

SUMMARY

FILE NO. 2422

ENTITY: DRAINAGE DISTRICT 5-5A

ACTION: WITHDRAWAL RESOLUTION

TITLE: ENUMCLAW

NOI Link: <https://cdn.kingcounty.gov/-/media/king-county/independent/governance-and-leadership/government-oversight/boundary-review-board/docs/nois/2422.pdf?rev=833371bc666f402a8bd95671db593e5f&hash=243E8C8CDC883322AF58FB6AB83C8CA7>

DEEMED COMPLETE DATE: 1/6/26

DISTRIBUTED: 1/7/26

EXPIRATION 45 DAYS: 2/20/26

BOARD MEETING: 1/8/26

Introduction	The proposed withdrawal of territory would remove territory from the King County Drainage District 5-5A. Most, but not all, of the territory proposed for removal is located within the City of Enumclaw.
Location	The proposed area for withdrawal is located within and near the City of Enumclaw. If the proposed territory is withdrawn, King County Drainage District 5-5A would then be bounded by SE 424 th Street to the north, 284 th Avenue SE to the east, SE 440 th Street to the south and the corporate boundary of the City of Enumclaw to the west.
No. of Parcels:	Parcel list is 153 parcels, but Notice of Intention also lists 616 "tax lots"
Parcel Nos.	153 specific parcels identified
Land Area	519.2 acres would remain in King County Drainage District 5-5A if territory is removed
Existing Land Use	Residential, commercial and industrial
Population	Not provided
Assessed Valuation	\$461,184,744
District Comprehensive Plan/District Franchise	A portion of the territory proposed for removal is located in the City of Enumclaw, which has a comprehensive plan.
Urban Growth Area (UGA)	The territory proposed for removal is located within the UGA as identified under the State Growth Management Act (GMA) and the King County Comprehensive Plan.
SEPA Declaration:	King County Drainage District 5-5A prepared a SEPA environmental checklist in October 2025 and made a Determination of Non-Significance in December 2025.

ENTITIES/AGENCIES NOTIFIED:

King County Councilmember:	Reagan Dunn, District 9
King County Departments	KCIT, King County Council, Department of Assessments, Department of Community and Human Services, Department of Executive Services, Department of Local Services, Department of Natural Resources and Parks, King County Elections, King County Executive's Office, King County Prosecuting Attorney's Office, Public Health Seattle & King County
Cities/Towns:	Enumclaw, Black Diamond, Auburn
Fire Districts/Regional Fire Authorities:	Enumclaw Fire Department, Mountain View Fire and Rescue, Valley Regional Fire Authority, King County Fire Protection District No. 47
Water Districts:	Covington Water District
Sewer Districts:	Soos Creek Water and Sewer District
School Districts:	Enumclaw School District, Auburn School District, Tahoma School District, Kent School District
Hospital Districts:	Public Hospital District No. 1
Other:	Puget Sound Regional Council, Puget Sound Energy, Washington State Department of Ecology, Sound Transit, Port of Seattle, King County Library System, Muckleshoot Indian Tribe

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King County Drainage District 5-5A "the District" proposes to withdraw territory from its district in and near the City of Enumclaw. The District proposes this withdrawal of territory based upon resolution by District's Board of Commissioners. The District held a public hearing regarding an "Intent to transfer a portion of the Service Area to the City of Enumclaw" on June 9, 2025. Additionally, the District approved a resolution approving the withdrawal of territory pursuant to RCW 58.28.035 and RCW 36.93.130 on September 8, 2025. The District also submitted a SEPA checklist on October 7, 2025, and issued a SEPA Determination of Non-Significance on December 8, 2025.

This proposed area of withdrawal "the Territory" is located within the Urban Growth Area as identified under the State Growth Management Act (GMA) and the King County Comprehensive Plan. The territory is mostly located within the boundaries of the City of Enumclaw, but there is a portion of the Territory that is comprised of the Enumclaw Sierra Vista Potential Urban Annexation Area "the Enumclaw Sierra Vista PAA" that is located in the unincorporated area of King County. The District provides no information regarding its own planning framework, but it states that the City of Enumclaw has a comprehensive plan that meets GMA requirements.

The District provides conflicting information as to the size of the Territory, at one point in the Notice of Intention "the NOI" providing a list of 153 parcels, but then also describing 616 "tax lots" in another portion of the NOI. The District reports that the assessed valuation of the Territory is \$461,184,744, but it does not provide a population estimate. Further, the District states that the size of the remaining District would be 519.2 acres should the Territory be removed, but it does not provide a size of the Territory itself.

The District states that should the Territory be removed from the District, all three members of the District's Board of Commissioners would then live outside of the District's boundaries, and, as such, would no longer be qualified to serve as commissioners. District representatives state that if the Territory be removed from the District, King County would need to appoint new commissioners to serve or, alternatively, dissolve the District. Further, the District reports that should the Territory be withdrawn, it intends to enter into an interlocal agreement with the City of Enumclaw regarding the transfer of the District's assets to the City of Enumclaw. It also provides a copy of the draft agreement as well as a copy of the City of Enumclaw Resolution No. 1843 of May 27, 2025, wherein the Enumclaw City Council approved:

"A resolution of the City of Enumclaw, King County, Washington, expressing the City Council's willingness to incorporate King County Drainage District No. 5 and 5A into the City of Enumclaw, subject to the outcome of a public hearing and final approval of an interlocal agreement."

The District states that withdrawal of the Territory will affect District revenues and expenditures as well as City of Enumclaw expenditures and potentially revenues as, per the District, "This area which is being requested to be withdrawn which will then by Interlocal Agreement be within the jurisdiction of the City of Enumclaw for storm water control will have an impact on City expenditures that are currently being expended by the Drainage District to provide for storm water control." The District reports that the proposed withdrawal of the Territory will not affect King County revenues or expenditures. However, the District does not mention in the NOI that a portion of the Territory is located in the unincorporated area of King County, specifically the Enumclaw Sierra Vista PAA. Further, the District provides no specific dollar estimates regarding potential effects to any entity's revenues or expenditures.

District representatives state that the proposed withdrawal of the Territory is consistent with the Board's factors listed in RCW 36.93.170 as "it does not affect population density or zone, it allows the City of Enumclaw to provide storm water services to an area that all other services is being provided by the City of Enumclaw."

Further District representatives report that the proposed withdrawal of the Territory is or is not applicable to the Board's objectives per RCW 36.93.180 in the following ways:

Objective No.	Objective	<i>District-Provided Reason Annexation of Territory Supports Objective</i>
1	Preservation of natural neighborhoods and communities	The area being withdrawn is currently within the City of Enumclaw.
2	Use of physical boundaries, including but not limited to bodies of water, highways, and land contours	The property being withdrawn is currently within the city limits of the City of Enumclaw.
3	Creation and preservation of logical service areas	The City of Enumclaw currently provides all other services within the area being withdrawn from the Drainage District.
4	Prevention of abnormally irregular boundaries	No abnormal or irregular boundaries are proposed.
5	Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas	Does not apply.
6	Dissolution of inactive special purpose districts	Does not apply.
7	Adjustment of impractical boundaries	Does not apply.
8	Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character	Does not apply.
9	Protection of agricultural and rural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority	Does not apply.

FILE NO. 2422-KING COUNTY DRAINAGE DISTRICT 5-5A – ENUMCLAW WITHDRAWAL OF TERRITORY MAPS

Links to Unmarked Assessor's Office Maps

NE 24-20-06 - https://aqua.kingcounty.gov/assessor/emap/InternetPDF/qs_NE242006.pdf

NW 19-20-07 - https://aqua.kingcounty.gov/assessor/emap/InternetPDF/qs_NW192007.pdf

SE 13-20-06 - https://aqua.kingcounty.gov/assessor/emap/InternetPDF/qs_SE132006.pdf

SW 18-20-07 - https://aqua.kingcounty.gov/assessor/emap/InternetPDF/qs_SW182007.pdf



