

S U M M A R Y

FILE NO.	2302	Thomas Guide Map No. 716 - 717
		Date Received: 06/26/09
		Date Distributed: 06/29/09
ENTITY	Covington Water District	Date Filed:
ACTION	Petition for Annexation to Permit Extension of Water Service Area	Expiration 45 Days: 08/10/09
TITLE	Kent School District Property Annexation	Board Meeting: 07/09/09

Location	The annexation area is located within the City of Covington. The northern boundary of the site is formed by SE 256 th Street. The western-most boundary generally is formed by 153rd th Avenue SE (if extended.) The southern boundary is formed by SE 260 th Street. The eastern boundary is formed by 156th th Avenue SE.
Land Area	Approximately 20 acres
Existing Land Use	Two single-family dwellings; Vacant Land
Future Land Use:	Covington Elementary School; Residential Uses (maximum 47 single-family dwellings)
Population	Approximately six persons
Assessed Valuation	\$1,862,000.00
County Comprehensive Plan/County Zoning	Not applicable.
City Comprehensive Plan/Zoning	Residential Use (R-06 – six dwelling units per acre.)
District Comprehensive Plan	The Covington Water District Comprehensive Plan/Coordinated Water Systems Plan establishes provisions for water service to the proposed annexation area (June 2009).
District Franchise	The required franchise is provided, pursuant to the Covington Water District Comprehensive Plan, by agreement with King County.
Urban Growth Area (UGA)	The Kent School District Area is located within the Urban Area as established by the King County Comprehensive Plan.
SEPA Declaration:	An Environmental Checklist was prepared for the Kent School District Annexation Area. A Determination of Non-Significance was issued in January, 2009.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Reagan Dunn; Pete von Reichbauer

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: Covington, Kent

Fire Districts: King County Fire Protection District No. 37; King County Fire Protection District No. 43; City of Kent

Water Districts: King County Water District No. 111; City of Kent Public Utilities

Sewer Districts: Soos Creek Water and Sewer District

School District: Kent School District No. 415

SUMMARY - File No. 2302

The Covington Water District proposes to annex approximately 20 acres of land known as the Kent School District Area. The Covington Water 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 April, 2009.

The annexation area is located entirely within the City of Covington. The northern boundary of the site is formed by SE 256th Street. The western-most boundary generally is formed by 153rdth Avenue SE (if extended.) The southern boundary is formed by SE 260th Street. The eastern boundary is formed by 156thth Avenue SE.

The Covington Water District includes within its Comprehensive Plan the Kent School District Annexation Area. At present, the property is developed with two single-family dwellings. Residents obtain water from on-site wells.

The District is proposing the Kent School District Annexation at this time in order to facilitate the provision of coordinated water services (including fire flow service) to the subject property – which is slated to be redeveloped with the Covington Replacement Elementary School as well as other potential residential and public uses. The District reports sufficient resources to provide services upon annexation to the development planned for Kent School District Annexation Area.

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 Comprehensive Plan/Countywide Planning Policies, including Policies F-203, CA-6, FW-12, LU-25, LU-26, and CO-10 pertaining to the provision of public water services within the Urban Area. Provision of water service also supports environmental protection consistent with the County Comprehensive Plan.

The Kent School District Annexation Area will remain within the boundaries of the City of Covington. The City of Covington 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 Area. The proposed annexation will not affect other public services (e.g., policing, fire services).

Covington Water District representatives report that the proposed Kent School District Annexation Area 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 social fabric (e.g., similar land uses, open spaces, common terrain features) 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. The Kent School District Annexation Area boundaries are primarily formed by roadways and by property lines. The Area is co-terminus with existing Covington Water District Service Area boundaries.

The Kent School District Annexation Area would also be consistent with Objective 3, which calls for the creation of logical service areas. Property owners have petitioned for annexation in order that 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 Kent School District 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 Kent School District Annexation Area lies 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 Kent School District 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 the Kent School District. No significant changes to revenue or expenditures are expected to the Covington Water District or to the Kent School District in conjunction with the proposed annexation.

Annexation will enable Covington Water District to provide water services necessary to support public health and safety within the Kent School District Area.