

SUMMARY

FILE NO. 2424

ENTITY: WATER DISTRICT NO. 119

ACTION: ANNEXATION - RESOLUTION - RCW 57.24.170

TITLE: KELLY ROAD ANNEXATION

DEEMED COMPLETE DATE: 8/19/26

DISTRIBUTED: 9/8/26

EXPIRATION 45 DAYS: 10/6/26

BOARD MEETING: 9/10/26

NOI Link: <https://cdn.kingcounty.gov/-/media/king-county/independent/governance-and-leadership/government-oversight/boundary-review-board/docs/nois/2424-noi.pdf?rev=91ebf05f3d314e39b387d2a5b31bc264&hash=3B68722A18DF3BA45264C5914595CD16>

Introduction	The proposed action would add territory to Water District No. 119 for the purpose of water service.
Location	The proposed annexation area is located in the rural area southeast of the City of Duvall. Specifically, the proposed annexation area is located in Section 27, Township 26 North, Range 7 East, Willamette Meridian. It is located bisected by Kelly Road NE and NE Lake Joy Road north of NE 122 nd Street.
No. of Parcels:	17
Parcel Nos.	2726079018, 2726079021, 2726079027, 2726079030, 2726079030, 2726079034, 2726079035, 2726079038, 2726079039, 2726079060, 2726079061, 2726079062, 2726079074, 2726079075, 2726079107, 2726079109, 2726079110, 2726079111, 2726079108 (Tract X)
Land Area	Approximately 95.67 acres
Existing Land Use	The area is currently comprised of a mix of developed properties with single family residences and vacant parcels. It is zoned RA-5 by King County.
Population	Approximately 28-50 residents.
Assessed Valuation	\$13,189,000
District Comprehensive Plan/District Franchise	The King County Council approved Water District No. 119's Water System Plan via its Ordinance No. 18260 on March 22, 2016. Water District No. 119 is currently in the process of updating this plan. A franchise agreement is required, and Water District No. 119 is in the process of negotiating an agreement.
Urban Growth Area (UGA)	The proposed annexation area is located outside the UGA as identified under the State Growth Management Act (GMA) and the King County Comprehensive Plan.
SEPA Declaration:	Water District No. 119 prepared a SEPA environmental checklist and made a Determination of Nonsignificance on March 4, 2026.

ENTITIES/AGENCIES NOTIFIED:

King County Councilmember:	Sarah Perry, District 3
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:	Redmond, Duvall, Carnation, Sammamish
Fire Districts/Regional Fire Authorities:	Woodinville Fire and Rescue, King County Fire Protection District No. 45, King County Fire Protection District No. 34, King County Fire Protection District No. 27, King County Fire Protection District No. 10, King County Fire Protection District No. 38
Water Districts:	Woodinville Water District, Fall City Water District
Sewer Districts:	Sammamish Plateau Water & Sewer District, NE Sammamish Sewer & Water District
School Districts:	Riverview School District, Northshore School District, Lake Washington School District, Snoqualmie Valley School District, Issaquah School District
Hospital Districts:	Public Hospital District No. 2, Public Hospital District No. 4
Other:	Puget Sound Regional Council, Puget Sound Energy, Washington State Department of Ecology, Washington State Department of Health, Sound Transit, Port of Seattle, King County Library System

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Water District No. 119 "the District" proposes to annex approximately 95.67 acres mostly contiguous to its current boundary in the rural area southeast of the City of Duvall for purposes of water service. The District proposes this annexation based upon a resolution of the District's Board of Commissioners pursuant to RCW 57.24.170 as the proposed annexation area is both under 100 acres in size and at least 80% of the proposed annexation area's boundaries are contiguous to the District. A Resolution for Annexation was approved by the District Board of Commissioners on May 6, 2026.

This proposed annexation area "the Territory" is located outside the UGA as identified under the State Growth Management Act (GMA) and the King County Comprehensive Plan. It is zoned RA-5 by King County. District officials report that some of the parcels in the Territory are developed with single family residences, some parcels are vacant, and one is owned by King County. Further, the District estimates that between 28 and 50 residents currently live in the Territory.

The District states that the Territory is currently included in the District's water service area as detailed in its Water System Plan which the King County Council approved via its Ordinance No. 18260 on March 22, 2016. Further, District officials share that the District currently provides water service to seven of the 17 parcels in the Territory, and the District also adds that annexation of the Territory would enable registered voters residing in the Territory to vote for District commissioners. Additionally, District representatives state that annexation of the Territory would support the District in an effort to eventually provide water service to all parcels in the Territory which it contends would be consistent with its standards and policies.

The District reports that it is generally funded via Utility Local Improvements Districts, general facility charges and developer extension agreements. It adds that it believes that its method of financing, "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." Specifically, District representatives share that service extended to the Territory may include developer extension agreements, and in respect to such agreements, it states, "All water extensions installed via a Developer Extension Agreement are conveyed to the District at no cost by Bill of Sale for acceptance by the District for ownership. Once the District takes ownership of water mains, hydrants, valves, water services, air-vacs, and blow offs, it is responsible for the operation and maintenance of said water system. Water consumption is metered and customers are billed accordingly." Further, the District shares that it may impose special rates or surcharges to customers in certain services areas in order to serve those specific areas which require extraordinary capital investments and/or maintenance costs and that those costs will be borne only by customers located in the benefited service area. The District does not provide specific financial information regarding the impact of annexation to its finances or to the finances of other potentially affected entities.

The District reports that it has water capacity available for service to the Territory at fire flow which includes all domestic flows. However, it states that specific capacity rate is dependent on multiple factors and that more definitive modeling would be needed to provide specific flows and pressure information. It further reports that all of its water is acquired via a full requirements wholesale water agreement with the City of Seattle which extends through the end of 2061, with certain automatic 10-year extensions. Although it reports that its water service is available adjacent to the Territory, the District states a water main extension of approximately 4,000 lineal feet would be required in order to serve all properties within the Territory. Additionally, it shares that the Territory would be served by its two water storage tanks near Lake Joy, and it adds that each tank has a 158,000 gallon capacity that operate via gravity flow. The District states that it is not aware of planned development in the Territory, but it also shares its belief that annexation of the Territory to the District would increase the incentive for parcel owners of existing developed properties to connect to its service vs. continuing to use their existing private wells. As the Territory is located in the rural area, sewer service is not available, and developed parcels in the Territory utilize onsite septic systems.

The District reports that its proposed annexation of the Territory is consistent with the following sections of both the King County Comprehensive Plan and King County Countywide Planning Policies.

King County Comprehensive Plan

- **F-483** Water utilities that obtain water from, or distribute water in unincorporated King County, and water utilities formed as special purpose districts under Title 57 Revised Code of Washington are required to submit water system plans to the County for review and approval and shall describe in their plans how they intend to meet their duty to provide service within their retail service areas, and generally how they plan to meet water service needs in their future service.
- **F-484** In both the Urban Growth Area and Rural Areas of King County, all new construction and all new subdivisions shall be served by an existing Group A public water system except in the circumstance when no Group A public water system can provide service in a timely and reasonable manner per Revised Code of Washington 70.116.060 and 43.20.260 or when no existing system is willing and able to provide safe and reliable potable water with reasonable economy and efficiency per Revised Code of Washington 19.27.097.
- **F-485** In the Urban Growth Area, individual private wells for single detached residences are not permitted unless requiring connection would deny all reasonable use of the property. In that case, the well would be allowed only as an interim facility until service by a public water system can be provided.
- **F-492** King County shall encourage the adoption of state or local laws and codes to limit the construction of new exempt wells, and shall encourage abandoning existing exempt wells, within water utility service areas and promote the safe and timely decommissioning of wells no longer in service.

King County Countywide Planning Policies

- **PF-5** Develop plans for long-term water provision to support growth and to address the potential impacts of climate change and fisheries protection on regional water resources.
- **PF-6** Ensure that all residents have access to safe, reliably maintained, and sustainable drinking water source that meets present and future needs.
- **PF-7** Coordinate water supply among local jurisdictions, tribal governments, and water purveyors to ensure reliable, sustainable, and cost-effective sources of water for all users and needs, including residents, businesses, fire districts, and aquatic species.
- **PF-8** Plan and locate water systems in the Rural Area that are appropriately sized for rural uses and densities and that do not increase development potential in the Rural Area.
- **PF-9** Recognize and support agreements with water purveyors in adjacent cities and counties to promote effective conveyance of water supplies and to secure adequate supplies for emergencies.
- **PF-10** Implement water conservation and efficiency efforts to protect natural resources, reduce environmental impacts, and support a sustainable long-term water supply to serve the growing population.

The District reports that its proposed annexation of the Territory is consistent with the Boundary Review Board-specific objectives found in 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 extension of water service to the area would enable the area to be further developed consistent with the neighborhood and land jurisdiction zoning.
2	Use of physical boundaries, including but not limited to bodies of water, highways, and land contours	Existing tax lot lines and the exiting District service area boundary would be used as the boundaries.
3	Creation and preservation of logical service areas	The extension of the District corporate boundary conforms to all current land use and utility service policies for the area.
4	Prevention of abnormally	The proposed annexation area does not create a more

	irregular boundaries	abnormally irregular boundary than what currently exists.
5	Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas	Does not apply.
6	Dissolution of inactive special purpose districts	Does not apply.
7	Adjustment of impractical boundaries	Does not apply.
8	Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character	Does not apply.
9	Protection of agricultural 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. 2424 – WATER DISTRICT NO. 119 – KELLY ROAD ANNEXATION

MAPS

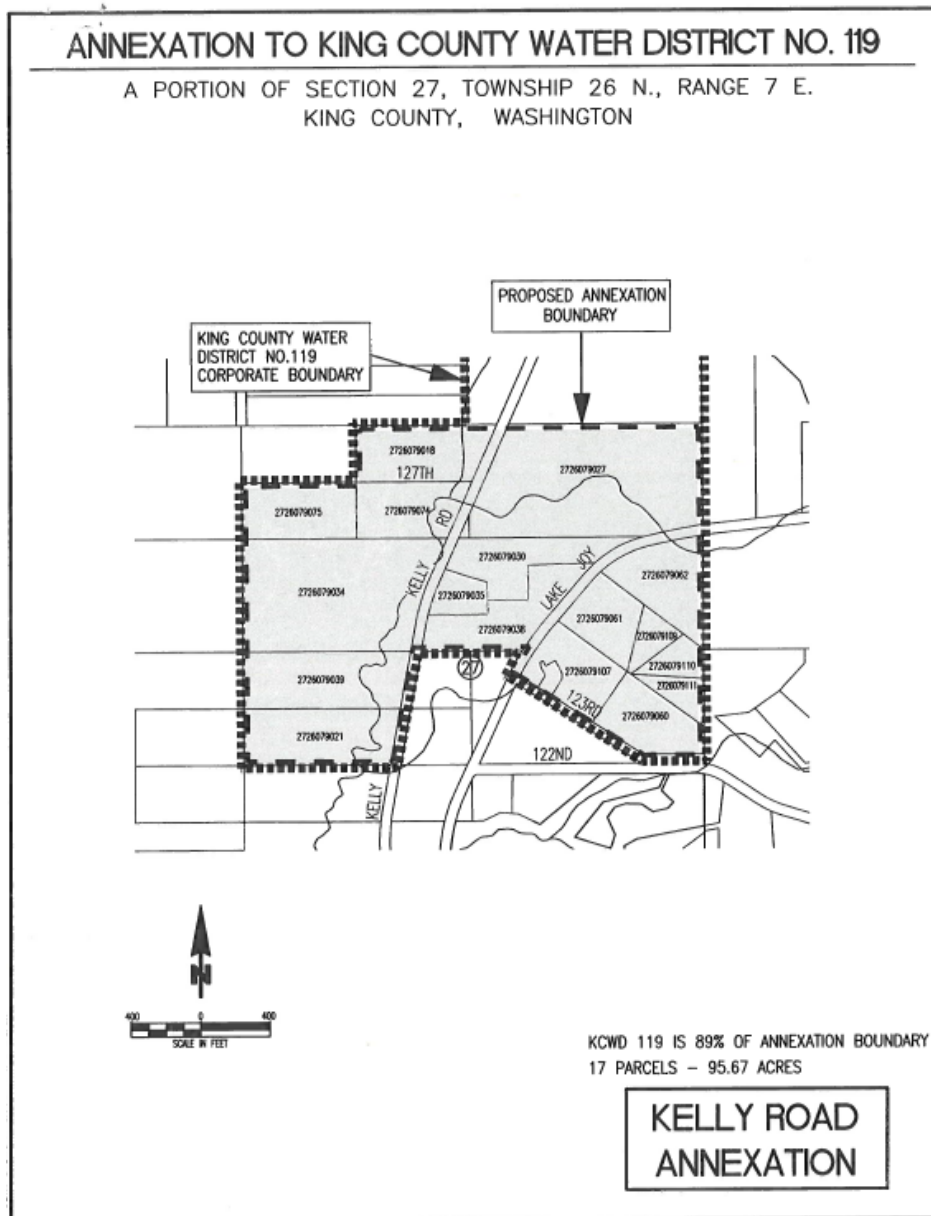
Links to Unmarked Assessor's Office Maps

NE 27-26-07 - https://aqua.kingcounty.gov/assessor/emap/InternetPDF/qs_NE272607.pdf

NW 27-26-07 - https://aqua.kingcounty.gov/assessor/emap/InternetPDF/qs_NW272607.pdf

SW 27-26-07 - https://aqua.kingcounty.gov/assessor/emap/InternetPDF/qs_SW272607.pdf

SE 27-26-07 - https://aqua.kingcounty.gov/assessor/emap/InternetPDF/qs_SE272607.pdf



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

