



**PUGET SOUND
REGIONAL FIRE AUTHORITY**
INTERNATIONALLY ACCREDITED FIRE AGENCY
Matt Morris Fire Chief

*Professionally and
compassionately helping people*

RECEIVED

JUL 27 2022

WA State Boundary Review
Board for King Co.

16 June 2022

Washington State Boundary Review Board for King County
400 Yesler Way, Rm. 205
Seattle, WA 98104

Boundary Review Board Members,

This Letter of Intent seeks the Boundary Review Board's approval to annex an orphaned parcel (Tax Parcel Number: 082207-9034-00) into King County Fire Protection District #43 (KCFD#43). Currently this parcel is not located within any fire protection district. Residents of the subject parcel are not assessed any fire levies and the fire district seeks to assess such levies to fund the provision of emergency services to the subject parcel. Surrounding parcels receive fire protection services from King County Fire District# 43 and it is appropriate that this parcel be annexed into King County Fire District# 43.

Puget Sound Regional Fire Authority, as the lead agency, finds that there are no new impacts as part of this action. This parcel, associated structures, well and septic systems are existing and will not be altered in any manner. The purpose of this action is to adjust a legal boundary to include the subject parcel into a fire protection district to ensure the legal provision of fire protection and emergency medical services.

Any questions can be directed to the Agency Responsible Official, Division Chief Sean Penwell at spenwell@pugetsoundfire.org or 253-880-5075.

Regards,

Sean Penwell
Division Chief
Agency Responsible Official
Puget Sound Regional Fire Authority

Attachments:

- F- Certified Legal Description
- H- Preliminary Vicinity Map

Business & Information Technology Services
20811 84th Ave S, Suite 114, Kent, Washington 98032
253.856.4300

Serving the Communities of Covington, Kent, Maple Valley, SeaTac, Fire Districts 37 & 43 • pugetsoundfire.org



**PUGET SOUND
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Matt Morris Fire Chief

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27 July 2022

SUBJECT: Notice of Intent to annex of Tax Parcel Number: 082207-9034-00 into King County Fire Protection District #43

TO: Washington State Boundary Review Board for King County
400 Yesler Way, Rm. 205
Seattle, WA 98104

BACKGROUND INFORMATION/MAPS

BASIC INFORMATION

This Notice of Intent seeks the Boundary Review Board's approval to annex an orphaned parcel, by petition of the owners, (Tax Parcel Number: 082207-9034-00) into King County Fire Protection District #43 (KCFD#43). Currently this parcel is not located within any fire protection district. Residents of the subject parcel are not assessed any fire levies and the fire district seeks to assess such levies to fund the provision of emergency services to the subject parcel. Surrounding parcels receive fire protection services from King County Fire District# 43 and it is appropriate that this parcel be annexed into King County Fire District# 43.

Puget Sound Regional Fire Authority, as the lead agency, finds that there are no new impacts as part of this action. This parcel, associated structures, well and septic systems are existing and will not be altered in any manner. The purpose of this action is to adjust a legal boundary to include the subject parcel into a fire protection district to ensure the legal provision of fire protection and emergency medical services.

VANDER WOUDE ANNEXATION PETITION (Attachment A)

ANNEXATION PETITION CERTIFICATION LETTER FROM KING COUNTY ASSESSOR (See Attachment B)

KCFD#43 SIGNED AND CERTIFIED RESOLUTION (See Attachment C)

SEPA DNS (See Attachment D)

SEPA CHECKLIST (See Attachment E)

CERTIFIED LEGAL DESCRIPTION OF SUBJECT PARCEL (See Attachment F)

MAPS

KING COUNTY ASSESSOR'S MAP (See Attachment G)

VICINITY MAPS (See Attachment H)

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253.856.4300

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EVALUATION CRITERIA

OVERVIEW

Tax Parcel Number 082207-9034-00 is 1.36 acres and has a 2022 assessed value of \$609,000. The current population is two, which is a negligible percentage of KCFD#43. The population density is one resident per .68 acres.

LAND USE

The existing and proposed land use is SINGLE FAMILY RESIDENTIAL.

STATE GROWTH MANAGEMENT ACT

1. This action is in conformance with the State Growth Management Act, specifically, RCW 36.70A.020(12):

Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

And RCW 36.70A.110(4) states:

In general, it is not appropriate that urban governmental services be extended to or expanded in rural areas except in those limited circumstances shown to be necessary to protect basic public health and safety and the environment and when such services are financially supportable at rural densities and do not permit urban development.

This action is required to legally provide fire and EMS services necessary to protect basic public health and safety at the current service levels neighboring parcels enjoy.

KING COUNTY COMPREHENSIVE PLAN

The following Comprehensive Plan policies support this proposal:

Chapter 1

RP-110 King County's planning should strengthen communities by addressing all the elements, resources and needs that make a community whole, including: economic growth and the built environment, environmental sustainability, regional and local mobility, health and human potential, and justice and safety.

Chapter 2

Section II The subject parcel is not included in a Potential annexation area or an urban community. However, this action supports the County's goals of annexation to provide required government service to ensure the health and safety of residents.

Chapter 3

R-202

The Rural Area geography shown on the King County Comprehensive Plan Land Use Map include areas that are rural in character and meet one or more of the following criteria:

- b. The area will help buffer nearby Natural Resource Lands from conflicting urban uses
- c. The area is contiguous to other lands in the Rural Area, Resource Lands or large, predominantly environmentally critical areas
- d. There are major physical barriers to providing urban services at reasonable cost, or such areas will help foster more logical boundaries for urban public services and infrastructure
- e. The area is not needed for the foreseeable future that is well beyond the 20-year forecast period to provide capacity for population or employment growth

Chapter 7

F-102

King County shall work with cities, special purpose districts, other local service providers and residents to identify and distinguish local, countywide, and regional services. ...Special purpose districts may still provide services, where appropriate....

F-107

King County will, in cooperation with special purpose districts or local service providers, continue to plan for and provide public services to the Rural Area and Natural Resource Lands, consistent with rural standards and needs.

KING COUNTY PLANNING POLICIES

This action The Rural Area is characterized by low density development with a focus on activities that are dependent on the land such as small-scale farming and forestry. The Rural Area also provides important environmental and habitat functions and is critical for salmon recovery. The location of the Rural Area, between the Urban Growth Area and designated Resource Lands, helps to protect commercial agriculture and timber from incompatible uses. The Rural Area, outside of the Rural Cities in the Rural Area, is to remain in unincorporated King County and is to be provided with a rural level of service.

Overarching Goal: County residents in both Urban and Rural Areas have timely and equitable access to the public services needed to advance public health and safety, protect the environment, and carry out the Regional Growth Strategy.

More than 100 special purpose districts, including water, sewer, flood control, stormwater, fire, school, and other districts, provide essential services to the residents of King County. While cities are the primary providers of services in the Urban Growth Area, in many parts of the county special purpose districts also provide essential services. Coordination and collaboration among these districts, the cities, King County, the tribes, and neighboring counties is key to providing efficient, high-quality, and reliable services to support the Regional Growth Strategy.

PF-2 Provide affordable and equitable access to public services to all communities, especially the historically underserved. Prioritize investments to address disparities.

PF-3 Coordinate among jurisdictions and service providers to provide reliable and cost-effective services to the public through coordination among jurisdictions and service providers.

This action makes no changes to the classification/zoning of the subject parcel.

King County regulations for the protection of sensitive areas, agriculture or other resource lands, landmarks, and surface water control will not be supplanted by this action.

JURISDICTIONAL COMPREHENSIVE PLAN/FRANCHISE

1. KCFD#43's plan for service provision does not relate to this proposal.
2. KCFD#43 does not have a Potential Annexation Area, nor a negotiated PAA agreement.
3. KCFD#43 is not required to develop a Comprehensive Plan under statute.
4. KCFD#43 is not required to develop or amend a Comprehensive Plan.
5. Service will be provided by Puget Sound Regional Fire Authority (PSF). PSF has an Interlocal Agreement for the provision of Fire/EMS/Rescue Services within the boundaries of KCFD#43.
6. This parcel has not been subject to an Interlocal Agreement.
7. This parcel has not been subject to a pre-Annexation Zoning Agreement.
8. The existing and proposed land use is SINGLE FAMILY RESIDENTIAL.

REVENUES/EXPENDITURES PLANNING DATA

KCFD#43 will increase its annual revenue by an estimated \$843.71 with the annexation of the subject parcel. No other jurisdiction (city or King County) will see a revenue loss. There will be no change to the expenditures of KCFD#43 to provide service to the subject parcel.

SERVICES

The subject parcel is not within the service area of another jurisdiction that provides fire services. Annexation of subject parcel will not result in a change to water or sewer services as the parcel is served by a well and sanitary septic system.

Fire service will be provided directly by KCFD#43. The nearest station is Station 81 located at 22225 SE 231st St, Maple Valley, WA 98038. Response distance is 5.8 miles. Response time is 10 minutes. Station 81 is staffed 24/7. Three firefighter/EMTs staff a fire engine and one battalion chief/EMT staffs a command vehicle. These resources are dispatched by Valley Communications. The closest fire hydrant to be used for a water shuttle is located at SE 244 St and 272 Ave SE. Current WSRB protection class rating is 10 based on not having legal fire protection. The parcel will have a protection class rating of 9 after annexation.

GENERAL

1. There is no annexation agreement required.
2. Topography is generally flat with dark loam surface soil and loamy fine sand ten feet below surface. Vegetation consists of deciduous and evergreen trees.
3. Projected growth is 0%-1.25% based on ESRI USA Population Growth Projection Tool.
4. There are no other municipal or community services relevant to this proposal.
5. There will be no delay to service delivery. Fire Services are currently provided to all adjacent parcels as well as subject parcel.
6. Fire Service is currently adequate. Current and future cost is expected to stay in line with CPI increases. There are no reasonable alternatives to KCFD#43 providing fire service to the subject parcel.

RCW 36.93.170 FACTORS AND RCW 36.93.180 OBJECTIVES

RCW 36.93.170 FACTORS

This proposal has no impact on the factors addressed in RCW 36.93.170 (1). There are no proposed changes to population density, land use, zoning, development, comprehensive plans, service agreements, or interlocal agreements. This proposal addresses some of the factors from RCW 36.93.170 (2). The goal is to provide Fire Services to a rural residential parcel that is currently just outside the KCFD#43 boundaries. This boundary adjustment will have no impact on service delivery. This proposal will not impact the factors enumerated in RCW 36.93.170 (3).

RCW 36.93.180 OBJECTIVES

This proposal supports the following objectives outlined in RCW 36.93.180:

(1) Preservation of natural neighborhoods and communities. The subject parcel lies outside the UGA in a rural area. This proposal will not impact the rural nature of the area. It seeks to provide vital fire and life safety services to the residents of the subject parcel.

(3) Creation and preservation of logical service areas. This proposal supports the objective of creating logical service areas by annexing the subject parcel into the closest fire district. KCFD#43 boundaries currently end on the North edge of the parcel along SE 208th St and on the West of the parcel along the property line. All parcel owners directly to the West and North are included in KCFD#43.

ATTACHMENT A

PETITION FOR ANNEXATION

TO: Board of Commissioners, King County Fire Protection District No. 43

Comes now the following petitioner or petitioners, pursuant to RCW 52.04.031 et seq., and petitions the Board of Commissioners for annexation to King County Fire Protection District No. 43. The property legally described below is within reasonable proximity to said Fire District and is currently not a part of any fire protection district. This petition is signed by the owner or owners, according to the records of the county auditor, of not less than sixty (60) per cent of the area of land included in the annexation petition. The petitioner or petitioners are not assuming any pre-existing financial obligations of the Fire District, but this petition shall generally state future financial obligations of the subject owners at Exhibit C.

LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED: Real property in the County of KING, State of Washington, described as follows:

WEST 394 FEET OF THE NORTH 180 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 22 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT COUNTY ROAD.

Tax Parcel Number(s): **082207-9034-00**

Attached to this Petition is Exhibit A, the legal description of the property to be annexed. Also attached is Exhibit B, a plat or map outlining the boundaries of all property to be annexed.



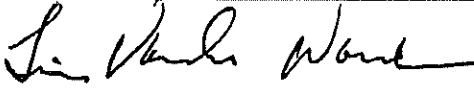

Printed Name of Property Owner	Signature of Property Owner	Mailing Address of Property Owner
Tim Vander Woude		29635 SE 208th St. Maple Valley, WA 98038
Jan Vander Woude		29635 SE 208th St. Maple Valley, WA 98038

Exhibit C: Statement of Financial Obligations

Printed Name of Property Owner	Signature of Property Owner	Mailing Address of Property Owner	2022 Financial Obligation of Property Owner (AV x rate; benefit charge; other assessments?)
Tim Vander Woude		29635 SE 208th St. Maple Valley, WA 98038	2022 AV=\$609,000 2022 KCFD#43Levy Rate= 1.3854 2022 KCFD#43Levy= \$843.71
Jan Vander Woude		29635 SE 208th St. Maple Valley, WA 98038	2022 AV=\$609,000 2022 KCFD#43Levy Rate= 1.3854 2022 KCFD#43Levy= \$843.71

County of

County of

County of _____

County of _____

County of

County of _____

Map of



ATTACHMENT B



King County

Department of Assessments
Accounting Division
201 S. Jackson Street, KSC-AS-0708
Seattle, WA 98104

(206) 263-2381 FAX (206) 296-0106
Email: assessor.info@kingcounty.gov
<http://www.kingcounty.gov/assessor/>

John Wilson
Assessor

ANNEXATION PETITION CERTIFICATION

THIS IS TO CERTIFY that the petition submitted May 10, 2022, to the King County Department of Assessments by Sean Penwell, Division Chief, Puget Sound Regional Fire Authority, supporting the annexation to King County Fire Protection District No. 43 of the properties described as 082207-9034-00, has been examined, the property taxpayers, tax parcel numbers, and assessed values of each property listed thereon carefully compared with the King County tax roll records, and as a result of such examination, found to be sufficient under the provisions of the Revised Code of Washington, Section 35A.01.040.

The Department of Assessments has not verified that the signatures on the petition are valid through comparison with any record of actual signatures, nor that the signatures were obtained or submitted in an appropriate timeframe and this document does not certify such to be the case.

Dated this 16th day of May 2022

John Wilson, King County Assessor

ATTACHMENT C



**MAPLE VALLEY FIRE AND LIFE SAFETY
KING COUNTY FIRE PROTECTION DISTRICT #43**

RESOLUTION R-2022-003

Approving the Annexation of King County Tax Parcel Number 082207-9034-00

WHEREAS, King County Fire Protection District No. 43 ("District") has received a petition for annexation, pursuant to RCW 52.04.031, signed by 100% of the property owners in the area sought to be annexed, said petition being attached to this resolution;

WHEREAS, the property petitioned for annexation is King County tax parcel number 082207-9034-00, which is within reasonable proximity to the District and does not lie within the boundaries of another fire protection jurisdiction; and

WHEREAS, the District duly called a public hearing on this petition for annexation, pursuant to RCW 52.04.041.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of King County Fire Protection District No. 43 that:

- A. King County tax parcel number 082207-9034-00, the legal description of which is set forth in the petition attached to this resolution, is hereby annexed into the District.
- B. The annexation of King County tax parcel number 082207-9034-00 into the District will satisfy the objectives of the Washington State Boundary Review Board, enumerated at RCW 36.93.180.
- C. This resolution shall be forwarded to the King County Council and the King County Boundary Review Board accompanied by a Notice of Intent to Annex King County tax parcel number 082207-9034-00, with all accompanying documentation.

ADOPTED this 17th day of March 2022, at a Regular Meeting of the Board of Fire Commissioners, the following Commissioners being present and voting.



MAPLE VALLEY FIRE AND LIFE SAFETY
KING COUNTY FIRE PROTECTION DISTRICT #43

APPROVED:

John Herbert

John Herbert (Mar 21, 2022 10:48 PDT)

John Herbert, Chairperson

Russell Calcote

Russell Calcote (Mar 20, 2022 16:00 PDT)

Russell Calcote, Vice Chairperson

Camille Walls

Camille Walls, Commissioner

Ben Hayman

Ben Hayman (Mar 17, 2022 20:25 PDT)

Ben Hayman, Commissioner

Craig Hooper

Craig Hooper (Mar 19, 2022 20:35 PDT)

Craig Hooper, Commissioner

ATTEST

Jessica Steward

Jessica Steward (Mar 17, 2022 20:00 PDT)

Jessica Steward, District Secretary

PETITION FOR ANNEXATION

TO: Board of Commissioners, King County Fire Protection District No. 43

Comes now the following petitioner or petitioners, pursuant to RCW 52.04.031 et seq., and petitions the Board of Commissioners for annexation to King County Fire Protection District No. 43. The property legally described below is within reasonable proximity to said Fire District and is currently not a part of any fire protection district. This petition is signed by the owner or owners, according to the records of the county auditor, of not less than sixty (60) per cent of the area of land included in the annexation petition. The petitioner or petitioners are not assuming any pre-existing financial obligations of the Fire District, but this petition shall generally state future financial obligations of the subject owners at Exhibit C.

LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED: Real property in the County of KING, State of Washington, described as follows:

WEST 394 FEET OF THE NORTH 180 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 22 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT COUNTY ROAD.

Tax Parcel Number(s): **082207-9034-00**

Attached to this Petition is Exhibit A, the legal description of the property to be annexed. Also attached is Exhibit B, a plat or map outlining the boundaries of all property to be annexed.

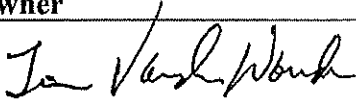

Printed Name of Property Owner	Signature of Property Owner	Mailing Address of Property Owner
Tim Vander Woude		29635 SE 208th St. Maple Valley, WA 98038
Jan Vander Woude		29635 SE 208th St. Maple Valley, WA 98038

Exhibit C: Statement of Financial Obligations



Printed Name of Property Owner	Signature of Property Owner	Mailing Address of Property Owner	2022 Financial Obligation of Property Owner (AV x rate; benefit charge; other assessments?)
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Jan Vander Woude		29635 SE 208th St. Maple Valley, WA 98038	2022 AV=\$609,000 2022 KCFD#43Levy Rate= 1.3854 2022 KCFD#43Levy= \$843.71

Exhibit A: Legal Description

LEGAL DESCRIPTION: Real property in the County of KING, State of Washington, described as follows:

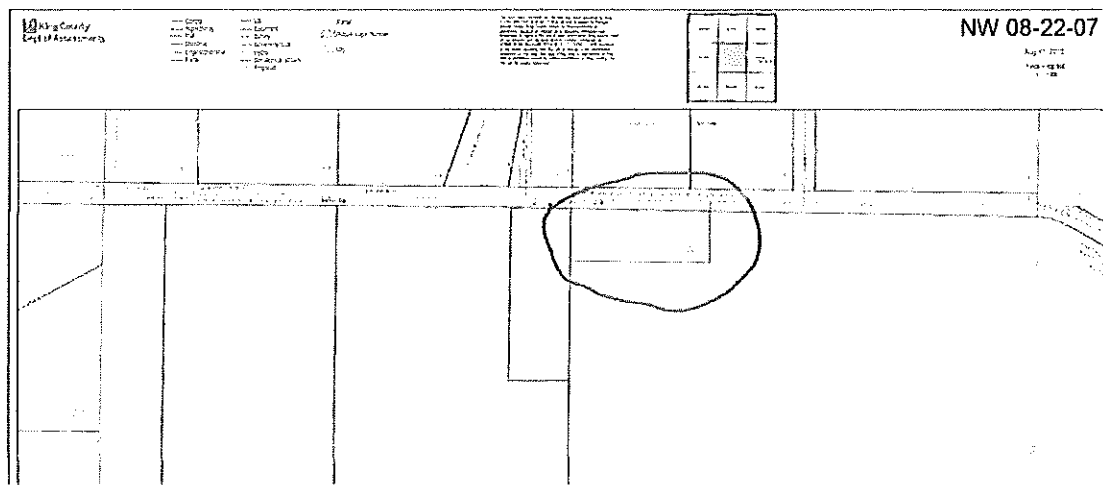
WEST 394 FEET OF THE NORTH 180 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 22 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT COUNTY ROAD.

Tax Parcel Number(s): **082207-9034-00**

Dated: **October 29, 2013**

Exhibit B: Plat Map of Annexation Area













R-2022-003 Approving the Annexation of 082207-9034-00

Final Audit Report

2022-03-21

Created:	2022-03-18
By:	Jessica Steward (jsteward@pugetsoundfire.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAASgaS-4w9sl_D8DxkylYbR_67ufZsYROv

"R-2022-003 Approving the Annexation of 082207-9034-00" History

-  Document created by Jessica Steward (jsteward@pugetsoundfire.org)
2022-03-18 - 2:58:56 AM GMT- IP address: 146.129.246.254
-  Document emailed to Camille Walls (insp112@aol.com) for signature
2022-03-18 - 2:59:58 AM GMT
-  Document emailed to Ben Hayman (bhayman@maplevalleyfire.org) for signature
2022-03-18 - 2:59:58 AM GMT
-  Document emailed to John Herbert (jherbert@maplevalleyfire.org) for signature
2022-03-18 - 2:59:59 AM GMT
-  Document emailed to Craig Hooper (chooper@maplevalleyfire.org) for signature
2022-03-18 - 2:59:59 AM GMT
-  Document emailed to Russell Calcote (russellcalcote@maplevalleyfire.org) for signature
2022-03-18 - 2:59:59 AM GMT
-  Document emailed to Jessica Steward (jsteward@pugetsoundfire.org) for signature
2022-03-18 - 2:59:59 AM GMT
-  Document e-signed by Jessica Steward (jsteward@pugetsoundfire.org)
Signature Date: 2022-03-18 - 3:00:08 AM GMT - Time Source: server- IP address: 146.129.246.254
-  Email viewed by Ben Hayman (bhayman@maplevalleyfire.org)
2022-03-18 - 3:24:44 AM GMT- IP address: 173.239.197.64
-  Document e-signed by Ben Hayman (bhayman@maplevalleyfire.org)
Signature Date: 2022-03-18 - 3:25:18 AM GMT - Time Source: server- IP address: 173.239.197.64



Email viewed by Camille Walls (insp112@aol.com)

2022-03-18 - 5:07:49 AM GMT- IP address: 69.147.91.62



Document e-signed by Camille Walls (insp112@aol.com)

Signature Date: 2022-03-18 - 5:08:29 AM GMT - Time Source: server- IP address: 76.121.249.111



Email viewed by Craig Hooper (chooper@maplevalleyfire.org)

2022-03-20 - 3:35:21 AM GMT- IP address: 50.197.93.225



Document e-signed by Craig Hooper (chooper@maplevalleyfire.org)

Signature Date: 2022-03-20 - 3:35:52 AM GMT - Time Source: server- IP address: 50.197.93.225



Email viewed by Russell Calcote (russellcalcote@maplevalleyfire.org)

2022-03-20 - 11:00:30 PM GMT- IP address: 172.226.41.68



Document e-signed by Russell Calcote (russellcalcote@maplevalleyfire.org)

Signature Date: 2022-03-20 - 11:00:42 PM GMT - Time Source: server- IP address: 172.226.41.68



Email viewed by John Herbert (jherbert@maplevalleyfire.org)

2022-03-21 - 5:48:18 PM GMT- IP address: 73.140.145.100



Document e-signed by John Herbert (jherbert@maplevalleyfire.org)

Signature Date: 2022-03-21 - 5:48:38 PM GMT - Time Source: server- IP address: 73.140.145.100



Agreement completed.

2022-03-21 - 5:48:38 PM GMT



Adobe Sign

ATTACHMENT D



**PUGET SOUND
REGIONAL FIRE AUTHORITY**
INTERNATIONALLY ACCREDITED FIRE AGENCY
Matt Morris Fire Chief

*Professionally and
compassionately helping people*

STATE ENVIRONMENTAL POLICY ACT

Determination of Non-Significance

Lead agency: Puget Sound Regional Fire Authority

Agency Contact and Responsible Official: Division Chief Sean Penwell

Description of proposal: This proposal seeks to annex an orphaned parcel into King County Fire District# 43. Currently this parcel is not located within any fire protection district. Residents of the subject parcel are not assessed any fire levies and the fire district seeks to assess such levies to fund the provision of emergency services to the subject parcel. Surrounding parcels receive fire protection services from King County Fire District# 43 and it is appropriate that this parcel be annexed into King County Fire District# 43.

The subject parcel is located at:

Address: 29635 SE 208th Street, Maple Valley, WA 98038

Parcel Number: 0822079034

Lat/Long: 47.41563 -121.94883

Applicant Contact Information:

King County Fire Protection District No. 43

22300 SE 231st St.

Maple Valley, WA 98038

Division Chief Sean Penwell: spenwell@pugetsoundfire.org; 253-880-5075

Puget Sound Regional Fire Authority has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030. This decision was made after review of a completed environmental checklist and other information on file with Puget Sound Regional Fire Authority. This information is available to the public on request of the Responsible Official.

This determination is based on the following findings and conclusions:

Puget Sound Regional Fire Authority finds that there are no new impacts as part of this action. This parcel, associated structures, well and septic systems are existing and will not be altered in any manner. The purpose of this action is to adjust a legal boundary to include the subject parcel into a fire protection district to ensure the legal provision of fire protection and emergency medical services.

Business & Information Technology Services
20811 84th Ave S, Suite 114, Kent, Washington 98032
253.856.4300

Serving the Communities of Covington, Kent, Maple Valley, SeaTac, Fire Districts 37 & 43 • pugetsoundfire.org

This DNS is issued under WAC 197-11-340(2) and the comment period will end on March 22, 2022. Comments must be submitted to the Responsible Official by close of the comment deadline. The Responsible Official will review the DNS based on timely comments and may retain or modify the DNS, or if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after expiration of the comment deadline. The proponent shall not take any action until the comment deadline has expired and all government approvals are obtained.

Responsible Official Contact Information:

Division Chief Sean Penwell
20811 84th Ave S, STE. 114
Kent, WA 98032
253-880-5075
spenwell@pugetsoundfire.org

Signature

A handwritten signature in black ink, appearing to read 'Sean Penwell', written over a horizontal line.

Date of Issue: March 7, 2022

Appeals Process: There is no agency appeals process.

ATTACHMENT E



**PUGET SOUND
REGIONAL FIRE AUTHORITY**
INTERNATIONALLY ACCREDITED FIRE AGENCY
Matt Morris Fire Chief

*Professionally and
compassionately helping people*

A. Background

1. Name of proposed project, if applicable: Annexation of real property into King County Fire Protection District No. 43
2. Name of applicants:
King County Fire Protection District No. 43
3. Address and phone number of applicant and contact person:
Applicants:
King County Fire Protection District No. 43
22300 SE 231st St.
Maple Valley, WA 98038
Contact:
Division Chief Sean Penwell
Puget Sound Regional Fire Authority
253-856-4413 (office) or 253-880-5075 (work cell)
4. Date checklist prepared: March 4, 2022
5. Agency requesting checklist:
King County Fire Protection District# 43, King County Council and King County Boundary Review Board
6. Proposed timing or schedule:

Date	Expected Action
March 7, 2022	<ul style="list-style-type: none">➤ Publication of Determination of Non-Significance (DNS) with Department of Ecology (State Register) and Mailing of DNS to King County. WAC 197-11-340➤ One-Day Publication of Notice of DNS in Newspaper of General Circulation. WAC 197-11-510
March 17, 2022	<ul style="list-style-type: none">➤ KCFD #43 Public Hearing on Annexation Petition. RCW 52.04.041➤ KCFD #43 adopts resolution for annexation. RCW 52.04.051
March 22, 2022	<ul style="list-style-type: none">➤ 14-day SEPA Comment Period and DNS Comment Period Expires. WAC 197-11-340 (2)➤ Submission of Notice of Intent to Annex to Boundary Review Board. RCW 36.93.090¹

¹ As per RCW 36.93.110, where an area proposed for annexation is less than ten acres and less than two million dollars in assessed valuation, the chair of the boundary review board may by written statement declare that review by the board is not necessary for the protection of the interest of the various parties, in which case the board shall not review such annexation.

	➤ Submission of Annexation Resolution to King County Legislative Authority. RCW 52.04.051
May 11, 2022	➤ 45-day BRB Comment Period Expires. RCW 36.93.100.
June 1, 2022	➤ If BRB has not invoked jurisdiction, and King County Legislative Authority has ratified Annexation Resolution, annexation is effective. RCW 52.04.051

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No plans for future additions, expansion, or further activity.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None

10. List any government approvals or permits that will be needed for your proposal, if known.

KCFD#43 approval, King County Council and King County Boundary Review Board approval.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site.

This action is to bring an orphaned residential parcel into King County Fire Protection District# 43. This parcel is not within the boundaries of any fire protection entity. Once annexed, the parcel will receive fire protection and emergency medical services and be assessed taxes for the provision of such services.

12. Location of the proposal.

Street Address: 29635 SE 208th St. Maple Valley, WA 98038

LEGAL DESCRIPTION: Real property in the County of KING, State of Washington, described as follows:

WEST 394 FEET OF THE NORTH 180 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 22 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT COUNTY ROAD.

Tax Parcel Number(s): **082207-9034-00**

Dated: **October 29, 2013**



B. Environmental Elements

Earth

- General description of the site:
Flat
- What is the steepest slope on the site (approximate percent slope)?
7.3% (see attachment 1)
- What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)?
Dark loam, loamy fine sand, and fill (see attachment 1)

- d. Are there surface indications or history of unstable soils in the immediate vicinity?
No
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
No filling, excavation, or grading proposed
- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.
N/A
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
N/A
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
None

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
None
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
None
- c. Proposed measures to reduce or control emissions or other impacts to air:
N/A

3. Water

- a. Surface Water:
1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)?
None
 2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
No

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

4. Will the proposal require surface water withdrawals or diversions?

No

5. Does the proposal lie within a 100-year floodplain?

No

6. Does the proposal involve any discharges of waste materials to surface waters?

No

b. Ground Water:

1. Will groundwater be withdrawn from a well for drinking water or other purposes?

If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater?

Give general description, purpose, and approximate quantities if known.

Existing well for domestic use. Discharge will be into sanitary septic system on site.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any

There is a single existing sanitary septic system to handle domestic sewage from a single 3-bedroom 2440 Sq Ft home. There is also a 2016 Sq Ft agriculture building with a reserve drip drain field.

c. Water runoff (including stormwater):

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater off residential roofs. Collected in gutters and discharged into drain field.

2. Could waste materials enter ground or surface waters? If so, generally describe.

No

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None

4. Plants

a. Check the types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☐ pasture

☐ crop or grain

☐ Orchards, vineyards or other permanent crops.

☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

None

c. List threatened and endangered species known to be on or near the site.

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None

e. List all noxious weeds and invasive species known to be on or near the site.

None

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Birds: hawk, eagle, songbirds

Mammals: deer, elk, squirrels, mice

Fish: N/A

b. List any threatened and endangered species known to be on or near the site.

None

c. Is the site part of a migration route? If so, explain.

No

d. Proposed measures to preserve or enhance wildlife, if any:

None

e. List any invasive animal species known to be on or near the site.

None

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs?

Electricity, oil, and fireplace are on site. These are used for heating, cooling, and living requirements.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal?

None

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

None

1. Describe any known or possible contamination at the site from present or past uses.

None

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

4. Describe special emergency services that might be required.

None

5. Proposed measures to reduce or control environmental health hazards, if any:
None

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

None

3. Proposed measures to reduce or control noise impacts, if any:
N/A

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Current land use is single family residential. This proposal will not affect land use on nearby or adjacent properties.

- b. Has the project site been used as working farmlands or working forest lands?

No

- c. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: _

No

- d. Describe any structures on the site.

2240 Sq Ft Single family dwelling and a 2016 Sq Ft agricultural building.

- e. Will any structures be demolished? If so, what?

No

- f. What is the current zoning classification of the site?

Single Family (Res Use/Zone) RA-5

- g. What is the current comprehensive plan designation of the site?

RA

- h. If applicable, what is the current shoreline master program designation of the site?
N/A
- i. Has any part of the site been classified as a critical area by the city or county? If so, specify.
No
- j. Approximately how many people would reside or work in the completed project?
2-5
- k. Approximately how many people would the completed project displace?
None
- l. Proposed measures to avoid or reduce displacement impacts, if any:
N/A
- m. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
N/A
- n. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
N/A

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None
- c. Proposed measures to reduce or control housing impacts, if any:
N/A

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
Existing single-story single-family residence and outbuilding. No additional structures as part of this action.

- b. What views in the immediate vicinity would be altered or obstructed?
None

Proposed measures to reduce or control aesthetic impacts, if any:
N/A

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Standard home and outbuilding lighting used during times of limited visibility
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No
- c. What existing off-site sources of light or glare may affect your proposal?
N/A
- d. Proposed measures to reduce or control light and glare impacts, if any:
N/A

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Hiking and walking trails
- b. Would the proposed project displace any existing recreational uses?
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
N/A

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.
None
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
None

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None needed

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Access to SE 208th Street is by gravel driveway.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is not served by public transit. Nearest transit stop is 4.9 miles away.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

N/A

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways?

No

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

N/A

- g. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area?

No

- h. Proposed measures to reduce or control transportation impacts, if any:

None

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)?
No
- b. Proposed measures to reduce or control direct impacts on public services, if any.
None

16. Utilities

- a. Utilities currently available at the site:
electricity
well water
refuse service
telephone
septic system
oil heating
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
No new utility work required

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee: Sean Penwell

Position and Agency/Organization: Division Chief, Puget Sound Regional Fire Authority

Date Submitted: 7 March 2022

D. Supplemental sheet for non-project actions

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

There would be no increase to discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances, or production of noise.

Proposed measures to avoid or reduce such increases are:

N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

No Impact

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A

3. How would the proposal be likely to deplete energy or natural resources?

N/A

Proposed measures to protect or conserve energy and natural resources are:

N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

N/A

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

N/A

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

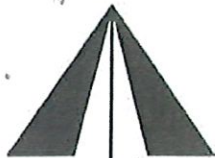
No impact

Proposed measures to reduce or respond to such demand(s) are:

N/A

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. N/A

ATTACHMENT F



EASTSIDE CONSULTANTS, INC.

**ENGINEERS-
SURVEYORS**

LEGAL DESCRIPTION:

TAX LOT 082207-9034-00

BERNARD T. VANDER WOUDE AND JANICE E. VANDER WOUDE

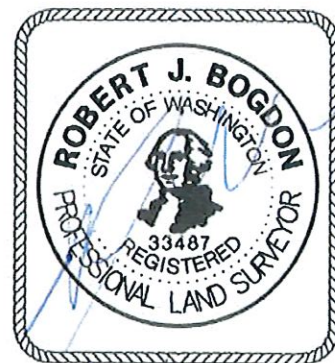
THE WEST 394 FEET OF THE NORTH 180 FEET OF THE NORTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 22 NORTH, RANGE 7 EAST, W.M., IN
KING COUNTY WASHINGTON;

EXCEPT COUNTY ROAD

TOGETHER WITH;

THE WEST 394 FEET OF THE NORTH 30 FEET OF THE NORTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 22 NORTH, RANGE 7 EAST, W.M., IN
KING COUNTY WASHINGTON;
(ALSO BEING A PORTION OF SE 208TH STREET)

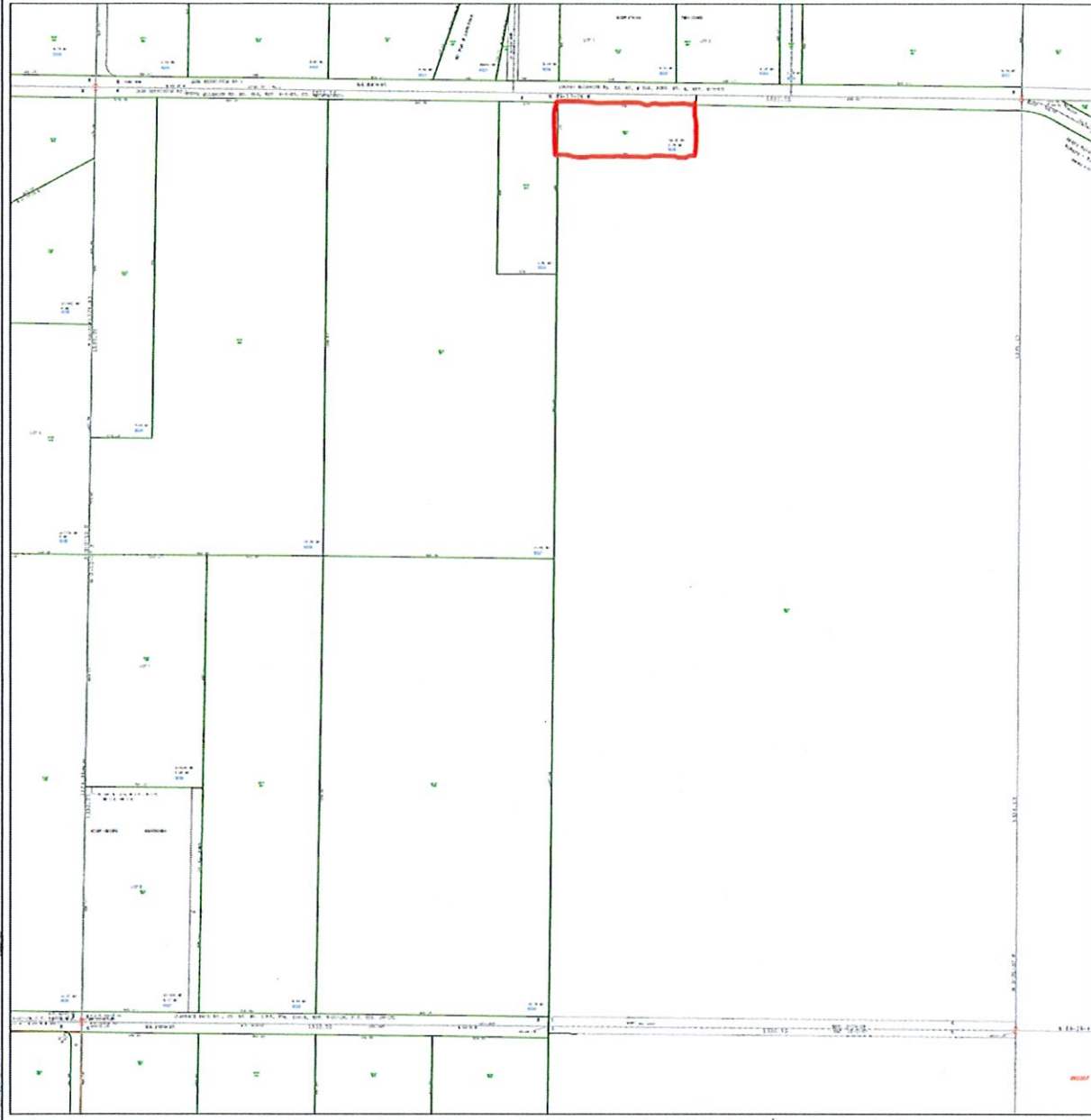
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



7/2/2022

ATTACHMENT G

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ATTACHMENT H

Show search results for 29635 S...



Layer List

Layers

- ☐ Urban potential annexation areas
- ☐ Cities with pending annexations and annexation history
- ☐ Urban growth area
- ☐ School districts
- ☒ Fire protection districts
- ☐ Water districts
- ☐ Water and sewer districts
- ☐ Sewer districts
- ☐ Park and recreation districts
- ☒ Parcels

Search result (1 of 2)

29635 SE 208TH ST, 98038

Show more results

Zoom to

