

**SUMMARY**

FILE NO. 2417  
 ENTITY: SOOS CREEK WATER & SEWER DISTRICT  
 ACTION: PETITION METHOD  
 TITLE: LAKEPOINTE SEWER ANNEXATION  
 NOI Link: <https://kingcounty.gov/en/-/media/king-county/independent/governance-and-leadership/government-oversight/boundary-review-board/docs/nois/2417-lakepointe.pdf?rev=64503c67e05f4178b6bdb23dc157c7ec&hash=2F377878983F9C9B0A11B2B2EFC557AA>

THOMAS GUIDE MAP NO. 717  
 DEEMED COMPLETE DATE: 10/27/23  
 DISTRIBUTED: 11/2/23  
 EXPIRATION 45 DAYS: 12/11/23  
 BOARD MEETING: 11/9/23

<b>Introduction</b>	The proposed action would add territory to the Soos Creek Water & Sewer District for the purpose of sewer service.
<b>Location</b>	The proposed annexation area is located within the City of Covington as well as the Covington Water District. Specifically, the proposed annexation area is located in the Southwest Quarter of Section 20, Township 22 North, Range 6 East, Willamette Meridian. It is located near SR 18 to the north and west and SE 256 <sup>th</sup> Street to the south and east.
<b>No. of Parcels:</b>	5 - Some are already located partially within in the Soos Creek Water & Sewer District Corporate Boundary
<b>Parcel Nos.</b>	2922069162, 1922069041, 3022069001, 2022069152, 2022069012
<b>Land Area</b>	Approximately 79.9 acres
<b>Existing Land Use</b>	The area is currently vacant and was previously used as a quarry pit with ponds. It is zoned as Mixed Residential (MR), Regional Commercial Mixed Use (RCMU), R-6 and R-12 by the City of Covington. The number of lots permitted in this area under these classifications is 6 dwelling units per acre in the R-6 zone, 12 dwelling units per acre in the R-12 zone, 50 dwelling units per an acre for MR and RCMU zones.
<b>Population</b>	0
<b>Assessed Valuation</b>	\$8,096,240
<b>District Comprehensive Plan/District Franchise</b>	The annexation area is included in the Soos Creek Water & Sewer District's sewer planning boundary within its current Sewer Comprehensive Plan which was adopted by Soos Creek Water & Sewer District Resolution No. 3444-S on July 23, 2014, and approved by King County Ordinance 17821 on June 2, 2014. The proposed annexation area is within the Soos Creek Water & Sewer District's Franchise Area.
<b>Urban Growth Area (UGA)</b>	The proposed annexation area is located within the UGA as identified under the State Growth Management Act (GMA) and the King County Comprehensive Plan.
<b>SEPA Declaration:</b>	The Soos Creek Water & Sewer District prepared a SEPA environmental checklist in July 2023 and made a Determination of Nonsignificance in July 2023.

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**ENTITIES/AGENCIES NOTIFIED:**

<b>King County Councilmember:</b>	Reagan Dunn, District 9
<b>King County Departments</b>	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
<b>Cities:</b>	Issaquah, Renton, Tukwila, SeaTac, Kent, Auburn, Covington, Algonia, Pacific, Maple Valley, Black Diamond
<b>Fire Districts/Regional Fire Authorities:</b>	King County Fire Protection District No. 10, King County Fire Protection District No. 25, King County Fire Protection District No. 40, King County Fire Protection District No. 24, King County Fire Protection District No. 37, King County Fire Protection District No. 43, King County Fire Protection District No. 47, King County Fire Protection District No. 31, Mountain View Fire and Rescue, Enumclaw Fire Department, Renton Regional Fire Authority, Puget Sound Regional Fire Authority, Valley Regional Fire Authority
<b>Water Districts:</b>	Cedar River Water and Sewer District, King County Water District 90, Highline Water District, Lake Meridian Water District, Covington Water District, Lakehaven Water and Sewer District
<b>Sewer Districts:</b>	Midway Sewer District
<b>School District:</b>	Issaquah School District, Tahoma School District, Kent School District, Renton School District, Auburn School District, Enumclaw School District, Highline School District, Tukwila School District
<b>Other:</b>	Puget Sound Regional Council, Muckleshoot Indian Tribe, Puget Sound Energy, Washington State Department of Ecology

## **SUMMARY - FILE NO. 2417**

The Soos Creek Water & Sewer District "the District" proposes to annex approximately 79.9 acres in the City of Covington adjacent to the District's current boundary for sewer services. The District initiated this annexation proposal, based upon a property owner petition, pursuant to RCW 57.24 (Annexation of Unincorporated Territory) which permits annexation of territory by the District Board of Commissioners. A Resolution for Annexation was approved by the District in July 2023.

This proposed annexation area "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 zoned as Mixed Residential (MR), Regional Commercial Mixed Use (RCMU), R-6 and R-12, by the City of Covington. The number of lots permitted in this area under these classifications is six dwelling units per acre in the R-6 zone, 12 dwelling units per acre in the R-12 zone, and 50 dwelling units per an acre for MR and RCMU zones. District officials report that the Territory is currently vacant, but it was previously used as a quarry pit with ponds. Further, it states that the proposed immediate and long-term use for the Territory is both commercial and residential via the LakePointe Village Development Agreement which the City of Covington entered into in 2016. Finally, water service to the Territory is provided from the Covington Water District, and the Territory is also located within the Covington Water District's corporate boundary.

District officials state that through regional planning, the District has been identified as the logical provider of sewer services to the Territory. Further, the Territory is included in the District's sewer planning boundary within its current Sewer Comprehensive Plan which was adopted by District Resolution No. 3444-S on July 23, 2014, and was approved by King County Ordinance 17821 on June 2, 2014. The proposed annexation area is within the District's Franchise Area.

The District reports that sewer construction will be accomplished via a developer extension agreement, District contract, and/or by Utility Local Improvement District (ULID,) and the District would both own and operate the completed system. Further, District officials state that the District is currently negotiating the terms of a developer extension agreement with the developer of the site. Regarding the specifics of the planned system, the District reports that it has existing mains south of the site that are 10 inches in diameter and that 10 or 12-inch mains would be provided to connect to said existing mains. Next, the District states it will utilize its system of gravity or force mains to transport sewage to Lift Station No. 11B, which is then pumped to King County Wastewater Treatment Division facilities near Kent for disposal and treatment. Further, the District states that although some upgrades are required and will be funded by the developer, all components of the sewage system have sufficient capacity for extension of sewer service to the Territory. Finally, the District states that it "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."

District representatives report 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 Countywide Planning Policies. Per the District, the King County Comprehensive Plan and King County Countywide Planning Policy sections which support this action include:

### **King County Comprehensive Plan**

- **F-255** In the Urban Growth Area, all new development shall be served by public sewers unless:
  - a) Application of this policy to a proposal for a single- family residence on an individual lot would deny all reasonable use of the property; or
  - b) Sewer service is not available for a proposed short subdivision of urban property in a timely or reasonable manner as determined by the Utilities Technical Review Committee. These on-site systems shall be managed by one of the following entities, in order of preference:
    - 1) The sewer utility whose service area encompasses the proposed short subdivision; or

2) The provider most likely to serve the area; or; 3) An Onsite Sewage System Maintainer certified by the Public Health – Seattle & King County.

The onsite system shall meet all state and county approval requirements. The approved short subdivision shall indicate how additional lots to satisfy the minimum

density requirements of the zoning will be located on the subject property in case sewers become available in the future. There shall be no further subdivision of lots created under this policy unless served by public sewers.

- **F-256** In the Urban Growth Area, King County and sewer utilities should jointly prioritize the replacement of onsite systems that serve existing development with public sewers, based on the risk of potential failure. King County and sewer utilities should analyze public funding options for such conversion and should prepare conversion plans that will enable quick and cost-effective local response to health and pollution problems that may occur when many on-site systems fail in an area.

### **King County Countywide Planning Policies**

- **PF-3** Provide reliable and cost-effective services to the public through coordination among jurisdictions and special purpose 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 that:
    - i. Provide equivalent performance to sewers;
    - ii. Provide the capacity to achieve planned densities; and
    - iii. Will not create a barrier to the extension of sewer service within the Urban Growth Area.

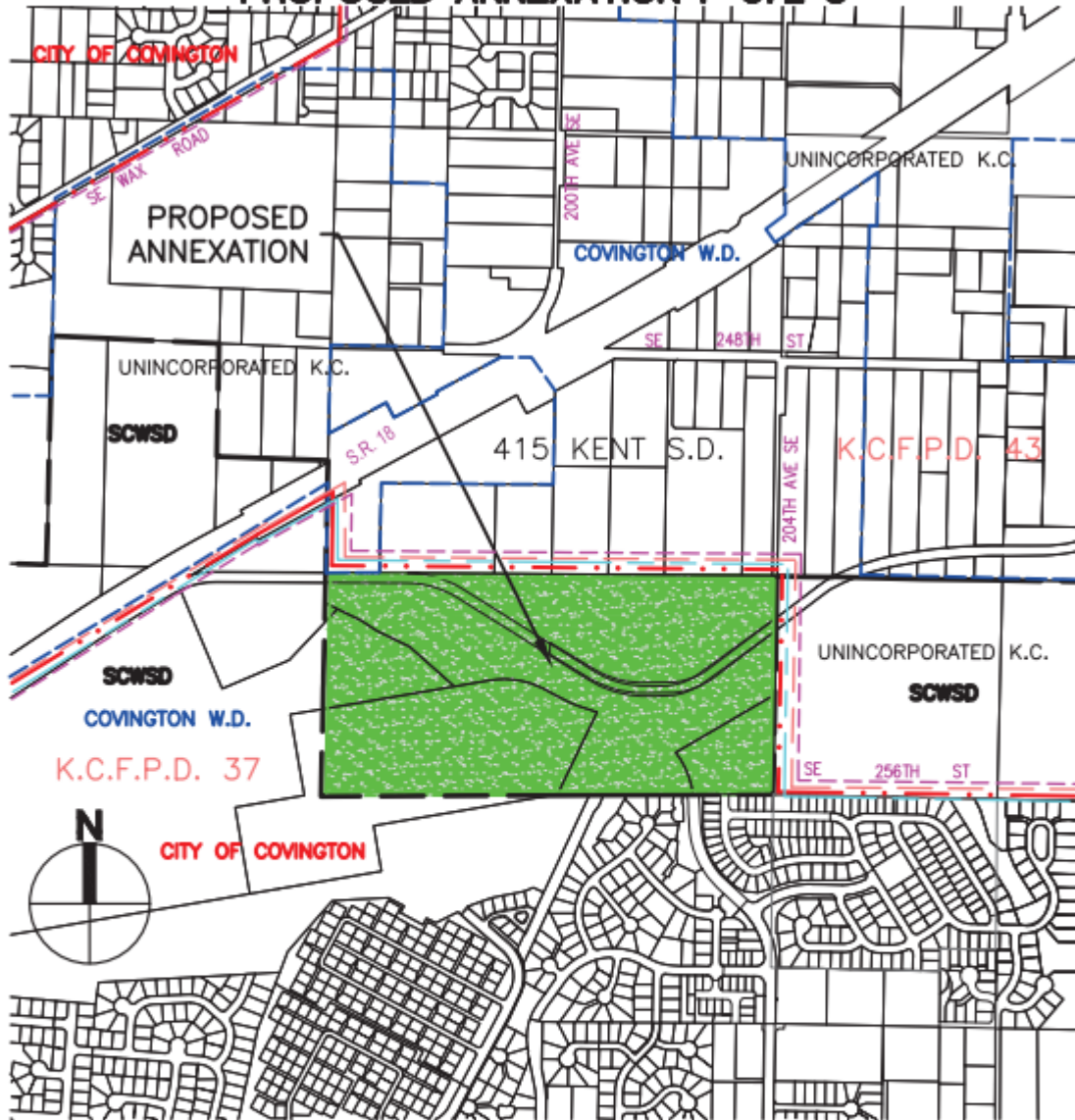
The District reports that the currently proposed annexation of the Territory by the District is consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). Specifically, RCW 36.93.180 requires that such actions be evaluated with respect to nine objectives. In this application, the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

- **Objective 1:** Preservation of natural neighborhoods and communities.
- **Objective 3:** Creation and preservation of logical service areas
- **Objective 4:** Prevention of abnormally irregular boundaries
- **Objective 7:** Adjustment of impractical boundaries.

**FILE NO. 2417-SOOS CREEK WATER & SEWER DISTRICT – LAKEPOINTE SEWER ANNEX.  
MAPS**

*Link to Unmarked Assessor's Office Map – SW 20-22-06*  
[https://aqua.kingcounty.gov/assessor/emap/InternetPDF/qs\\_SW202206.pdf](https://aqua.kingcounty.gov/assessor/emap/InternetPDF/qs_SW202206.pdf)

**SOOS CREEK WATER & SEWER DISTRICT  
PROPOSED ANNEXATION P-372-S**



- SCWSD CORPORATE BOUNDARY
  - SCWSD SEWER SERVICE PLANNING BOUNDARY
  - COVINGTON WATER DISTRICT BOUNDARY
  - CITY OF COVINGTON BOUNDARY
  - KING CO. URBAN GROWTH BOUNDARY
  - KING CO. FIRE PROTECTION DISTRICT BOUNDARY
  - KING CO. FIRE PROTECTION DISTRICT
  - SCHOOL DISTRICT
- K.C.F.P.D. 37**  
**415 KENT S.D.**

NOTE: SOME BOUNDARIES OCCUR ALONG THE SAME LINES, IN THESE AREAS LINES HAVE BEEN SEPARATED FOR VISUAL PURPOSES.

SCALE: 1" = 1000' MJL 10/05/2023 PROJ. NO.: 23300

# SCWSD Sewer Corporate Boundary Map

