

SUMMARY

FILE NO.	2283	Thomas Guide Map No. 719
		Date Received: 07/09/08
		Date Distributed: 07/10/08
ENTITY	Covington Water District	Date Filed:
ACTION	Property Owner Petition for Annexation to Permit Extension of Water Service Area/ Resolution for Annexation	Expiration 45 Days: 08/23/08
TITLE	Sugarloaf Mountain Annexation	Board Meeting: 08/14/08

---

Location	The annexation area is located within Unincorporated King County. The northern boundary of the site is formed by Kent-Kangley Road. The western-most boundary is west of (and generally follows) 309 <sup>th</sup> Avenue SE (if extended). The southern boundary is generally formed by SE 280 <sup>th</sup> Street (if extended). The eastern boundary generally follows 320 <sup>th</sup> Avenue SE (if extended).
Land Area	Approximately 640 acres (32 parcels)
Existing Land Use	Vacant Land
Population	None
Assessed Valuation	\$86,677.00
County Comprehensive Plan/County Zoning	Rural Residential Use (RR) - R-5 (one dwelling unit per 5 acres);
City Comprehensive Plan/ Zoning	Not Applicable
District Comprehensive Plan	The Covington Water District Comprehensive Plan/Coordinated Water Systems Plan establishes provisions for water service to the proposed annexation area (February 2008).
District Franchise	The required franchise is planned for adoption and implementation, pursuant to the Covington Water District Comprehensive Plan, by agreement with King County.
Urban Growth Area (UGA)	The Sugarloaf Mountain Annexation Area is located within the Rural Area as established by the King County Comprehensive Plan.
SEPA Declaration:	An Environmental Checklist was prepared for The Sugarloaf Mountain Annexation Area. A Determination of Non-Significance was issued in June 2008.

**ENTITIES/AGENCIES NOTIFIED:**

**King County Council Member(s)** Reagan Dunn

**King County:** Clerk of Council, Department of Natural Resources (DNR); Department of Development and Environmental Services (DOES), 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:** Black Diamond; Covington, Kent, Maple Valley

**Fire Districts:** King County Fire Protection District No. 47; Maple Valley Fire & Safety (No. 43); King County Fire Protection District No. 17; Mountain Fire & Rescue (No. 44); City of Kent Fire Department (No. 37)

**Water Districts:** Cedar River Water and Sewer District; King County Water District No. 111; Soos Creek Water & Sewer District; City of Auburn

**Sewer Districts:** Not Applicable

**School District:** Tahoma No. 409

## SUMMARY - File No. 2283

Covington Water District proposes to annex approximately 640 acres of land (32 parcels). The Covington Water District initiated this annexation proposal, based upon a citizen petition, pursuant to RCW 5724 (Annexation of Unincorporated Territory) which permits annexation of territory by the District Board of Commissioners. The District approved a Resolution for Annexation in October 2007.

The Sugarloaf Mountain Annexation area is located entirely within the Rural Area of Unincorporated King County. The northern boundary of the site is formed by Kent-Kangley Road. The western-most boundary is west of (and generally follows) 309<sup>th</sup> Avenue SE (if extended). The southern boundary is generally formed by SE 280<sup>th</sup> Street (if extended). The eastern boundary generally follows 320<sup>th</sup> Avenue SE (if extended).

The Covington Water District includes within its Comprehensive Plan the Sugarloaf Mountain Annexation Area. The Sugarloaf Mountain Annexation Area Annexation is being proposed by the Covington Water District at this time in order to facilitate the provision of coordinated water services (including fire flow service) to the subject properties - which are permitted by King County for development with low-density residential uses permitted in the Rural Area. At present, public water services are not provided to The Sugarloaf Mountain Annexation Area. The District reports sufficient resources to provide services to future residential customers at Sugarloaf Mountain.

Covington Water District representatives report that the proposed annexation is also consistent with the King County Comprehensive Plan. The proposed action specifically addresses King County Countywide Planning Policies (e.g., CA-6, LU-6, FW-31, CO-16, F-225, F-230) pertaining to the provision of public water services within the Rural Area. Provision of water service also supports environmental protection consistent with the County Comprehensive Plan.

The Sugarloaf Mountain Annexation Area will remain within the boundaries of Unincorporated King County. King County will continue to govern this territory. As such, annexation will not have any impact on land use designations, zoning, population allocations, or other public facilities/services associated with growth management planning for The Sugarloaf Mountain Annexation Area. The proposed annexation will not affect other public services (e.g., policing, fire services).

*(Note: The Sugarloaf Mountain Annexation, based upon location in the Rural Area, will include on-site septic systems. Sanitary sewer service is prohibited by King County in the Rural Area.)*

Covington Water District representatives report that the proposed annexation complies with RCW 36.93.180 (Objectives of the Boundary Review Board). For example, the annexation would be consistent with Objective 1, which calls for preservation of neighborhoods. This Area is linked by geographic features (e.g., similar terrain features, habitat, and potential land uses) to properties currently within the Covington Water District Service Area and within the District boundaries.

Similarly, the annexation would be consistent with Objective 2, which calls for the use of physical boundaries to demarcate an annexation area. For The Sugarloaf Mountain Annexation Area, boundaries are primarily formed by roadways and/or by property lines. The Sugarloaf Mountain Annexation Area is co-terminus with existing Covington Water District Service Area boundaries.

The Sugarloaf Mountain Annexation Area Annexation would also be consistent with Objective 3, which calls for the creation of logical service areas. Local property owners have petitioned for annexation in order that future water services for this area may be efficiently coordinated by a single local government unit. The Covington Water District is prepared to annex and serve the Sugarloaf Mountain Annexation Area.

The proposed annexation is also reportedly consistent with Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. The Sugarloaf Mountain Annexation Area is within the Covington Water District Comprehensive Plan boundaries and so this action is consistent with District plans to serve the area.

Objective 8 and Objective 9 are not applicable to this Notice of Intention.

\*\*\*

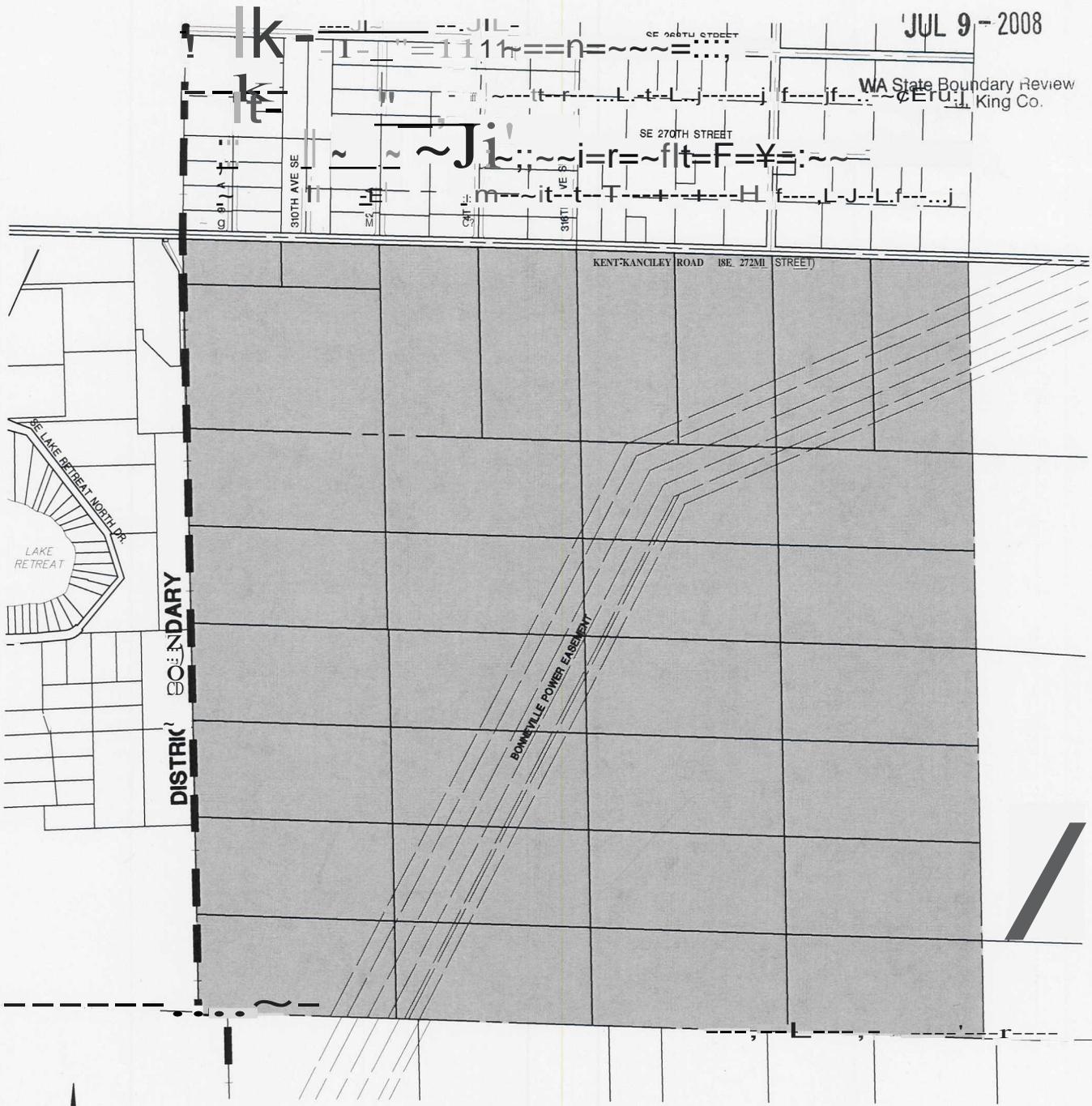
With the incorporation of The Sugarloaf Mountain Annexation Area, the Covington Water District will develop plans for installation of water service systems to serve these properties. Costs for installation of water services would be borne by consumers. No significant changes to revenue or expenditures are expected to the District, King County, or the citizens of the community in conjunction with the proposed Sugarloaf Mountain Annexation.

Annexation will enable Covington Water District to provide water services necessary to support public health and safety for the residents of The Sugarloaf Mountain Annexation Area.

RECEIVED

JUL 9 - 2008

WA State Boundary Review  
King Co.



DISTRICT BOUNDARY

POWAYVILLE POWER EASEMENT



1"=900'



EXHIBIT 01  
 SUGARLOAF MOUNTAIN  
 SECTION 33  
 ANNEXATION AREA