

S U M M A R Y

FILE NO.	2279	Thomas Guide Map No.	568/569
		Date Received:	06/17/08
		Date Distributed:	06/18/08
ENTITY	Eastside Fire & Rescue (King County Fire Protection District No. 10)	Date Filed:	06/17/08
ACTION	Property Owner Petition for Annexation to Permit Extension of Fire Service Area	Expiration 45 Days:	08/01/08
TITLE	Blakely Woods Area Annexation	Board Meeting:	07/10/08

Location	The Blakely Woods Area Annexation Area is located entirely within Unincorporated King County. The northern boundary of the site is formed by 285 th Place NNE. The eastern boundary is formed by 292 nd Avenue NE (if extended). The southern boundary is formed by NE 12 th Street. The western boundary is generally formed by 288 th Avenue NE (if extended).
Land Area	35.6 acres
Current Land Use:	Residential Uses; Vacant Land
Population	Estimated at 24 persons
Assessed Valuation	\$11,575,000
County Comprehensive Plan Designation	Rural Residential Use
County Zoning	RA-5 (One dwelling unit/5 acres)
City Comprehensive Plan Designation/ Zoning	Not applicable
District Comprehensive Plan	King County's Comprehensive Plan is utilized as a basis for Fire District Planning and Service Systems, consistent with RCW 52.04.
District Franchise	Not Applicable
Urban Growth Area (UGA)	The site is located entirely within Rural Area of Unincorporated King County as defined in the King County Comprehensive Plan
SEPA Declaration	A SEPA Environmental Checklist was prepared and a determination of Non-Significance was issued in June 2008.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Kathy Lambert

King County: Clerk of Council, Department of Natural Resources (DNR); Department of Development and Environmental Services (DDES), Department of Assessments, Department of Transportation (DOT), State Department of Ecology (DOE), King County "911" Program, Office of Management and Budget, Deputy Prosecuting Attorneys' Office, King County Records and Election Division, Fire Marshal Division, Historic Preservation Program, Puget Sound Regional Council, Community and Human Services, Public Health Department

Cities: Carnation; Sammamish

Fire Districts: King County Fire Protection District No. 27; City of Snoqualmie

Water Districts: Ames Lake Water Association; Fall City Water District; Sammamish Plateau Water & Sewer District; King County Water District No. 123

Sewer Districts: Not Applicable

School District: Snoqualmie School District No. 410

Other Districts: King County Hospital District No. 4

SUMMARY File No. 2279

Eastside Fire & Rescue proposes to annex properties within Unincorporated King County. The entirety of the proposed Blakely Woods Annexation Area (35.6 acres) is within the Rural Area of Unincorporated King County.

Eastside Fire & Rescue initiated this annexation proposal based on a petition by property owners seeking fire suppression, emergency medical services and other associated services available from the District. The authority for annexation is derived from RCW 52.04.031. A Resolution for Annexation was approved by the District in April 2008.

The Blakely Woods Area Annexation Area northern boundary is formed by 285th Place NE. The eastern boundary is formed by 292nd Avenue NE (if extended). The southern boundary is formed by NE 12th Street. The western boundary is generally formed by 288th Avenue NE (if extended).

The proposed Blakely Woods Annexation is reported to be consistent with the State Growth Management Act (RCW 36.70.) More specifically, Fire District representatives report that the proposed annexation conforms to the State Growth Management Act (RCW 36.70A.) For example, the annexation is supported by RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit development of public services (e.g., fire protection; emergency services) to support new land uses as envisioned in the Act.

The proposed Blakely Woods annexation is reported to also address the King County Comprehensive Plan/Countywide Planning Policies. For example, the Annexation is consistent with Policies F-101, F-102, and F-104 which support regional coordination of essential public services and facilities. Policies F-206 and F-207 support services in Rural Areas as necessary to preserve public welfare and safety. Fire protection service is also necessary in keeping with standards for effective, economic, efficient land management and for environmental protection for this Area.

The Blakely Woods Annexation reportedly will provide the opportunity for fire protection service, emergency medical services, and related public services to the Area, but this action will not have any direct effect on King County plans and regulations relating to land use designations, zoning, population allocations, or other public facilities/services associated with the proposed annexation to Eastside Fire & Rescue.

More specifically, under King County standards, the entirety of the Blakely Woods Annexation Area is designated as Rural Residential and permitted to be developed with residential uses of one unit per five acres. Currently, the Blakely Woods Area includes some developed properties and some vacant properties which could be developed with single-family homes.

King County will continue to govern land uses, public services and facilities, and public improvements in the Blakely Woods Area. Environmentally sensitive areas would also be preserved by King County under the provisions of this annexation. Other public services (e.g., police service, libraries, schools, recreation, hospital services) would continue as currently provided to the Blakely Woods Area.

Eastside Fire & Rescue representatives report that the Blakely Woods Area Annexation would be consistent with RCW 36.93.180 (Objectives of the Boundary Review Board). For example, the proposed annexation would help to preserve and enhance the community (Objective 1) through the provision of a public service that would enhance public health and safety. Annexation will enable access to coordinated services that will protect the built and natural communities.

The proposed annexation is also consistent with Objective 2 and Objective 3, which call for logical and viable service areas. Similarly the annexation would be consistent with Objective 4 and Objective 7 calling for regular and practical boundaries. Eastside Fire & Rescue has approved plans, technology, and resources required to provide coordinated, orderly service to properties within the District.

The Blakely Woods Annexation would not affect other services. More specifically, water to the area will continue to be available from Ames Lake Water Association. Sewers are prohibited in the Rural Area; however, septic systems are available to serve the developed properties. Police services are provided by the King County Sheriff. Residents have access to regional and local services and amenities (e.g., parks, recreational facilities, libraries.)

Eastside Fire & Rescue representatives report that the agency has planned for provision of fire suppression, emergency medical care, and related service to the Blakely Woods Annexation Area. The District has adequate facilities and equipment to serve the Area. Funding will be available from existing revenue and anticipated new revenue to support services to the Blakely Woods Area.

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Exhibit F

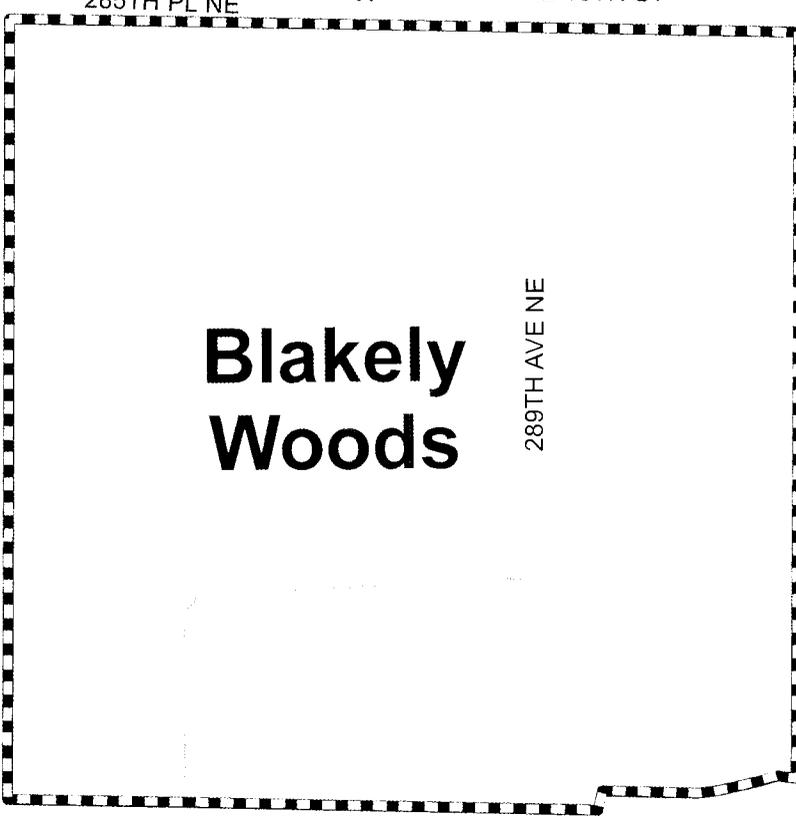
JUN 17 2008

State Boundary Review Board For King Co.

Fire District 10

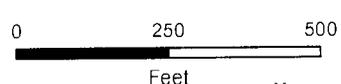
Blakely Woods

FD 27



Blakely Woods Annexation to Fire District 10

-  Blakely Woods Annexation Area
-  Fire District 10
-  KC Fire Districts
-  Parcels
-  Streets



June 10, 2008



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