty (dapetty@kingcounty.gov)
2022-08-10 - 3:18:53 PM GMT
-  Document emailed to john.wilson@kingcounty.gov for signature
2022-08-10 - 3:19:19 PM GMT
-  Email viewed by john.wilson@kingcounty.gov
2022-08-10 - 3:19:27 PM GMT
-  Signer john.wilson@kingcounty.gov entered name at signing as John Wilson
2022-08-10 - 7:47:46 PM GMT
-  Document e-signed by John Wilson (john.wilson@kingcounty.gov)
Signature Date: 2022-08-10 - 7:47:48 PM GMT - Time Source: server
-  Agreement completed.
2022-08-10 - 7:47:48 PM GMT

Exhibit J

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background

1 Name of proposed project, if applicable:

The HUB/Maple Valley - Covington Water District Annexation

2 Name of applicant:

Integrity Land, LLC

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

Integrity Land, LLC
Jeff Potter jeff@integritylandllc.com
26250 238th Lane SE, Suite 101
Maple Valley, WA 98038
206-391-8101

4. Date checklist prepared:

September 22, 2021

5. Agency requesting checklist:

Covington Water District

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

Does not apply - this is a non-project SEPA for Water District Annexation purposes only.

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

No, this is a non-project SEPA for Water District Annexation purposes only.

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

None known - this is for Annexation purposes only.

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

explain. Covington Water District Annexation Application

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

Covington Water District approval and King County Boundary Review Board approval.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The intention of this Annexation request is to annex into the Covington Water District boundary parcels 412700-0850, 412700-0860 and 412700-0805

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

These parcels are located near the intersection of SE 260th St and Maple Valley Highway - on the west side of Maple Valley Highway (SR 169)
Maps and Legal description of the parcels is attached.

NE-27-22-6 and NW-27-22-6

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. (circle one): Flat, rolling, hilly, steep slopes, mountainous, other:

The Project is located at the end of SE 260th St (west end) off of Maple Valley Highway (SR 169). The site is mostly flat with approximately 35 ft of elevation difference over the entire site - per King County iMap

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

10%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Native soils were observed to consist of a relatively thin section (up to 3' thick) of weathered silty sand overlying poorly to well-graded gravel with sand at depth

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

Not to our knowledge.

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

None, this is a non-project SEPA for Annexation purposes only.

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

None, this is a non-project SEPA for Covington Water District Annexation purposes only.

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

None, this is a non-project SEPA for Covington Water District Annexation purposes only.

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

None, this is a non-project SEPA for Covington Water District Annexation purposes only.

2. Air [\[help\]](#)

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

None, this is a non-project SEPA for Covington Water District Annexation purposes only.

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

Not to our knowledge The site is surrounded by a RV Storage facility, vacant land, the King County Trail system and a single family neighborhood.

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

None, this is a non-project SEPA for Covington Water District Annexation purposes only.

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

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

No

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

N/A - None, this is a non-project SEPA for Covington Water District Annexation purposes only.

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

N/A - None, this is a non-project SEPA for Covington Water District Annexation purposes only.

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

No, this is a non-project SEPA for Covington Water District Annexation purposes only.

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

Not to our knowledge.

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

No - this is a non-project SEPA for Covington Water District Annexation purposes only.

b. Ground Water: [\[help\]](#)

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

No, this is a non-project SEPA for Water District Annexation purposes only.

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

None, this is a non-project SEPA for Water District Annexation purposes only.

c. Water runoff (including stormwater):

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

None, this is a non-project SEPA for Water District Annexation purposes only.

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

No, this is a non-project SEPA for Water District Annexation purposes only.

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

No - this is a non-project SEPA for Water District Annexation purposes only.

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

None, this is a non-project SEPA for Water District Annexation purposes only.

4. **Plants** [\[help\]](#)

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

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

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

None, this is a non-project SEPA for Water District Annexation purposes only.

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

None known and non suspected due to the site conditions.

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

None, this is a non-project SEPA for Water District Annexation purposes only.

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

Scotch broom and Himalayan Blackberry.

5. Animals [\[help\]](#)

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

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other:

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

None known.

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

Not known.

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

None, this is a non-project SEPA for Water District Annexation purposes only.

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

None known.

6. Energy and Natural Resources [\[help\]](#)

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

None, this is a non-project SEPA for Water District Annexation purposes only.

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

No, this is a non-project SEPA for Water District Annexation purposes only.

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

None, this is a non-project SEPA for Water District Annexation purposes only.

7. Environmental Health [\[help\]](#)

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

No, this is a non-project SEPA for Water District Annexation purposes only.

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

None to our knowledge.

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

None to our knowledge. This is a non-project SEPA for Water District Annexation purposes only.

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

None to our knowledge. This is a non-project SEPA for Water District Annexation purposes only.

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

None, this is a non-project SEPA for Water District Annexation purposes only.

- 5) Proposed measures to reduce or control environmental health hazards, if any:**

None, this is a non-project SEPA for Water District Annexation purposes only.

b. Noise

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

Minimal neighborhood noise, noise from the King County Trail and the neighboring RV storage facility currently exist.

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

None, this is a non-project SEPA for Water District Annexation purposes only.

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

None, this is a non-project SEPA for Water District Annexation purposes only.

8. Land and Shoreline Use [\[help\]](#)

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

The current use for parcel 412700-0860 is a truck parking lot. The remaining two parcels are vacant. It is not anticipated that the annexation will affect current nearby land uses or adjacent properties.

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

The project site has not been used as a working farmland or forestland to our knowledge.

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

No, this is a non-project SEPA for Water District Annexation purposes only.

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

No structures are currently on the site.

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

No structures will be demolished.

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

CB

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

CB

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

N/A

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

Not to our knowledge.

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

None

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

None

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

N/A, no displacement impacts anticipated for a water district annexation.

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

None, this is a non-project SEPA for Water District Annexation purposes only.

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

N/A- no impacts are anticipated.

9. Housing [\[help\]](#)

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

None, this is a non-project SEPA for Water District Annexation purposes only.

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

None, this is a non-project SEPA for Water District Annexation purposes only.

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

None, this is a non-project SEPA for Water District Annexation purposes only.

10. Aesthetics [\[help\]](#)

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

N/A, this is a non-project SEPA for Water District Annexation purposes only.

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

None, this is a non-project SEPA for Water District Annexation purposes only.

- e. **Proposed measures to reduce or control aesthetic impacts, if any:** None, this is a non-project SEPA for Water District Annexation purposes only.

11. Light and Glare [\[help\]](#)

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

None, this is a non-project SEPA for Water District Annexation purposes only.

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

No, this is a non-project SEPA for Water District Annexation purposes only.

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

None.

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

N/A, this is a non-project SEPA for Water District Annexation purposes only.

12. Recreation [\[help\]](#)

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

The King County trail system, Lake Wilderness Park, Black Diamond Open Space & The Rock Creek Natural Area are in the immediate vicinity.

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

No, this is a non-project SEPA for Water District Annexation purposes only.

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

None, this is a non-project SEPA for Water District Annexation purposes only.

13. Historic and cultural preservation [\[help\]](#)

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

No.

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

There is no know evidence of historic use or occupation by Native Americans.

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

None, this is a non-project SEPA for Water District Annexation purposes only.

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

None, this is a non-project SEPA for Water District Annexation purposes only.

14. Transportation [\[help\]](#)

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

The site is currently served by Maple Valley Highway, via SE 260th St as well as via 236th Ave SE.

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

The site is approximately 0.3 miles from Metro Bus Stop 99432.

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

None, this is a non-project SEPA for Water District Annexation purposes only.

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

No, this is a non-project SEPA for Water District Annexation purposes only.

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

No, this is a non-project SEPA for Water District Annexation purposes only.

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

None, this is a non-project SEPA for Water District Annexation purposes only.

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

No, this is a non-project SEPA for Water District Annexation purposes only.

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

None, this is a non-project SEPA for Water District Annexation purposes only.

15. Public Services [\[help\]](#)

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

No, this is a non-project SEPA for Water District Annexation purposes only.

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

None, this is a non-project SEPA for Water District Annexation purposes only.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

Available utilities are bolded.

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

None, this is a non-project SEPA for Water District Annexation purposes only.

C. Signature [\[HELP\]](#)

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

Signature: 

Name of signee Jeff Potter

Position and Agency/Organization Dir. of Land Development / Integrity Land LLC.

Date Submitted: 9/23/21

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

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

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

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

No potential impacts are anticipated.

Proposed measures to avoid or reduce such increases are:

None, this is a non-project SEPA for Water District Annexation purposes only.

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

No impacts anticipated, this is a non-project SEPA for Water District Annexation purposes only.

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

None, this is a non-project SEPA for Water District Annexation purposes only.

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

N/A, this is a non-project SEPA for Water District Annexation purposes only.

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

N/A, this is a non-project SEPA for Water District Annexation purposes only.

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

N/A, this is a non-project SEPA for Water District Annexation purposes only.

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

N/A, this is a non-project SEPA for Water District Annexation purposes only.

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

N/A, this is a non-project SEPA for Water District Annexation purposes only.

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

N/A, this is a non-project SEPA for Water District Annexation purposes only.

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

N/A, this is a non-project SEPA for Water District Annexation purposes only.

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

N/A, this is a non-project SEPA for Water District Annexation purposes only.

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

N/A, this is a non-project SEPA for Water District Annexation purposes only.

Exhibit K

Leslie Boren

From: Leslie Boren
Sent: Thursday, September 22, 2022 11:05 AM
To: ty.peterson@kingcounty.gov
Subject: DNS/SEPA for The HUB/Maple Valley
Attachments: SEPA Checklist - Complete.pdf; Signed HUB DNS.pdf

Hi Ty,

You are the latest contact I have for DNS/SEPA notifications for King County. If I need to be submitting this to someone else, please let me know.

Covington Water District as lead agency has issued a DNS for The HUB/Maple Valley. The project is at SE 260th St and Maple Valley Hwy – Parcels 4127000861, 4127000860 and 4127000805.

The DNS determination will be posted in the Covington/Maple Valley Reporter on September 30, 2022 and October 7, 2022. The comment period for the DNS determination is open through October 14, 2022.

Attached for your review is the DNS determination and SEPA checklist.

If you would like to comment on the DNS determination, please submit your comments by written notice to Tal Weberg (Secretary of the Board) at the District office no later than October 14, 2022.

Thank you.

Leslie Boren
Project Coordinator



18631 SE 300th Pl
Covington, WA 98042
Direct 253.867.0925
Main 253.631.0565
Fax 253.867-0926

Leslie Boren

From: Leslie Boren
Sent: Thursday, September 22, 2022 11:11 AM
To: laura.murphy@muckleshoot.nsn.us; karen.walter@muckleshoot.nsn.us; glen.stamant@muckleshoot.nsn.us
Subject: DNS/SEPA - The HUB/Maple Valley
Attachments: SEPA Checklist - Complete.pdf; Signed HUB DNS.pdf

Hi,

You are the latest contacts I have for DNS/SEPA notifications for Muckleshoot. If I need to be submitting this to someone else, please let me know.

Covington Water District as lead agency has issued a DNS for The HUB/Maple Valley. The project is at SE 260th St and Maple Valley Hwy – Parcels 4127000861, 4127000860 and 4127000805.

The DNS determination will be posted in the Covington/Maple Valley Reporter on September 30, 2022 and October 7, 2022. The comment period for the DNS determination is open through October 14, 2022.

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Thank you,

Leslie Boren
Project Coordinator



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Covington, WA 98042
Direct 253.867.0925
Main 253.631.0565
Fax 253.867-0926

Leslie Boren

From: Leslie Boren
Sent: Thursday, September 22, 2022 11:12 AM
To: matttorpey@maplevalleywa.gov
Subject: DNS/SEPA - The HUB/Maple Valley
Attachments: SEPA Checklist - Complete.pdf; Signed HUB DNS.pdf

Hi Matt,

You are the latest contact I have for DNS/SEPA notifications for the City of Maple Valley. If I need to be submitting this to someone else, please let me know.

Covington Water District as lead agency has issued a DNS for The HUB/Maple Valley. The project is at SE 260th St and Maple Valley Hwy – Parcels 4127000861, 4127000860 and 4127000805.

The DNS determination will be posted in the Covington/Maple Valley Reporter on September 30, 2022 and October 7, 2022. The comment period for the DNS determination is open through October 14, 2022.

Attached for your review is the DNS determination and SEPA checklist.

If you would like to comment on the DNS determination, please submit your comments by written notice to Tal Weberg (Secretary of the Board) at the District office no later than October 14, 2022.

Thanks you.

Leslie Boren
Project Coordinator



18631 SE 300th Pl
Covington, WA 98042
Direct 253.867.0925
Main 253.631.0565
Fax 253.867-0926

Leslie Boren

From: Leslie Boren
Sent: Thursday, September 22, 2022 11:14 AM
To: development@sooscreek.com
Subject: DNS/SEPA - The HUB/Maple Valley
Attachments: SEPA Checklist - Complete.pdf; Signed HUB DNS.pdf

Hi,

Covington Water District as lead agency has issued a DNS for The HUB/Maple Valley. The project is at SE 260th St and Maple Valley Hwy – Parcels 4127000861, 4127000860 and 4127000805.

The DNS determination will be posted in the Covington/Maple Valley Reporter on September 30, 2022 and October 7, 2022. The comment period for the DNS determination is open through October 14, 2022.

Attached for your review is the DNS determination and SEPA checklist.

If you would like to comment on the DNS determination, please submit your comments by written notice to Tal Weberg (Secretary of the Board) at the District office no later than October 14, 2022.

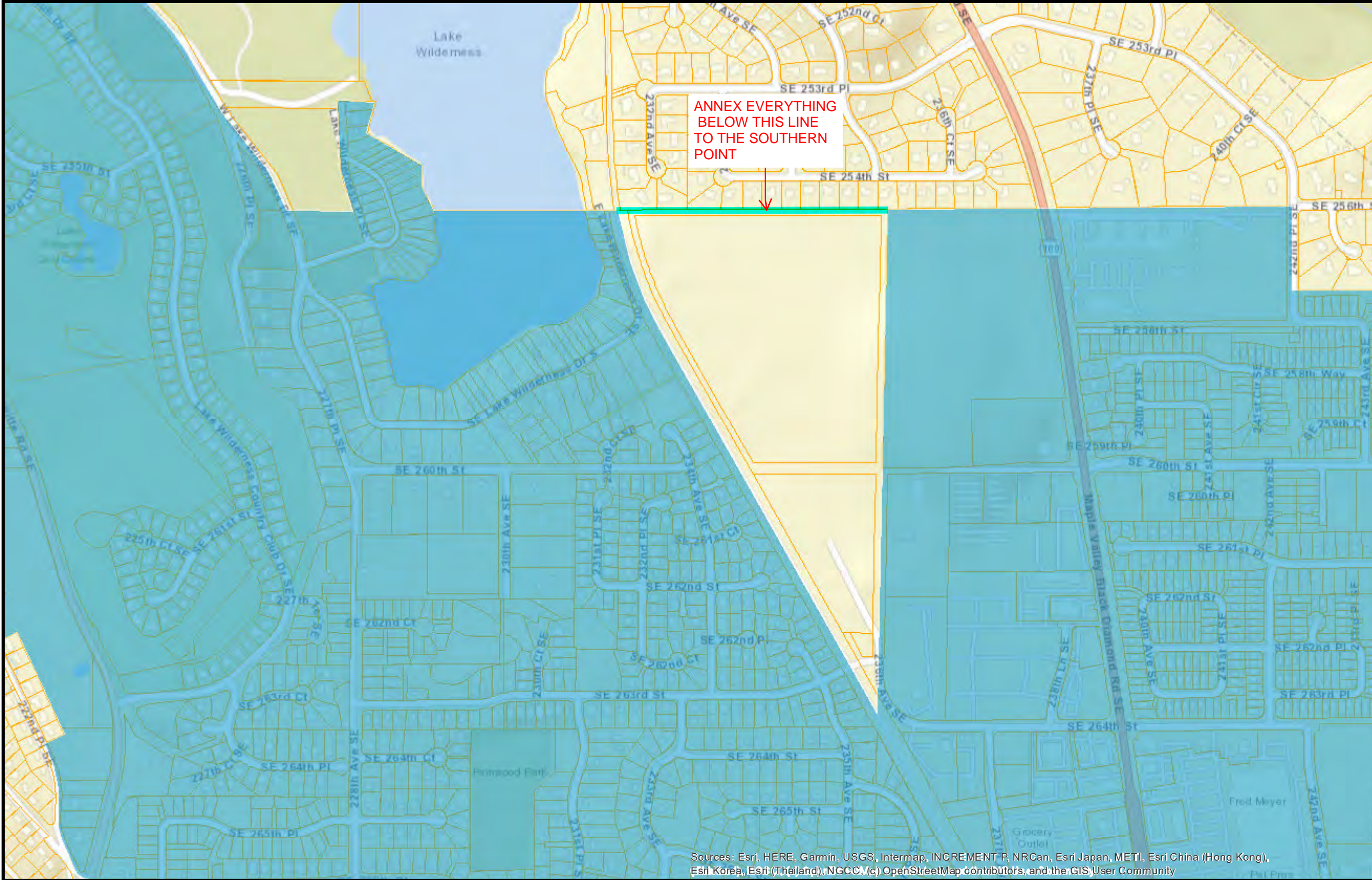
Thank you.

Leslie Boren
Project Coordinator



18631 SE 300th Pl
Covington, WA 98042
Direct 253.867.0925
Main 253.631.0565
Fax 253.867-0926

ArcGIS Web Map Exhibit L



Legend

- Water districts
- Covington Water District
- Parcels

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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Date: 2/1/2022

Web AppBuilder for ArcGIS



Exhibit M



WAC 197-11-970 Determination of Nonsignificance (DNS)

Description of Proposal: The project involves the annexation of approximately 33.6 acres of land into the Covington Water District Boundary.

Proponent: The HUB/Maple Valley Legacy project

The property is located generally at SE 260th St and Maple Valley Hwy. Parcels 4127000861, 4127000860 and 4127000805. It is in the Quarter NW, Section 27, Township 22, Range 6, in King County, Washington.

Lead Agency: Covington Water District

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

The DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by **October 14, 2022**.

Responsible Official: Tom Keown
Position/Title: General Manager
Phone: 253-867-0901
Address: 18631 SE 300th Place
Kent, WA 98042
Date: September 23, 2022

You may appeal this determination to Tal Weberg (Secretary of the Board) at the District office no later than **October 14, 2022** by written notice.

You should be prepared to make specific factual objections. Contact Tom Keown to read or ask about the procedures for SEPA appeals.

Published in the **Covington/Maple Valley Reporter September 30, 2022 and October 7, 2022**.

DocuSigned by:



General Manager



King County

Department of Assessments

Accounting Division

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

(206) 263-2284

Email: assessor.info@kingcounty.gov

<http://www.kingcounty.gov/assessor/>

John Wilson
Assessor

March 22, 2022

Lenora Blauman,
Executive Secretary
Boundary Review Board
YES-BR-0240

RE: Pre-Review Covington Water District – Maple Valley Legacy

Dear Ms. Blauman,

Thank you for the opportunity to review the preliminary legal description for the potential Maple Valley Legacy annexation to the Covington Water District.

Staff reviewed the legal description in Exhibit A stamped and dated 3/21/2022 and found it satisfactory for defining the potential annexation.

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

Sincerely,

Christie Most

Christie Most

GIS Specialist

King County Department of Assessments

206-263-2284

EXHIBIT A

ANNEXATION LEGAL DESCRIPTION

That portion of the Northwest Quarter of Section 27, Township 22 North, Range 6 East, Willamette Meridian, City of Maple Valley, King County, Washington, lying northeasterly of the southwesterly boundary line of King County Trail Right of Way (formerly Burlington Northern Railroad Right of Way).

Contains 46.05 acres, more or less.

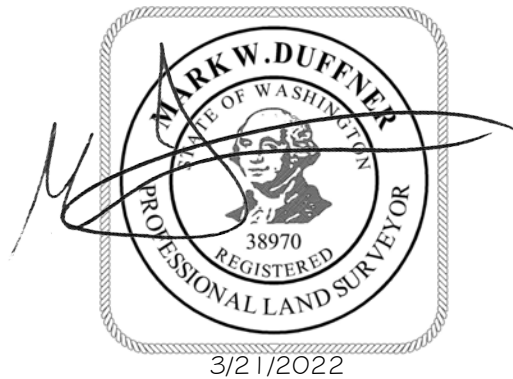
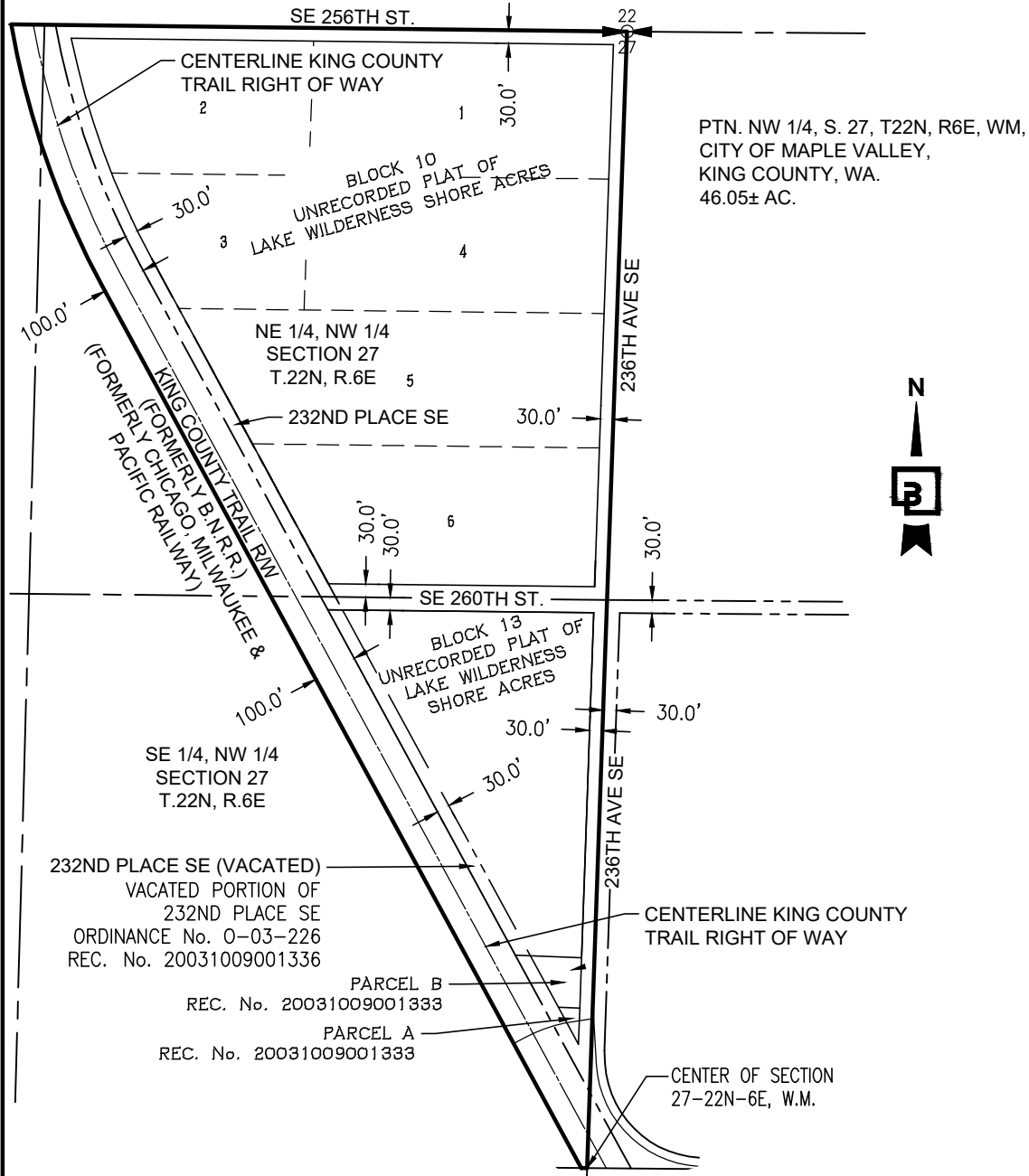


EXHIBIT B



C:_MWD Folder\MWD PROJECTS\21715 - The Hub\annexation\21715-EXH02-ANNEXATION.dwg 3/21/2022 2:20 PM MDUFFNER

SCALE: HORIZONTAL 1"=400' VERTICAL N/A	For: COVINGTON WATER DISTRICT	JOB NUMBER 21715
	Title: ANNEXATION	21715L.003.DOC SHEET 1 of 1
DRAWN <u> </u> MWD <u> </u> CHECKED <u> </u> MWD <u> </u> APPROVED <u> </u> MWD <u> </u> DATE 3/21/2022		



Barghausen Consulting Engineers, Inc.
 18215 72nd Avenue South
 Kent, W 98032
 425.251.6222 barghausen.com

COVINGTON WATER DISTRICT
ANNEXATION PETITION AND AGREEMENT

The undersigned owners (according to the records of the King County Department of Records and Elections) of at least 60% of the area of land described herein (the "annexation area") petition for annexation to the Covington Water District (the "District"), and agree to the following:

1. **Eligibility.** The annexation area is: (a) Within the District's approved service area, (b) Is not presently served with public water or is not served with public water by anyone other than the District, and (c) Is contiguous or within close proximity (as defined by statute) to the District's corporate boundaries.
2. **Approvals Required.** Annexations must be approved by the King County Boundary Review Board and the King County Council, as well as the District's Board of Water Commissioners (the "Board").
3. **Hearing.** The Board will conduct a public hearing prior to annexation, in accordance with state law.
4. **Annexation Boundaries.** A plat or map showing the annexation area boundaries is attached. The legal description is: Attached As follows: _____.

It is understood that the boundaries of a proposed annexation are within the sole discretion of the District, and the Board may reduce the boundaries at the above hearing.

5. **Cost of Annexation.** In view of the present high cost of annexation and the fact that annexation benefits only accrue to the annexed area, rather than the District as a whole, the District will charge the cost of annexation to the undersigned owners, unless this Petition for Annexation was initiated by the District. The petition was was not initiated by the District.

The cost of annexation includes, but is not limited to, time incurred by District employees, engineers and attorneys in drafting the above legal description and map; documents and maps required by the King County Council, King County Boundary Review Board and other governmental bodies; appearances at County hearings; meetings with County and other government officials; and filing fees and costs charged by governmental bodies.

6. **Cost of Water Service.** The District is legally required to charge the cost of extending its water system (pipelines and general facilities) to the properties to be served thereby. The District's Administrative Code sets forth the methods by which this cost is paid.

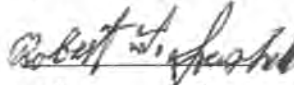
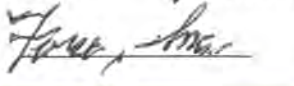
The District has made no representations that service will be provided other than at the cost of the property to be served, or concerning when water service will be extended to the annexation area.

7. **Deposit.** The District acknowledges receipt of \$8,000.00 as a deposit against the above cost of annexation. In the event that the District refunds all or any part of this deposit, it will be paid to the contact person shown below.

8. **Contact Person.** The District is authorized to deal with the following named agent for the undersigned on all matters concerning this Petition and the proposed Annexation:

Name: Jeff Potter - Integrity Land, LLC
 Address: 26250 238th Lane SE, Suite 101 Maple Valley, WA 98038
 Phone: (H) _____ (W) 206-391-8101

The District's obligations herein are subject to judicial, legislative and regulatory restrictions beyond the District's control (including, but not limited to, Endangered Species Act (ESA) and Initiative 695 (I-695)). The applicant releases the District from any and all direct or indirect liability or damages related to actions beyond the District's control and agrees to indemnify and hold the District harmless from any such action undertaken by any third person or agency based in whole or in part on the system improvements or service provided for herein. This application is conditioned upon and subject to applicant obtaining all required permits, and complying with all applicable laws and regulations, whether federal, state or local.

Signature (Husband & Wife)	Name (Print or Type)	Mailing Address	Property Description
	Robert S. Soushek for Fore, Inc.	23030 SE 272nd St Maple Valley, WA 98038	412700-0860
	City of Maple Valley	PO Box 320 Maple Valley, WA 98038	412700-0861
	City of Maple Valley	PO Box 320 Maple Valley, WA 98038	412700-0805

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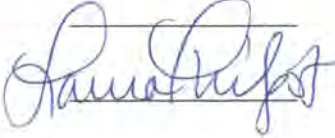
Signature (Husband & Wife)	Name (Print or Type)	Mailing Address	Property Description
_____	Robert Soushek for Fore, Inc.	23030 SE 272nd St Maple Valley, WA 98038	412700-0860
	City of Maple Valley	PO Box 320 Maple Valley, WA 98038	412700-0861
	City of Maple Valley	PO Box 320 Maple Valley, WA 98038	412700-0805
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

EXHIBIT A

ANNEXATION LEGAL DESCRIPTION ANNEXATION AREAS 412700-0805, 412700-0860 & 412700-0861

ANNEXATION AREA 412700-0805

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING EASTERLY OF THE PACIFIC COAST RAILROAD RIGHT OF WAY;

EXCEPT THE NORTH 30 FEET THEREOF;
EXCEPT THE EAST 30 FEET THEREOF;
EXCEPT THE SOUTH 30 FEET THEREOF;
AND EXCEPT THE WEST 30 FEET THEREOF;

(ALSO KNOWN AS LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 10, LAKE WILDERNESS SHORE ACRES, ACCORDING TO THE UNRECORDED PLAT THEREOF).

CONTAINING 27.68 ACRES, MORE OR LESS.

ANNEXATION AREA 412700-0860

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING EASTERLY OF CHICAGO, MILWAUKEE AND PACIFIC RAILWAY RIGHT-OF-WAY;

EXCEPT THE NORTH 30 FEET;
EXCEPT THE EAST 30 FEET;
EXCEPT THE WEST 30 FEET;

EXCEPT "PARCEL A" AND "PARCEL B" CONVEYED TO THE CITY OF MAPLE VALLEY BY DEED RECORDED UNDER RECORDING NO. 20031009001333;

TOGETHER WITH VACATED PORTION OF 232ND PLACE SE PURSUANT TO ORDINANCE NO. O-03-226 RECORDED UNDER RECORDING NO. 20031009001336.

(BEING KNOWN AS PORTION OF BLOCK 13, LAKE WILDERNESS SHORE ACRES, ACCORDING TO THE UNRECORDED PLAT THEREOF);

SITUATE IN THE CITY OF MAPLE VALLEY, COUNTY OF KING, STATE OF WASHINGTON.

CONTAINING 6.96 ACRES, MORE OR LESS.

ANNEXATION AREA 412700-0861

TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., ALSO KNOWN AS BLOCK 13 OF LAKE WILDERNESS SHORE ACRES, AN UNRECORDED PLAT IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHEASTERLY LINE OF 232ND PLACE SE AT A POINT WHICH IS NORTH 29°01'34" WEST DISTANT 97.19 FEET FROM THE INTERSECTION OF THE SAID NORTHEASTERLY LINE OF 232ND PLACE SE WITH THE WEST LINE OF 236TH AVENUE SE;
THENCE NORTH 29°01'34" WEST ALONG SAID NORTHEASTERLY LINE OF 232ND PLACE SE, 134.91 FEET;
THENCE NORTH 88°31'56" EAST, 117.78 FEET TO THE WEST LINE OF SAID 236TH AVENUE SE;
THENCE SOUTH 01°28'02" WEST, ALONG SAID WEST LINE OF 236TH AVENUE SE, 116.25 FEET;
THENCE SOUTH 88°31'58" WEST, 49.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.22 ACRES, MORE OR LESS.

