

NOTICE OF INTENTION
GRACE POINT ANNEXATION

Contact: Chris Pasinetti, AICP
Community Development Director
City of Enumclaw
1339 Myrtle Avenue
Enumclaw, WA 98022
(360) 615-5726
cpasinetti@ci.enumclaw.wa.us

RECEIVED
OCT 17 2022
WA State Boundary Review
Board for King Co.

RECEIVED

OCT 17 2022

WA State Boundary Review
Board for King Co.

I. BACKGROUND INFORMATION/MAPS
II. PARCEL NUMBERS: 7792000015; 7792000020

- A. A brief description of and reason for seeking the proposed action. Include a statement of the method used to initiate the proposed action (i.e., petition or election method), and the complete RCW designation.

The City of Enumclaw ("City") and the Grace Point Church hereby submits this Notice of Intention to annex the Grace Point Church to the City of Enumclaw, as required by chapter 36.93 of the Revised Code of Washington ("RCW") and the Notice of Intention procedures promulgated by the Washington State Boundary Review Board for King County. The proposal is located within the City of Enumclaw Potential Annexation Area ("PAA") and has been in the city's PAA since the 90s. The proposed annexation includes two parcels developed with Grace Point Church. The total area is approximately 1.23 acres. This annexation has been pursued by the property owners of the church who requested annexation.

The north edge of the annexation abuts Roosevelt Avenue E (SR 410). The entire roadway along this portion of the property is located within the city limits. The annexation area abuts SE 449th on its south boundary.

- B. A signed and certified copy of the action accepting the proposal as officially passed.

*On May 9, 2022, the Enumclaw City Council adopted Resolution No. 1754 approving the annexation by petition method. A signed and certified copy of the resolution is included as **Exhibit 1**.*

- C. Certification of any petitions for municipal annexation, as required by state law (RCW35A.01.040(4)).

*The annexation certification was made by the King County Assessor on July 19, 2022. See **Exhibit 2**.*

- D. A copy of the State Environmental Policy Act (SEPA) Determination and current SEPA Checklist with adequate explanations to answers, including Section D, Government Non-project Actions, when applicable, or Environmental Impact Statement (EIS) if prepared.

Not applicable. Annexations are SEPA exempt (RCW 43.21C.222) and the City of Enumclaw included zoning for this site on its adopted zoning map (September 2021, amended August 2022 Ordinance No. 2739)

- E. The legal description of the boundaries of the area involved in the proposed action. This must be legible, on a separate page from any other document, and in a form capable of reproduction by standard photocopiers.

*The legal description for the annexation is included as **Exhibit 3**.*

III. MAPS

- A. Two copies or sets of King County Assessor's Maps (only two rather than six copies in case of assessor's maps) on which the boundary of the area involved in the proposal must be clearly indicated.

*Two sets of King County Assessor's maps are included within this NOI. See **Exhibit 4***

- B. Vicinity Map(s) no larger than 8 ½ x 11 inches displaying:

1. Boundary of the area involved on the proposal.

***Exhibit 5** shows the general vicinity of the area to be annexed as well as the existing and proposed annexation boundary.*

2. The entity's corporate limits in relationship to the proposal.

***Exhibit 5** show the city limits in relationship to the proposal.*

- i. Major physical features such as bodies of water, major streets and highways.

***Exhibit 6** shows the general location of the annexation area in relationship to Boise Creek and State Route 410.*

- ii. The boundaries of all cities or special purpose districts (to include, if applicable, any water, sewer, fire, school, hospital or library district) having jurisdiction in or near the proposal. Include all utility districts whose comprehensive plans include all or any part of the proposal.

- *Jurisdictional Boundaries map is attached as **Exhibit 7***
- *King County Fire District 28 Boundaries map is attached as **Exhibit 8***
- *City of Enumclaw Water service area map is attached as **Exhibit 9***
- *King County Library map is attached as **Exhibit 10***
- *City of Enumclaw Sewer Comprehensive Plan Service map is attached as **Exhibit 11***

- City of Enumclaw Parks and Recreation service area maps is attached as **Exhibit 12**
- Enumclaw School District Boundary is attached as **Exhibit 13**

iii. Surrounding street must be clearly identified and labeled.

Exhibit 4 shows the quarter section map along with streets.

iv. County and municipal urban growth area boundaries established or proposed under Growth Management Act (GMA).

*The entire proposal is located within the City's Annexation Area (see **Exhibit 14**), King County Urban Growth Area and the City's Potential Annexation Area.*

v. If a boundary service agreement has been formalized between two or more jurisdictions, that service line should be shown with appropriate entity noted in each service area.

Not applicable to this proposal.

vi. Tax lot(s) that will be divided by the proposed boundaries should be shown on an attached detailed map.

No tax lots are divided by the proposed boundaries.

3. A map of the current corporate limits of the filing entity upon which the proposal has been delineated.

*City of Enumclaw City limits map as shown in **Exhibit 7***

IV. EVALUATION CRITERIA

Entities should respond to the following elements regarding this proposal with sufficient information to permit appropriate responses to the Board from staff of either King County Council or King County Executive. These elements relate to the factors the Board must consider as outlined in RCW36.93.170.

A. Overview

1. Population of proposal; what percentage is that to existing entity?

The estimated population of the proposed annexation is 0. There are not any permanent residences living at the church site.

2. Size of the Territory (number of acres)

The annexation area is approximately 1.23 acres. This includes the church property.

3. Population density

The annexation area's population density is 0 persons per acre.

4. Assessed valuation

The annexation area is comprised primarily of two tax parcels. Both are operated as a religious facility/institution. King County tax parcel number 7792000015 is assessed at \$160,800. King County tax parcel number 7792000020 is assessed at \$304,700. These values include land and improvement values.

B. Land Use

1. Existing Land Use

The proposed annexation area is comprised of two parcels. The existing uses on those properties are entirely religious uses. There is the main church and sanctuary and a church office.

Land uses in the area surrounding the Grace Point Church:

- North: State Route 410 and automobile dealership
- South: SE 449th St & Single Family Residential Homes
- East: Single Family Residential Homes
- West: Single Family Residential Home

2. Proposed: Immediate or long-range

*The annexation proposal includes two properties that operate as a religious institution. The proposed land use designation in the City's Future Land Use Map shows that area as "Commercial". See **Exhibit 16**.*

*The Future Zoning as is shown in **Exhibit 18**. The property is shown as "General Office". This is the zoning that will be adopted as part of annexation.*

*The city's General Sewer plan includes this area as part of the Roosevelt East. See **Exhibit 11**.*

C. State Growth Management Act

1. Is the proposed action in conformance with the Growth Management Act (GMA)? What specific policies apply to this proposal?

Yes, the proposed annexation is in compliance with the GMA. Specifically it is consistent with the following GMA planning goals:

RCW36.70A.020(12) calling for public facilities and services to be consistent with provisions of GMA (e.g. RCW 36.70A210(3)(b) policies that promote contiguous and orderly development and provision of urban services to such development).

RCW36.70A.020(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

The Grace Point Church is located within the City's Potential Annexation Area and within the City's urban growth area shown on its Comprehensive Plan. The site is located within the city's existing water and sewer service areas.

The City of Enumclaw currently provides several services to residences/businesses near the proposed annexation area that includes code enforcement, building & planning, transportation, parks & recreation, sewer, water and gas service (where available). Other local services are provided by Districts that include Fire District 28, King County Library District and Enumclaw School District.

2. King County Comprehensive Plan/Ordinances

- a) How does county planning under the state's Growth Management Act (GMA) relate to this proposal?

The Grace Point Church Annexation is zoned "Urban Reserve" and located within the city's Potential Annexation Area designated by King County. The property is designated Rural city UGA by the King County Comprehensive Plan which calls for all property within the UGA to be annexed to incorporated areas.

- b) What King County Comprehensive Plan policies support this proposal?

RP-108 King County shall implement the Countywide Planning Policies through its Comprehensive Plan and through Potential Annexation Area, preannexation and other interlocal agreements with its cities.

The proposed annexation implements King County's Countywide Planning Policies by annexing urbanized unincorporated Potential Annexation Areas (PAAs) into urban cities like the City of Enumclaw.

RP-113 The Comprehensive Plan Land Use Map is adopted as part of this plan. It depicts the Urban Growth Area, Urban Growth Area Boundary, Rural Area, Natural Resource Lands and other land uses. The Land Use Map at the end of this chapter general represents the official Comprehensive Plan Land Use Map.

The proposed annexation is included within the PAA as shown on the County's Comprehensive Plan Land Use Map.

U-204 King County shall suppose annexation proposal that are consistent with the Countywide Planning Policies and the Washington State Growth Management Act, when the area proposed for annexation is wholly within the annexing city's officially adopted PAA, and when the area is not part of a contested area.

The proposed annexation is included within the PAA as shown on the County's Comprehensive Plan Land Use Map and the city's Comprehensive Plan Future Land Use Map. The area is located wholly within the annexing city's officially adopted PAA, and is not part of a contested area.

c) What King County Countywide Planning Policies specifically support this proposal?

The adopted 2021 Countywide Planning Policies (CPP) as amended have been adopted for the County and its cities. The following Countywide Planning Policies support the proposed annexation:

DP-3 Develop and use residential, commercial, and manufacturing land in the Urban Growth Area to create healthy and vibrant urban communities with a full range of urban services, and to protect the long-term viability of the Rural Area and Resource Lands. Promote the efficient use of land within the Urban Growth Area by using methods such as:

- Directing concentrations of housing and employment growth to designated centers;
- Encouraging compact development with a mix of compatible residential, commercial, and community activities;
- Optimizing the use of the existing capacity for housing and employment; and
- Redeveloping underutilized lands, in a manner that considers equity and mitigates displacement; and
- Coordinating plans for land use, transportation, capital facilities and services.

The proposed annexation area is part of the city's Potential Annexation Area. The zoning of the annexation area is General Office. The current use on the site will be utilized as a religious institution and will not accommodate housing but may accommodate future employment.

DP-28 Allow cities to annex territory only with their designated Potential Annexation Area as shown on the Potential Annexation Areas Map in Appendix 2. Phase Annexations to coincide with the ability of cities or existing special purpose districts to coordinate the provision of a full range of urban services to areas to be annexed.

The proposed annexation is within the "Sierra Vista" Potential Annexation Area on the PAA map in Appendix 2 of the Countywide Planning Policies.

DP-30 Evaluate proposals to annex or incorporate unincorporated land based on the following criteria:

- a) Conformance with Countywide Planning Policies including the Urban Growth Area boundary;
- b) The ability of the annexing or incorporating jurisdiction to provide urban services at standards equal to or better than the current service providers; and
- c) The effect of the annexing or incorporating jurisdiction to serve the area in a manner that will avoid creating unincorporated islands of development.
- d) The ability of the annexing or incorporating jurisdiction to serve the area in a manner that addresses racial and social equity and promotes access to opportunity; and
- e) Outreach to community, the interest of the community in moving forward with a timely annexation or incorporation of the area.

The proposed annexation supports this policy in that:

- a) *The proposed annexation area is located within the City's Potential Annexation Area;*

- b) *The city of Enumclaw should provide an increased level of urban services, specifically police, transportation, and eventually sewer service; and*
- c) *The proposed annexation does not create an unincorporated island of development that is not already existing.*
- d) *The property owner is interested in and has proposed annexation.*

Chapter – Public Facilities and Services (PF)

PF-3 Provide reliable and cost-effective services to the public through coordination among jurisdictions and special purpose districts.

PF-4 Recognize cities as the appropriate providers of services to the Urban Growth Area, either directly or by contract. Extend urban services through the use of special districts only where there are agreements with the city in whose Potential Annexation Area the extension is proposed. Within the Urban Growth Area, as time and conditions warrant, cities will assume local urban services provided by special service districts.

Upon annexation, the City of Enumclaw will be the provider of local urban service in compliance with the above policies.

PF-12 Require all development in the Urban Growth Area to be served by a public sewer system except:

- a) Single-family residences on existing individual lots that have no feasible access to sewers may utilize individual septic systems on an interim basis; or
- b) Development served by alternative technology other than septic systems that:
 - provide equivalent performance to sewers;
 - provide the capacity to achieve planned densities; and
 - will not create a barrier to the extension of sewer service within the Urban Growth Area.

The City of Enumclaw will work with the property owner regarding sewer extensions necessary for any redevelopment of the site. The area is included within the city's general sewer plan.

- e) What is the adopted plan classification/zoning? (please include number of lots permitted under this classification.)

According to the King County Comprehensive Plan, the proposed annexation area is designated as "City in Rural Area UGA." The King County Zoning Map designates the proposed annexation area as "Urban Reserve- one DU per 5 acres (UR)."

The City of Enumclaw's Future Land Use Map designates the area to be annexed as "Commercial." The city's zoning map includes pre-annexation zoning as "General Office which would be the zoning designation upon annexation. Residential use in the "General

Office” zone is allowed at a density of 15 dwelling units per acre, which would allow approximately 18 dwelling units on the site.

- e) Will city regulations(s) supplant King County regulations for the protection of sensitive areas, preservation of agricultural or other resource lands, preservation of landmarks or landmark districts, or surface water control? If so, describe the city regulations and how they compare to the County regulations.

Yes, upon annexation the city’s regulations would supplant King County regulations in the proposed annexation area. The city’s Critical Areas regulations provide protection of environmentally sensitive areas to include wetlands, streams, steep slopes and aquifer recharge areas. At this time, we are not aware of any conflicts between the city and King County’s Critical Areas regulations. There are no known critical areas on or adjacent to the site.

The city of Enumclaw stormwater code provides regulations and requirements as required under the city’s NPDES II permit. This would include flow control, treatment and enforcement of stormwater regulations.

3. Jurisdictional Comprehensive Plan/Franchise (Applied to Cities and to Special Purpose Districts)

- A. How does the jurisdictions planning under the Growth Management Act (GMA) relate to this proposal?

The City of Enumclaw’s Comprehensive Plan, adopted in 2005 and amended in 2016 identifies identifies this area a part of its Urban Growth boundary designated “Mixed Use Overlay” on the Comprehensive Plan Future Land Use Map. The property is pre-zoned as “General Office” on the City’s adopted zoning map (September 2021).

- B. Has the jurisdiction adopted a Potential Annexation Area (PAA) under the Growth Management Act? Have you negotiated PAA agreements with neighboring cities?

The City of Enumclaw has adopted a PAA under the GMA. There are not any neighboring cities who share any annexation areas to the City of Enumclaw. No areas located within the PAA are contested.

- C. When was your comprehensive plan approved? Does this plan meet the requirements set by the State of Washington? Does this plan meet requirements set by King County?

The City’s most recent Comprehensive Plan was adopted July 2016. There have been annual amendments each year since adoption. The Comprehensive Plan meets the requirements set by the State of Washington and King County.

- D. Is the proposal consistent with and specifically permitted in the jurisdiction’s adopted comprehensive plan, or will a plan amendment be required? If so, when will that amendment be completed?

The City of Enumclaw's Comprehensive Plan identifies this proposed annexation area within the city's PAA. The Comprehensive Plan has adopted future land use for this site of "Commercial" and the zoning for this site is "General Office". The proposed annexation and existing use is consistent with the existing Comprehensive Plan and zoning. Religious institutions are permitted uses within General Office zoning that would become effective upon annexation.

- E. Is a franchise required to provide service to this area? If so, is the area included within your current franchise?

Yes, a franchise is required to provide services in the proposed annexation area. Services in the area currently under King County franchise will instead become subject to City of Enumclaw franchise upon annexation.

- F. Has this area been the subject of an interlocal Agreement? If so, please enclose a signed copy of the agreement.

No, not applicable.

- G. Has this area been subject of a pre-Annexation Zoning Agreement? If so, please enclose a signed copy of the agreement.

No. The City of Enumclaw has not approved any zoning agreement with the county. The city has adopted future land use designations for all potential annexation areas within the city's Comprehensive Plan. The City has also adopted a zoning map which shows the zoning designations for the areas located within the potential annexation areas, including this site.

- H. What is the proposed land use designation in your adopted Comprehensive Plan? When were your proposed zoning regulations adopted?

*The city of Enumclaw's Future Land Use Map designates the proposed annexation area as "Highway Community Business Overlay." This was adopted as part of the 2015 Comprehensive Plan (adopted in July, 2016). **Exhibit 15** shows the existing King County Zoning. **Exhibit 16** shows the City of Enumclaw Future Land Use Designation. Upon annexation, the property would be zoned General Office (GO), shown on **Exhibit 18**.*

4. Revenues/Expenditures Planning Data

This proposed annexation is negligible regarding revenues and expenditures as this is two properties located within the Sierra Vista annexation area.

- A. Estimated City Expenditures:

The city estimates that there will be little or no City expenditures as a result of annexation.

- B. Estimated revenues to be gained

Due to the existing use being a religious institution the city expects to not gain revenues as part of this annexation. The current county assessment for the property and improvements are as follows:

<i>Parcel Number</i>	<i>Assessed Value (2022)</i>	<i>Taxable Value</i>
7792000015	\$160,800	\$0
7792000020	\$304,700	\$0

C. Estimated County revenues lost, including county-related special districts

The approximate amount of revenues lost through this annexation should be zero as the property current does not pay property taxes as a religious use.

D. Estimated County expenditure reduction

The proposed annexation is not expected to make a significant reduction in County expenditures.

E. Estimated fire district revenue lost

The proposed annexation area will remain within the Fire District 28 and no revenue should be lost.

F. Estimated fire district expenditure reduction

The proposed annexation area should not reduce expenditures for Fire District 28 as the property will remain within the district.

5. Services

State whether the territory that is the subject of this action is presently within the service area of any other political subdivision or presently being served by any other political subdivision? If so, please identify the other political subdivision.

The following table provides a summary of services and service providers prior to and after annexation:

<i>Service</i>	<i>Provider Before Annexation</i>	<i>After Annexation</i>	<i>Comments</i>
<i>Police</i>	<i>King County Sheriff</i>	<i>Enumclaw Police Department</i>	<i>N/A</i>
<i>Fire</i>	<i>Fire District 28</i>	<i>Fire District 28</i>	<i>N/A</i>
<i>Library</i>	<i>King County Library System</i>	<i>King County Library System</i>	<i>N/A</i>
<i>Parks & Recreation</i>	<i>Enumclaw Parks</i>	<i>Enumclaw Parks</i>	<i>N/A</i>
<i>Water</i>	<i>City of Enumclaw</i>	<i>City of Enumclaw</i>	<i>N/A</i>
<i>Sewer</i>	<i>City of Enumclaw</i>	<i>City of Enumclaw</i>	<i>N/A</i>

<i>Solid Waste</i>	<i>Waste Management</i>	<i>City of Enumclaw</i>	<i>The city will notify the service provider upon annexation which will begin the 7 year grace period.</i>
<i>Natural Gas</i>	<i>City of Enumclaw</i>	<i>City of Enumclaw</i>	<i>N/A</i>
<i>Telephone/Internet</i>	<i>Comcast/Century Link</i>	<i>Comcast/Century Link</i>	<i>N/A</i>

Please provide written documentation confirming that:

- **Notification of the proposed annexation, assumption, merger or other action has been provided to that political subdivision;**

Advanced notice to the Boundary Review Board (BRB) for King County was transmitted on July 29, 2022. See Exhibit 18.

- **The other subdivision has completed action to approve/consent or deny approval/consent for the withdrawal of this territory;**

The proposed annexation will not result in the withdrawal of territory from any special districts.

- **Transfer of territory has been accomplished in accord with applicant state law (e.g., RCW36.93, RCW 35A.14, RCW35.14)**

The City of Enumclaw has met the requirements of Chapters 36.93 and 35.14 and is filing this Notice of Intention within the Washington State Boundary Review Board for King County. There were no comments made by any members of the public during the open public session of the city council on May 9, 2022. The city will hold a public hearing prior to adopting an Ordinance regarding this annexation.

State whether the proposed action would result in a change in any of the following services. If so, provide the following detailed information both on current service and on service following the proposed action, in order to allow for comparison. If there would be no change, name current service providers.

1) Water

Water service is currently provided by the City of Enumclaw. This will not change upon annexation.

a) Direct Service

The City of Enumclaw will continue to provide water service to the properties within the annexation area. See Exhibit 9.

b) Storage location(s), capacity?

No change. The property is within the City's 888 pressure zone with 4.5 million gallons of storage.

c) Mains to serve the area (diameter; location)

No change. The property is served by a looped 8" water main located in SE 449th St. The closest fire hydrant is approximately 140 feet east of the site (approximately 200 feet from the existing building) at the intersection of SE 449th and 281 Ave SE.

d) Pressure station location and measured flow

The property is served by gravity flow from the City's 888 pressure zone. Approximately over 1,000 gpm at 20 psi residual pressure is available to the property.

e) Capacity available?

Yes, adequate capacity is available to service the present and any future development that may occur on this property located within the proposed annexation area.

f) Water source (wells, etc.)

The City of Enumclaw's water system is composed of wells that primarily serve the needs of the city. The city does have an emergency intertie to the City of Tacoma.

g) Financing of proposed service (LID, ULID, Developer Extension, etc.)

The city's Water Comprehensive Plan outlines future capital projects. The area located within the proposed annexation current has water service.

2) Sewer Service

*The proposed annexation is located within the City of Enumclaw's Sewer Service area. See **Exhibit 11**.*

a) Direct Service

The proposed annexation is currently located within the city's planned sewer service area. The properties involved are currently served by a septic system. A sewer extension from the existing line in SE 448th/Roosevelt Avenue E would be required to serve future development on the site.

b) Mains to service the area (diameter; location)

Currently none.

c) Gravity of Lift Station required?

See 2a above.

d) Disposal?

The City of Enumclaw owns and operates a sewer collection system and treatment facility. The proposed annexation is located within the city's planned sewer service area.

e) Capacity available?

The City has available capacity; however the proposed annexation is not expected to affect capacity greatly.

3) **Fire service**

The proposed annexation area is located within Fire District 28. This will remain upon annexation.

a) **Direct Service**

Upon annexation fire service will remain Fire District 28.

b) **Nearest Station(s)**

Fire District #28 has stations located at 1330 Wells Street. Station 41. See Exhibit 8.

c) **Response Time?**

N/A, The proposed annexation will not change or limit response time. The approximate response time is 4 Minutes.

d) **Are they fully manned? How many part time and full time personnel?**

Yes, Fire Station. Minimum staffing is 4 career personnel daily. All members have the ability to respond off duty in the event they are needed.

e) **Major Equipment at station location (including type and number of emergency vehicles)?**

2 Aid Units

1 Ladder truck

1 Tender

1 Rescue truck

2 brush units

1 Engine

2 quads with patient trailer

f) **How many fully certified EMT/D-Fib personnel do you have?**

35 Current staff

g) **What fire rating applies?**

WSRB-4

h) **Source of dispatch?**

Valley Communications Center (Valley Com)

27519 108 Avenue SE

Kent, Washington 98030

4) **Police Service**

The Police Services in the proposed annexation area is provided by the King County. Upon annexation, the City of Enumclaw Police will service the property.

a) Direct Service

Following the annexation, the City of Enumclaw Police Department will assume responsibility for police services from King County. The city provides 24/7 support to all City of Enumclaw Residents.

b) Closest Police Station

The nearest police station is located at 1705 Wells Street within the City of Enumclaw.

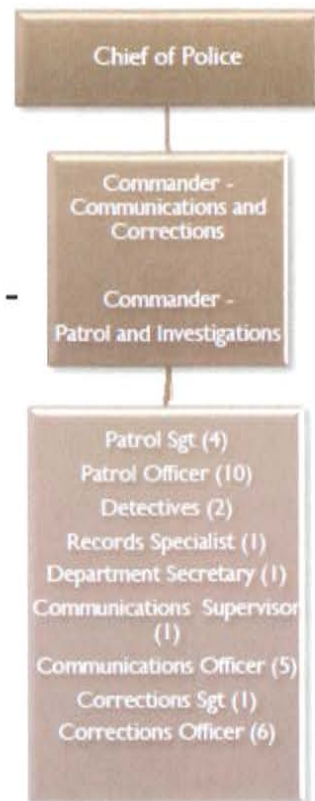
c) Response Time

The City of Enumclaw Police Department response times to the proposed annexation area will be within established standards for Priority 1, 2 and 3 calls which are as follows:

- Priority one calls: the goal is to respond to 85% within six (6) minutes and average four minutes, thirty seconds (4.5 min) or less.
- Priority two calls: the goal is to respond to 60% within seven (7) minutes and average five (5) minutes or less.
- Priority three calls: there is no time thresholds and can be answered as soon as practical based on number and type of calls for service.

d) Staffing/services

This annexation should not require the city to hire any additional FTE's. The department is staffed with 35 FTE's. The department has the following:



The Enumclaw Police Department is adequately staffed to provide 24/7 police coverage to include the area within the proposed annexation. Enumclaw Police Department operates a 25 Bed Jail facility and dispatch center as well as administrative support with finger printing and CPL issue.

e) Major Equipment

Additional equipment not necessary for this annexation. The Enumclaw Police Department has sufficient patrol cars with one assigned per officer.

f) Police Rating

All Enumclaw PD officers are State Certified under RW 43.101.200 requirements.

g) Source of Dispatch

City of Enumclaw Dispatches from the Police Station. The dispatch center is Public Safety Answering Point (PSAP).

5. General

a) In case of extension of services, has an annexation agreement been required?

If so, please attach a recorded copy of this agreement.

No, an agreement regarding the extension of services has not been required.

b) Describe the topography and natural boundaries of the proposal.

The boundaries include all of the properties owned by Grace Point Church. The church is elevated approximately 15 feet higher than the SR 164. The property

slopes north gradually from approximately 770 to 750 across the entire site. In general, the site is relatively level adjacent to SE 449th ST, and gradually slopes down towards SR 410 to the north.

c) How much growth has been projected for this area during the next (10) year period? What source is the basis for this projection?

Given the use of the property and the value of the existing improvements it is unlikely that the site will be converted to any other use than the current religious institution. The sources for land and improvements values are the King County Assessor.

d) Describe any other municipal or community services relevant to this proposal.
None applicable

e) Describe briefly any delay in implementing service delivery to the area.

City services will be available upon annexation. The only delayed services would be sewer service as there are currently sewer lines adjacent to the property, but a short extension would be necessary. Once sewer services is available the property will be allowed to connect. Solid Waste service will be delayed the required seven (7) years before the city can commence waste collection.

f) Briefly state your evaluation of the present adequacy, cost, or rates of service to the area and how you see future needs and costs increasing. Is there any other alternative source available for such service(s)?

Upon annexation, Grace Point Church will see an increase in services for police. Other services will remain the same as the area is already located within the same fire district, water service, sewer service, library district, etc. The future needs for the property and area at large would be sewer service; this cost will be largely borne from developer extensions to the area or a city project to extend sewer to the area.

King County would be the only other alternative source available to help fund services.

FACTORS AND OBJECTIVES

Please evaluate this proposal based upon the factors listed in RCW36.93.170 and based upon objectives listed in RCW 36.93.180. Describe and discuss the ways in which your proposal is related to and supports (or conflicts with) each of these factors and objectives.

1. RCW 36.93.170 Factors to be considered by Boundary Review Board

- A. Population and territory; population density; land area and uses; comprehensive plans and zoning, as adopted under chapter 35.63, 35A.63, or 36.70 RCW; comprehensive plans and development regulations adopted under chapter 36.70A; applicable service agreements entered into under chapter 36.115 or 39.34 RCW; applicable interlocal annexation agreements between a county and its cities; per capita assessed valuation; topography, natural boundaries and drainage basins,**

proximity to other populated areas; the existence and preservation of prime agricultural soils and productive agricultural uses; the likelihood of significant growth in the area and in adjacent incorporated and unincorporated areas during the next ten years; location and most desirable future location of community facilities.

The proposed annexation area has a population of zero. This annexation is limited to one property owner, owning two separate properties for religious uses (operates a church and church office on the site). The entire 1.23 acres encompasses the entire use of the site. The City of Enumclaw Comprehensive Plan designates the area within our Potential Annexation Area (PAA). The combined assessed value of the properties is \$465,500. Upon annexation, the property will be zoned General Office (GO). The area is generally flat, however this property is approximately 5- 10 feet higher than the existing State Route 410. SR 410 abuts the northern boundary of the property; SE 449th ST abuts the southern boundary of the property. The likelihood of any significant growth occurring due to the annexation of this property is minimal. There is a possibility that the use could be changed from religious use to office use. There is a possibility that growth will occur beyond this property in the future when other areas within the city's PAA annex.

- B. Municipal services; need for municipal services; effect of ordinances, governmental codes, regulations and resolutions on existing uses; present cost and adequacy of governmental services and controls in area; prospects of governmental services from other sources; probably future needs for such services and controls; probably effect of proposal or alternative on cost and adequacy of services and controls in area and adjacent area; the effect on finances, debt structure, and contractual obligations and rights of all affected governmental units.**

The City of Enumclaw will provide stormwater, police, and roadway services to the site upon annexation. The city will continue to provide water service and natural gas service after annexation. The fire and library districts will maintain providing services to the site upon annexation. Waste Management will continue to provide solid waste services to the site upon annexation (for the next 7 years, after which the city would assume solid waste service). Telephone and internet service would continue to be provided by Comcast and Quest. Once sewer service is available the city would provide that service as well.

The City of Enumclaw believes that this proposal is minor in nature and does not create an inefficient means of providing services, as many of the services are either provided by the city already or through an existing district.

- C. The effect of the proposal or alternative on adjacent areas, on mutual economic and social interests, and on the local governmental structure of the county.**

The effect of the proposed annexation will be to implement the State Growth Management Act and to incorporate an area already within King County Urban Growth Area.

2. RCW 36.93.180 Objectives to be considered by the Boundary Review Board

A. Preservation of Natural Neighborhoods and Communities.

The proposed annexation is one property owner comprised of two properties. This property has been located within the city's potential annexation area for many years. The area and neighborhood are a natural extension of city's boundary.

B. Use of Physical Boundaries, including but not limited to Bodies of Water, Highways and Land Contours.

The proposed annexation is surrounded by City on the north and west sides, and by areas located within the City's potential annexation area to the south. The property access is off of SR 410, which is already within the City boundaries. The annexation area includes the boundaries of the property as requested by the property owner within the annexation petition.

C. Creation and Preservation of Logical Service Areas.

The proposed annexation is a logical extension of city services. Many of the services that the city does not offer will not change with the annexation (fire, library, school, etc.). The area is located within the city's Sewer Comprehensive Plan and will be serviced at some time in the future when extensions are made. The city will notify Waste Management regarding the annexation. The city will provide an urban level of service to the proposed site for water, sewer, stormwater, gas and parks & recreation service.

D. Prevention of abnormally irregular Boundaries.

The proposed annexation does not create an abnormally irregular Boundaries. The annexation includes the entire annexation area as provided within the petition for annexation.

E. Discouragement of Multiple Incorporations of Small Cities and Encouragement of Incorporation of Cities in Excess of Ten Thousand in Heavily Populated Urban Areas.

The proposed annexation will incorporate a small portion of the city's Potential Annexation Area. The City of Enumclaw has an estimated population of 12,910 (2022 OFM Estimate).

F. Dissolution of Inactive Special Purpose Districts.

There are not any Special Purpose Districts that are inactive within the proposed annexation area.

G. Adjustment impractical Boundaries.

Not applicable. The proposed annexation does not adjust any impractical boundaries.

H. Incorporation as Cities or Towns or Annexation to Cities of Towns or Unincorporated Areas Which Are Urban in Character.

The proposed annexation is located within the City's PAA. See Exhibit 14.

I. 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.

Not applicable. The proposed annexation area is not designated agricultural and/or rural land and the current use is a religious institution.

Dated this 7th day of October, 2022

Respectfully submitted,


Jan Molinaro
Mayor of Enumclaw

Attachments:

- Exhibit 1 – City of Enumclaw Resolution No. 1754
- Exhibit 2- Annexation Petition Certification
- Exhibit 3 – Legal Description
- Exhibit 4 – King County Tax Parcel and Quarter Section Maps
- Exhibit 5 – City Limits map & proposed annexation area
- Exhibit 6 – Boise Creek in relation to annexation area
- Exhibit 7 - City of Enumclaw Jurisdictional Boundary Map
- Exhibit 8 – King County Fire District 28 Boundaries
- Exhibit 9 – City of Enumclaw Water Service Area Map
- Exhibit 10 – King County Library Map
- Exhibit 11 – City of Enumclaw Sewer Comprehensive Plan Service Maps
- Exhibit 12 – City of Enumclaw Parks and Recreations Area Map
- Exhibit 13 – Enumclaw School District Boundary
- Exhibit 14 – King County Urban Growth Boundary & City Potential Annexation Area Maps
- Exhibit 15 – King County Zoning Map
- Exhibit 16 – City of Enumclaw Future Land Use Designation Map
- Exhibit 17 – Advanced Notice to the King County Boundary Review Board
- Exhibit 18 – City of Enumclaw Future Annexation Zoning

RESOLUTION NO. 1754

**A RESOLUTION OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON
ACKNOWLEDGING THE RECEIPT OF A NOTICE OF INTENT TO ANNEX CERTAIN
REAL PROPERTY KNOWN AS THE GRACE POINT ANNEXATION AND
ACCEPTING ANNEXATION PETITION.**

Whereas, on April 5, 2022, the City received a Notice of Intent pursuant to RCW 35A.14.120 to annex certain real property commonly referred to as the Grace Point Church; and

Whereas, the Notice of Intent was signed by the owners of property representing more than ten percent (10%) in value (according to King County's assessed valuation for general taxation) of the real property described herein; and

Whereas, pursuant to RCW 35A.14.120, The Sixty Percent Petition Annexation Method, the City Council shall meet with the initiating party for the purpose of determining number of considerations which include but are not limited to: 1) whether the city will accept, reject, or geographically modify the proposed annexation; 2) whether it will require simultaneous adoption of a proposed zoning regulation; and 3) whether it will require the assumption of bonded indebtedness; and

Whereas, upon being presented the 10% petition, the City Council accepts the annexation area.

Now, therefore, the City Council of the City of Enumclaw, King County, Washington does hereby resolve as follows:

Section 1: Petition. The City Council hereby accepts the proposed annexation area to include the circulation of a sixty percent (60%) petition for the Grace Point Church as shown in the attached Exhibit "A".

Section 2: If any provision of this resolution, and/or attachments is determined to be invalid or unenforceable for any reason, the remaining provisions of this resolution and/or the attachments shall remain in force and affect.

PASSED IN REGULAR AND OPEN SESSION this _____ day of _____, 2022.

Mayor Jan Molinaro
INTRODUCED _____
PASSED _____
APPROVED _____
PUBLISHED _____

Attested:

Maureen Burwell
City Clerk

Approved as to form:

Brett Vinson
City Attorney

Section 2: If any provision of this resolution, and/or attachments is determined to be invalid or unenforceable for any reason, the remaining provisions of this resolution and/or the attachments shall remain in force and affect.

PASSED IN REGULAR AND OPEN SESSION this 9 day of
May, 2022.



Mayor Jan Molinaro

INTRODUCED 5-9-22

PASSED 5-9-22

APPROVED 5-10-22

PUBLISHED NA

Attested:



Maureen Burwell
City Clerk

Approved as to form:



Brett Vinson
City Attorney

RESOLUTION NO. 1754

A RESOLUTION OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON ACKNOWLEDGING THE RECEIPT OF A NOTICE OF INTENT TO ANNEX CERTAIN REAL PROPERTY KNOWN AS THE GRACE POINT ANNEXATION AND ACCEPTING ANNEXATION PETITION.

Whereas, on April 5, 2022, the City received a Notice of Intent pursuant to RCW 35A.14.120 to annex certain real property commonly referred to as the Grace Point Church; and

Whereas, the Notice of Intent was signed by the owners of property representing more than ten percent (10%) in value (according to King County's assessed valuation for general taxation) of the real property described herein; and

Whereas, pursuant to RCW 35A.14.120, The Sixty Percent Petition Annexation Method, the City Council shall meet with the initiating party for the purpose of determining number of considerations which include but are not limited to: 1) whether the city will accept, reject, or geographically modify the proposed annexation; 2) whether it will require simultaneous adoption of a proposed zoning regulation; and 3) whether it will require the assumption of bonded indebtedness; and

Whereas, upon being presented the 10% petition, the City Council accepts the annexation area.

Now, therefore, the City Council of the City of Enumclaw, King County, Washington does hereby resolve as follows:

Section 1: Petition. The City Council hereby accepts the proposed annexation area to include the circulation of a sixty percent (60%) petition for the Grace Point Church as shown in the attached Exhibit "A".

Section 2: If any provision of this resolution, and/or attachments is determined to be invalid or unenforceable for any reason, the remaining provisions of this resolution and/or the attachments shall remain in force and affect.

PASSED IN REGULAR AND OPEN SESSION this 9 day of
May, 2022.



Mayor Jan Molinaro
INTRODUCED 5-9-22
PASSED 5-9-22
APPROVED 5-10-22
PUBLISHED NA

Attested:



Maureen Burwell
City Clerk

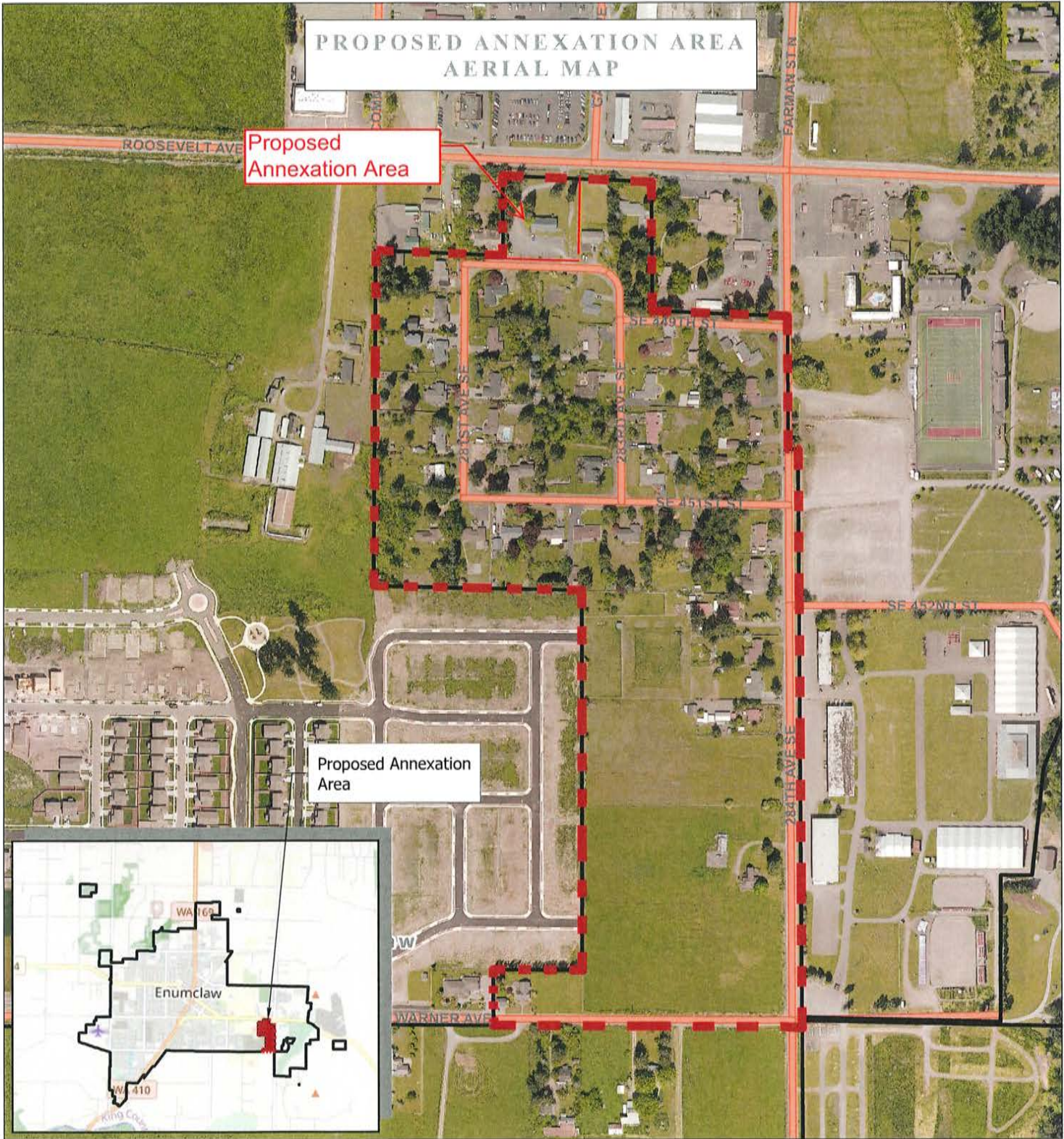
Approved as to form:




Brett Vinson
City Attorney

CERTIFICATE

I the undersigned, Jessica Rose
City Clerk of the City of Enumclaw,
certify that this is a true and correct copy
of Resolution No. 1754
Subscribed and sealed this 22 day of 8
2022.



Legend

 Future Annexation Area



DISCLAIMER:
The information included on this map has been completed by City of Enumclaw staff from a variety of sources and is subject to change without notice. The City of Enumclaw makes no representation or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. The City of Enumclaw shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenue or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of City of Enumclaw.



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 July 5th, 2022, to the King County Department of Assessments by Chris Pasinetti, Community Development Director with the City of Enumclaw, supporting the annexation of the property described as Grace Point Annexation, 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 19th day of July 2022



John Wilson, King County Assessor



LEGAL DESCRIPTION FOR PARCELS NO. 779200-0015 AND 779200-0020

That portion of the Northeast quarter of the Northwest quarter of Section 30, Township 20 North, Range 7 East, W.M., described as follows:

Beginning at the North quarter corner of the above noted Section 30;

Thence N 88°20'56" W, along the North line of said Section, a distance of 632.75 feet:

Thence S 00°12'22" E a distance of 50.03 feet to the Southerly Margin of SR 410 and the TRUE POINT OF BEGINNING:

Thence continueing S 00°12'22" E, departing said Southerly margin, a distance of 240.00 feet to the Northerly margin of SE 449th Street:

Thence N 88°20'56" W along said Northerly margin, a distance of 223.40 feet:

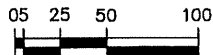
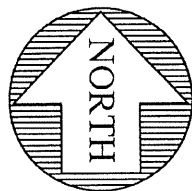
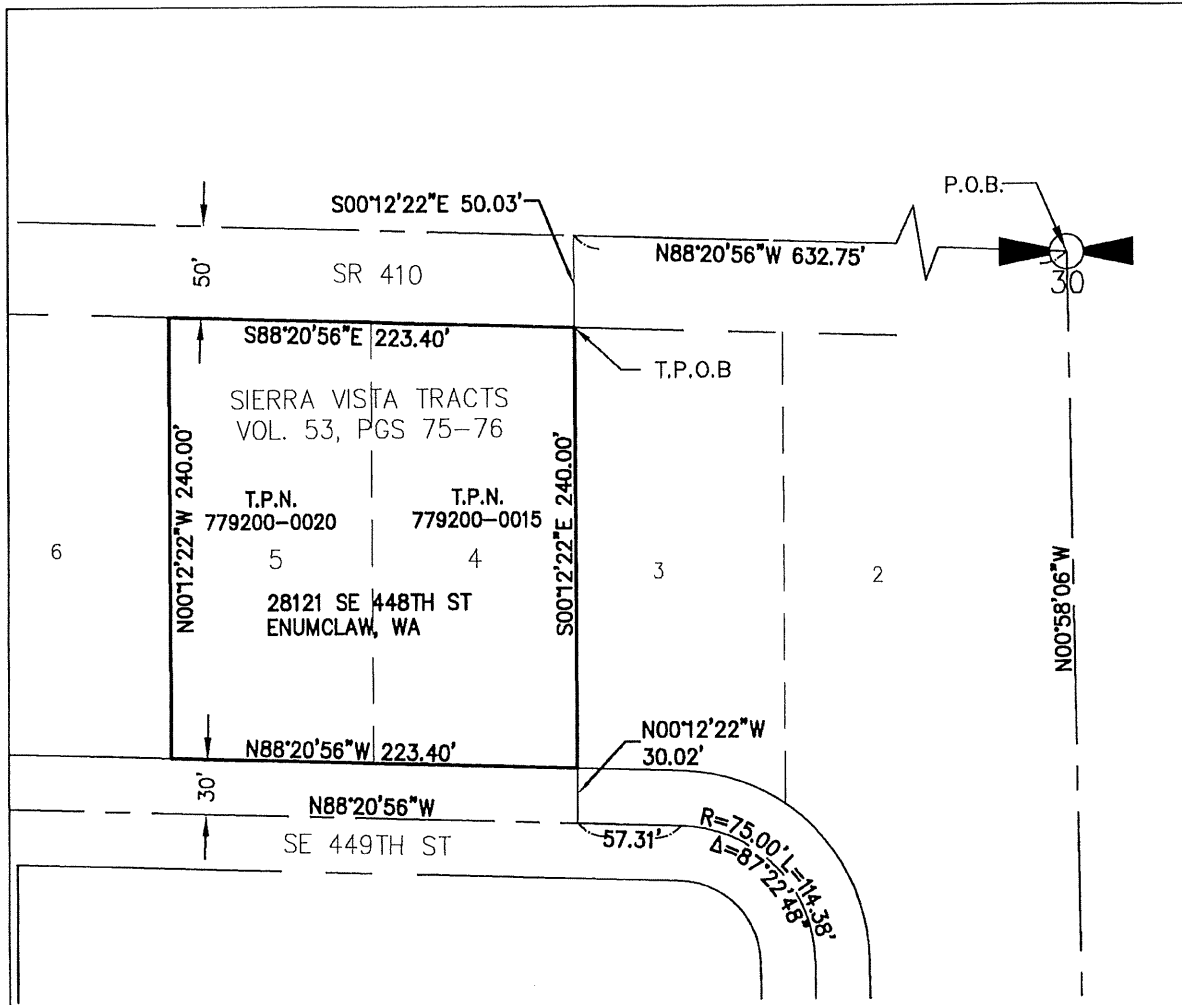
Thence N 00°12'22" W, departing said Northerly margin, a distance of 240.00 feet to the Southerly Margin of SR 410:

Thence S 88°20'56" E parallel to and 50.00 feet South of, when measured at right angles, the North line of the Northwest quarter of Section 30, a distance of 223.40 feet to the TRUE POINT OF BEGINNING.

Also known as Lots 4 and 5, Block 1, Sierra Vista Tracts, according to the plat thereof recorded in volume 53 of plats, pages 75 and 76, records of King County, Washington.

The above described area contains 53,588 square feet or 1.23 acres, more or less.





SCALE 1" = 100'



EXHIBIT "B"

Encompass 
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

KING COUNTY		WASHINGTON	
JOB NO.	21626	01 OF 01	
DATE:	09/07/212		
SCALE:	1"=100'		

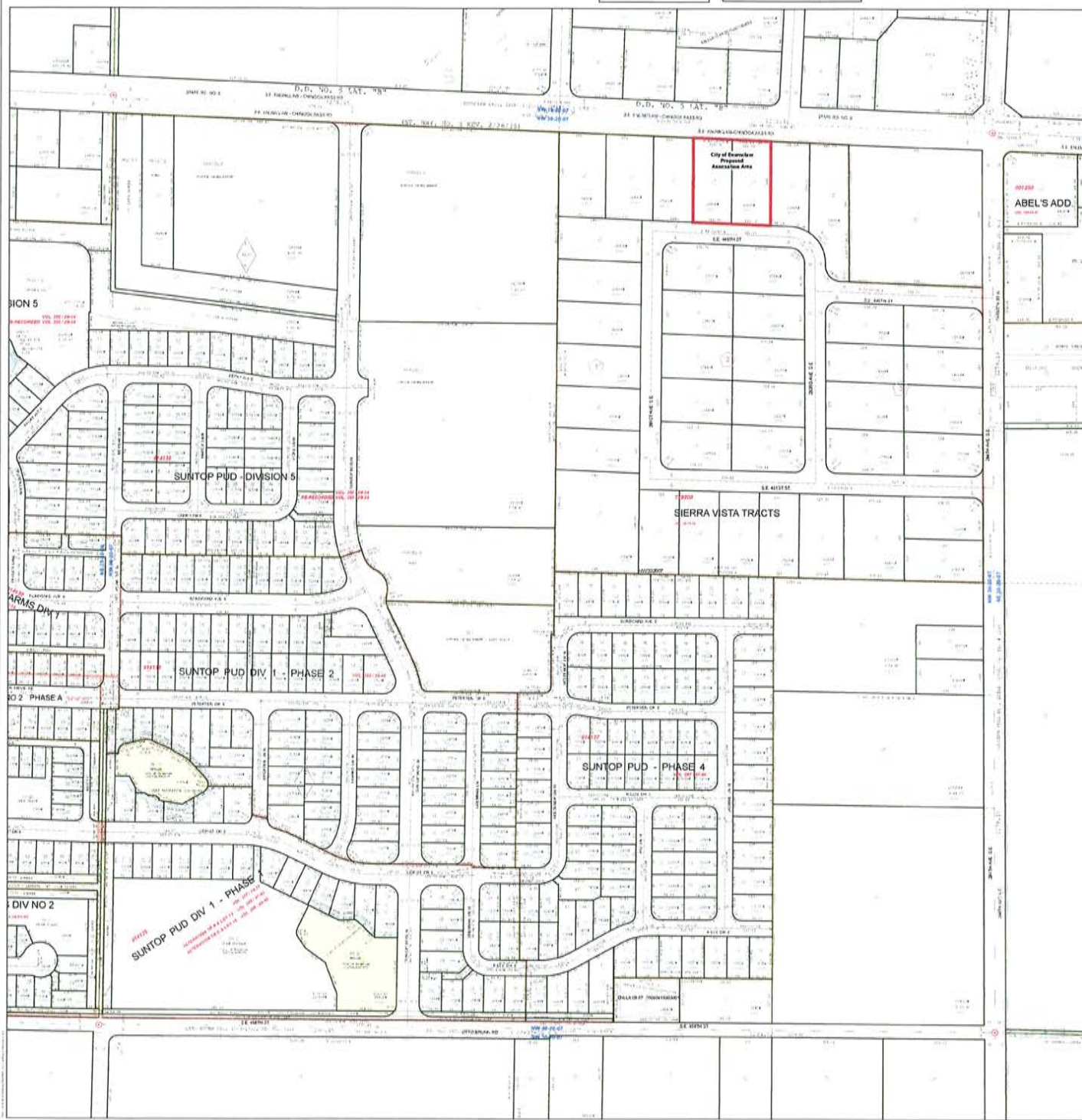
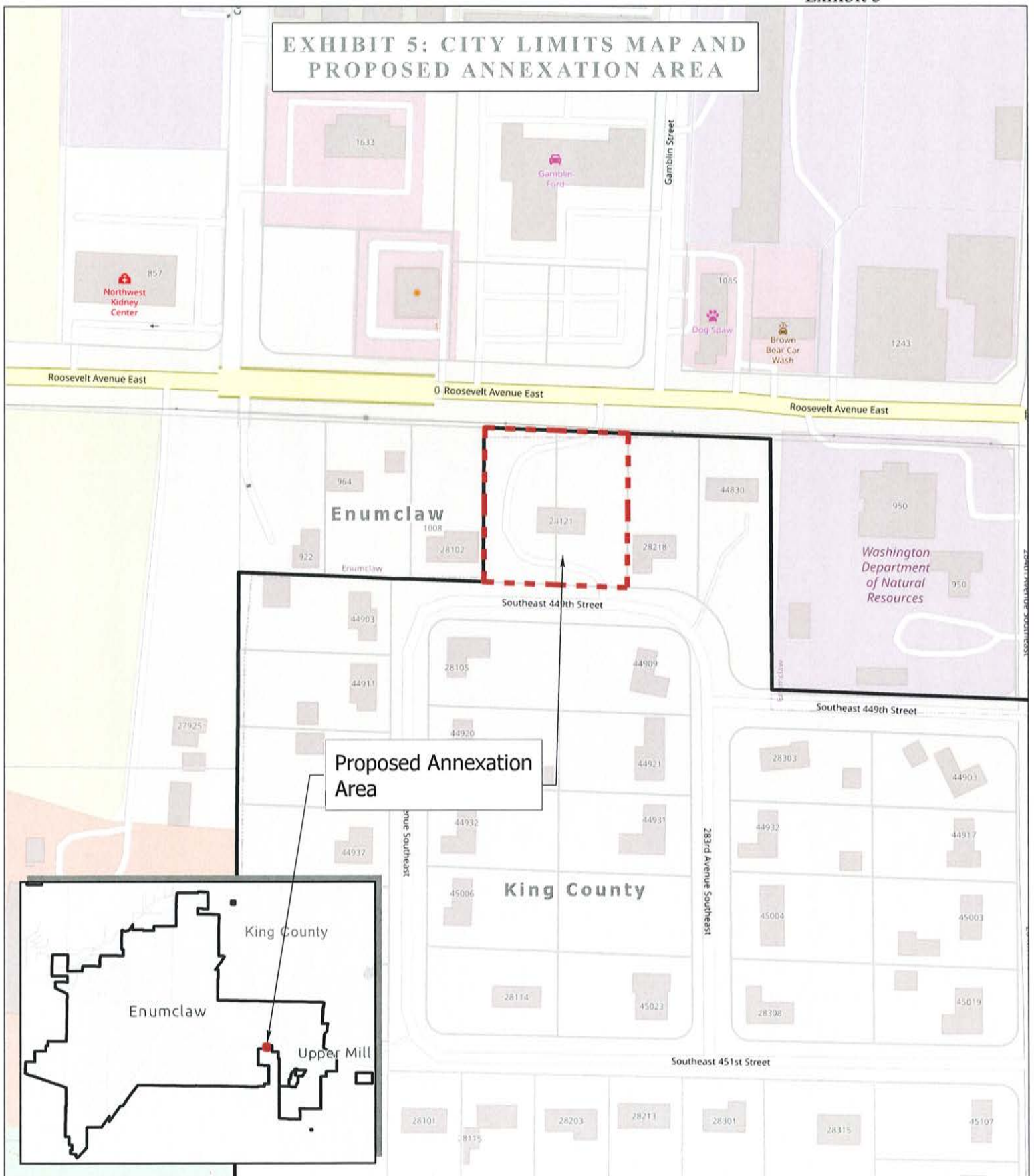


EXHIBIT 5: CITY LIMITS MAP AND PROPOSED ANNEXATION AREA



Legend

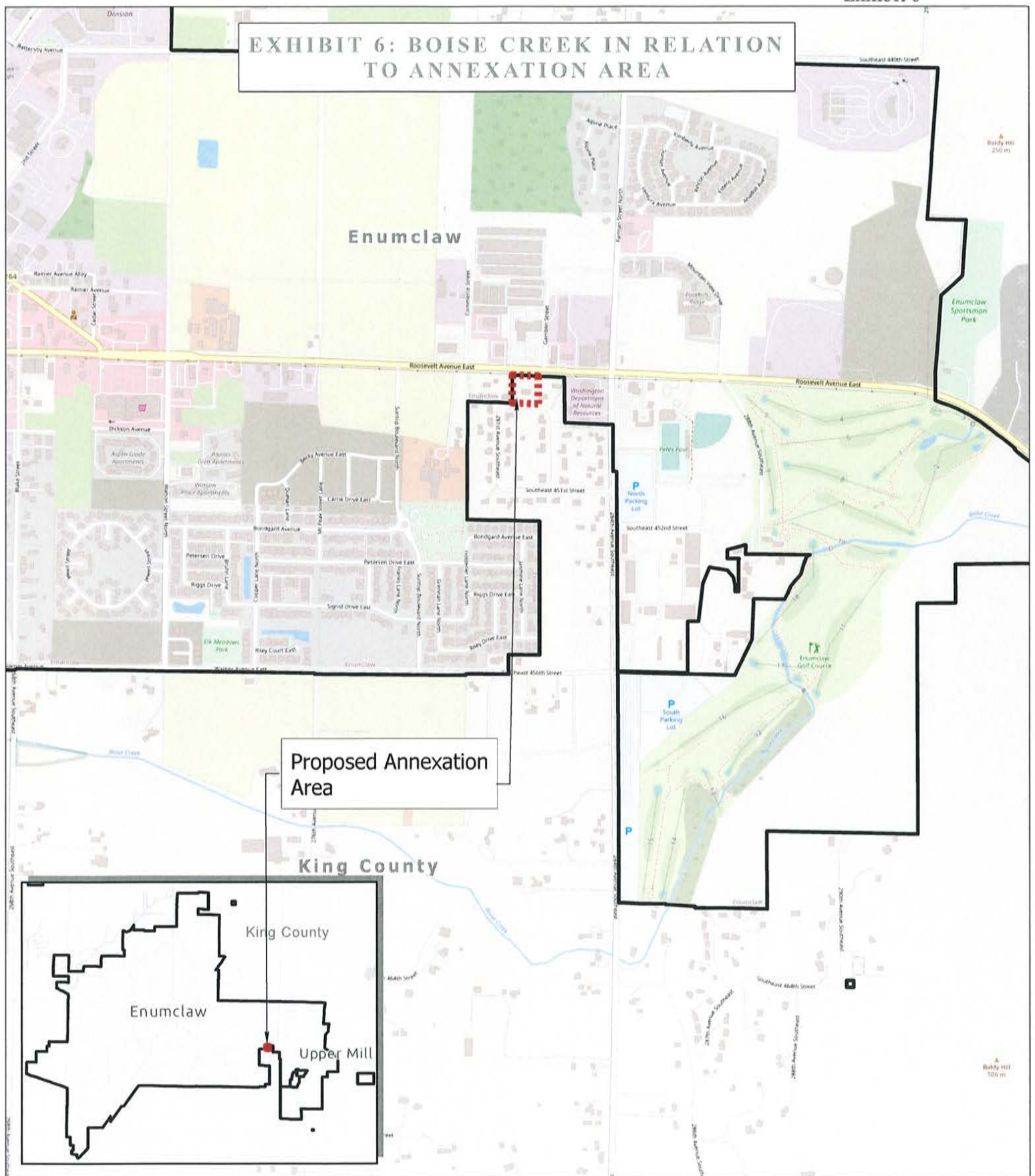
- Enumclaw City Boundary
- Proposed Annexation Boundary



DISCLAIMER:

The information included on this map has been completed by City of Enumclaw staff from a variety of sources and is subject to change without notice. The City of Enumclaw makes no representation or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. The City of Enumclaw shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenue or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of City of Enumclaw.

EXHIBIT 6: BOISE CREEK IN RELATION TO ANNEXATION AREA



Legend

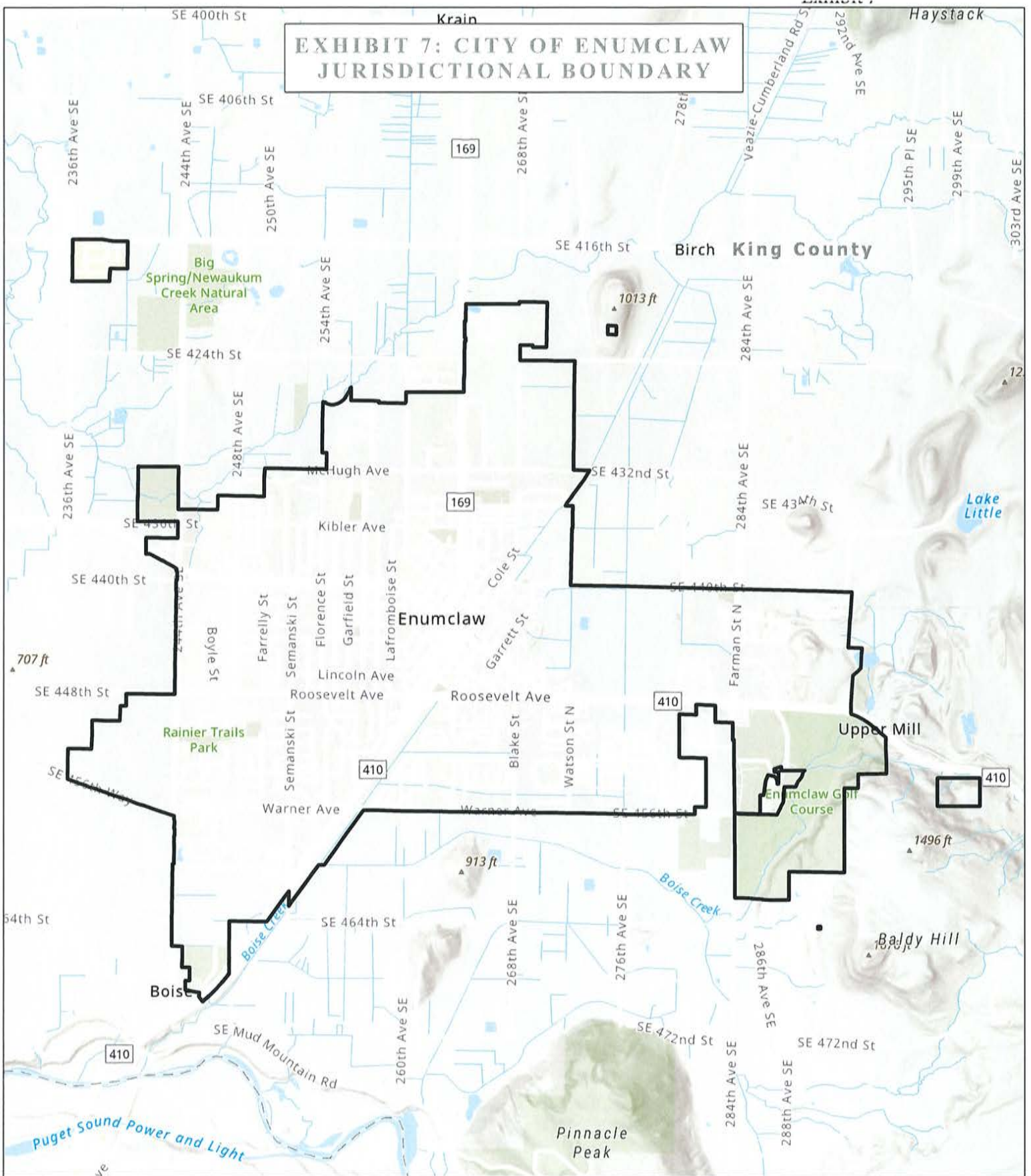
- Enumclaw City Boundary
- Boise Creek
- Proposed Annexation Boundary



Feet
0 1,000 2,000

DISCLAIMER:
The information included on this map has been completed by City of Enumclaw staff from a variety of sources and is subject to change without notice. The City of Enumclaw makes no representation or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. The City of Enumclaw shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenue or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of City of Enumclaw.

EXHIBIT 7: CITY OF ENUMCLAW JURISDICTIONAL BOUNDARY



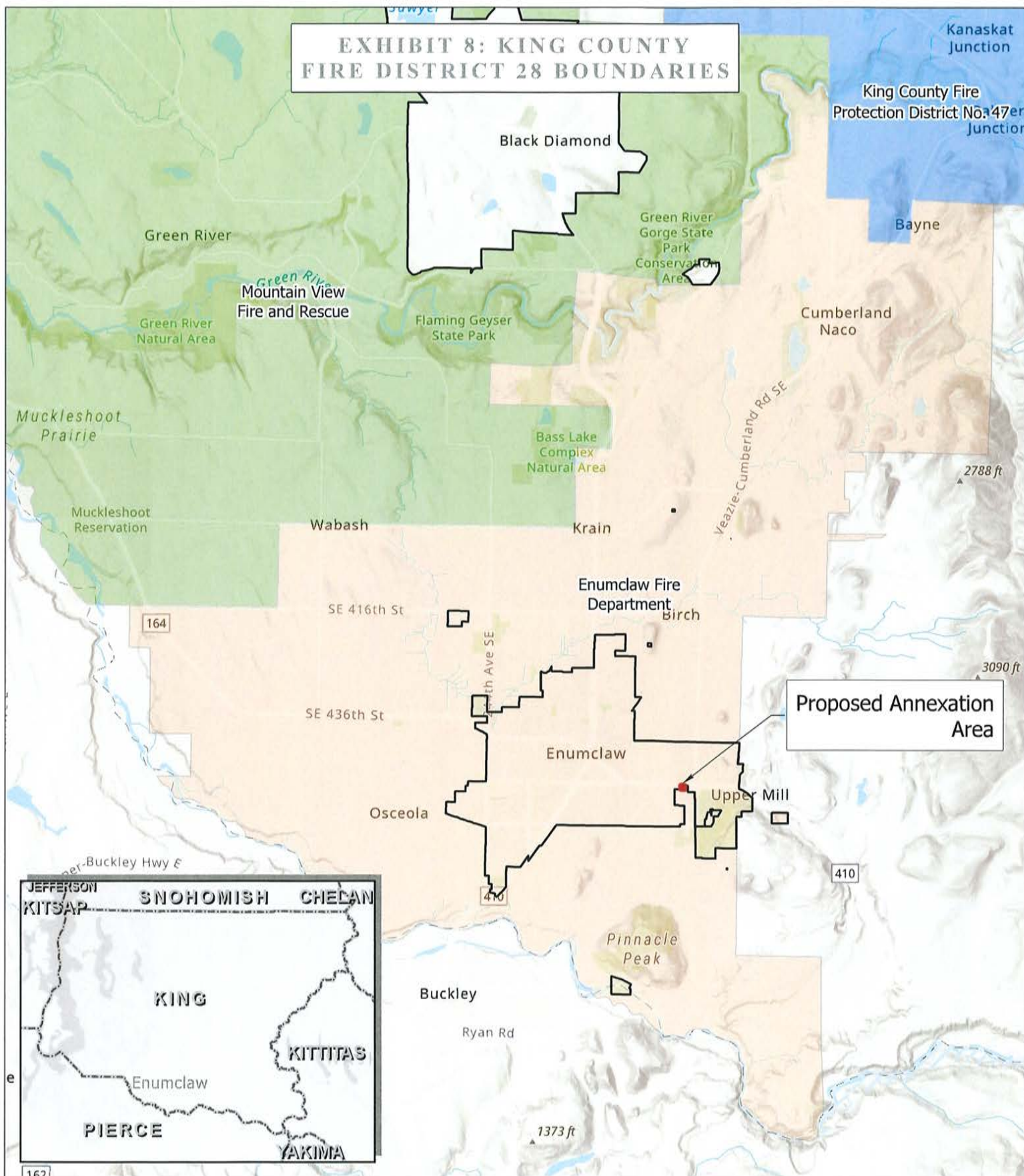
Legend
 Enumclaw City Boundary



Feet
 0 3,000 6,000

DISCLAIMER:
 The information included on this map has been completed by City of Enumclaw staff from a variety of sources and is subject to change without notice. The City of Enumclaw makes no representation or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. The City of Enumclaw shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenue or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of City of Enumclaw.

EXHIBIT 8: KING COUNTY FIRE DISTRICT 28 BOUNDARIES



Legend

King and Pierce County City Boundaries

Proposed Annexation Boundary

King County Fire Districts

Enumclaw Fire Department

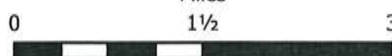
King County Fire Protection District No. 47

Mountain View Fire and Rescue

Miles

1 1/2

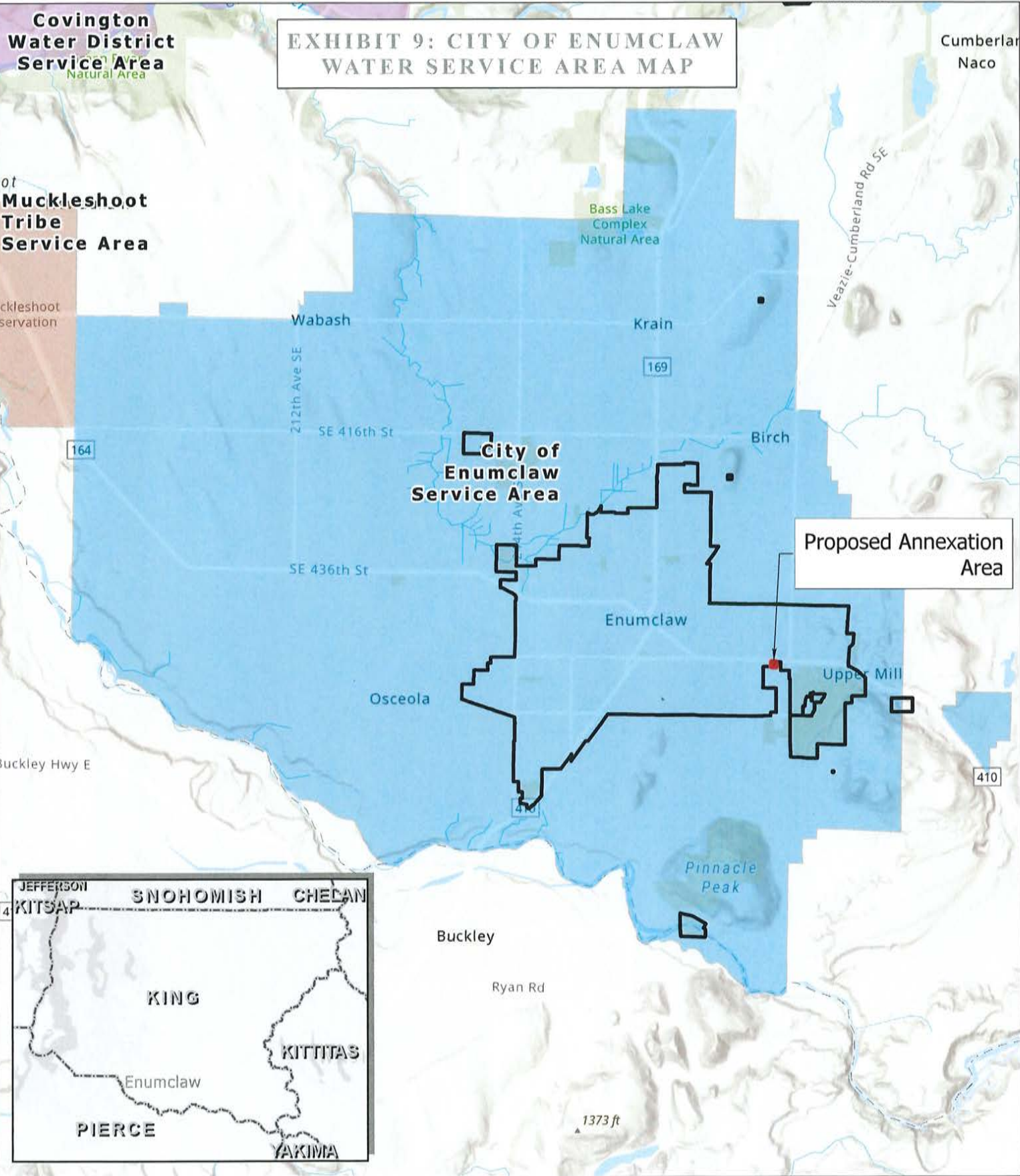
3



DISCLAIMER:

The information included on this map has been completed by City of Enumclaw staff from a variety of sources and is subject to change without notice. The City of Enumclaw makes no representation or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. The City of Enumclaw shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenue or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of City of Enumclaw.



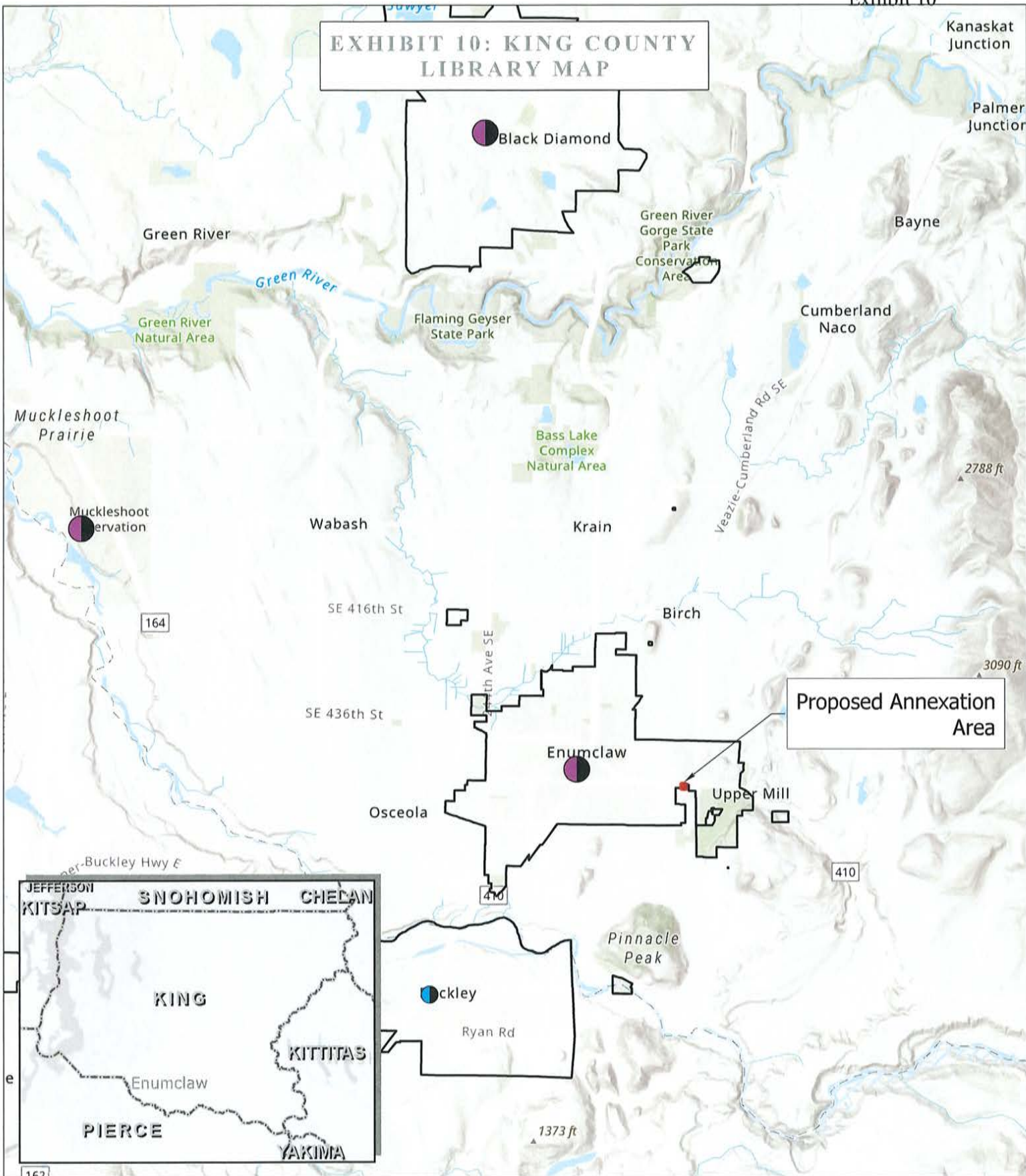


- Legend**
- Enumclaw City Boundary
 - Water Service Area
 - Covington Water District
 - Proposed Annexation Boundary
 - City of Enumclaw
 - Muckleshoot Tribe



DISCLAIMER:
 The information included on this map has been completed by City of Enumclaw staff from a variety of sources and is subject to change without notice. The City of Enumclaw makes no representation or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. The City of Enumclaw shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenue or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of City of Enumclaw.

EXHIBIT 10: KING COUNTY LIBRARY MAP



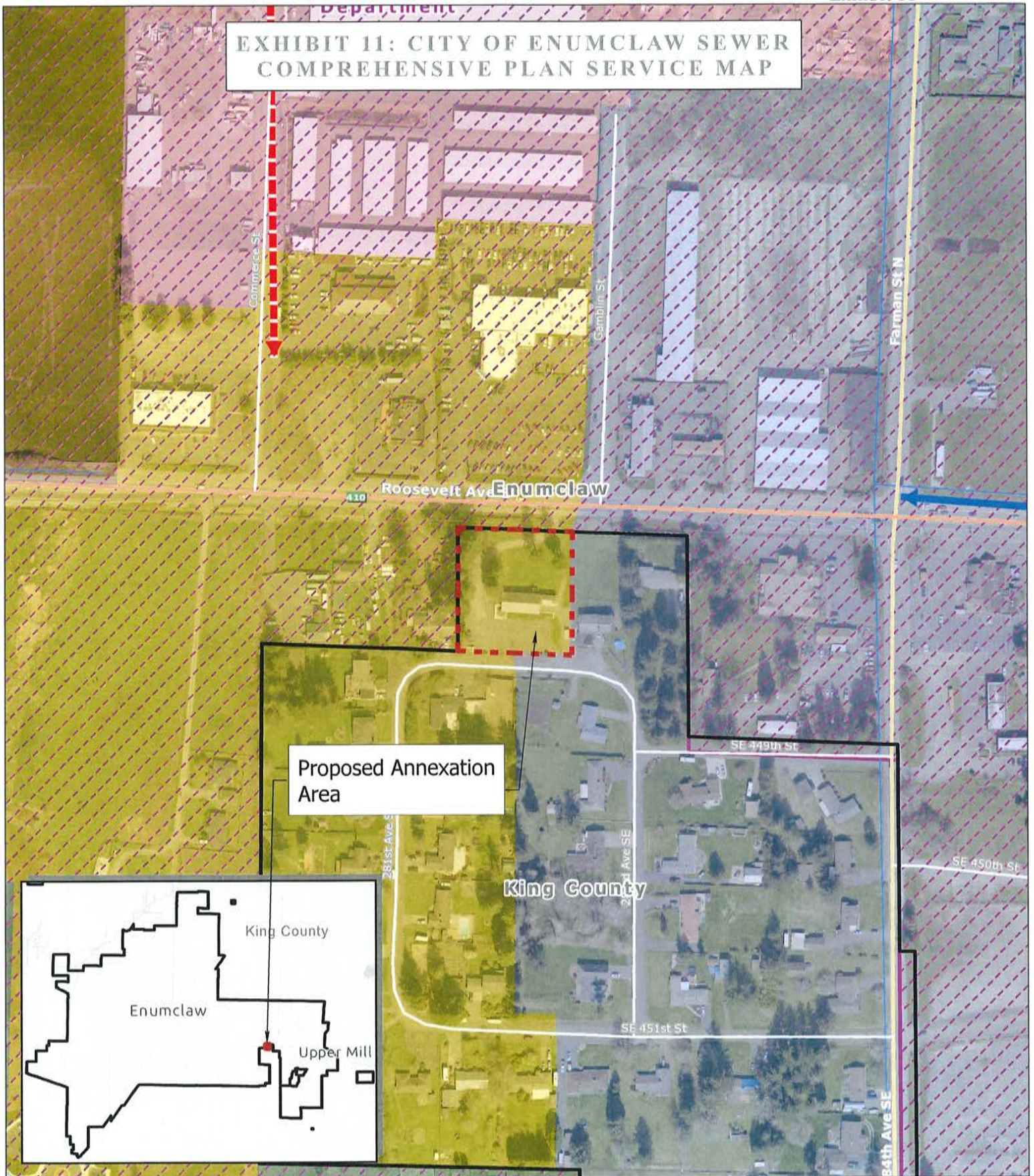
Legend

- King and Pierce County City Boundaries
- Proposed Annexation Boundary
- King County Public Libraries
- Pierce County Public Libraries



DISCLAIMER:
The information included on this map has been completed by City of Enumclaw staff from a variety of sources and is subject to change without notice. The City of Enumclaw makes no representation or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. The City of Enumclaw shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenue or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of City of Enumclaw.

EXHIBIT 11: CITY OF ENUMCLAW SEWER COMPREHENSIVE PLAN SERVICE MAP



Legend

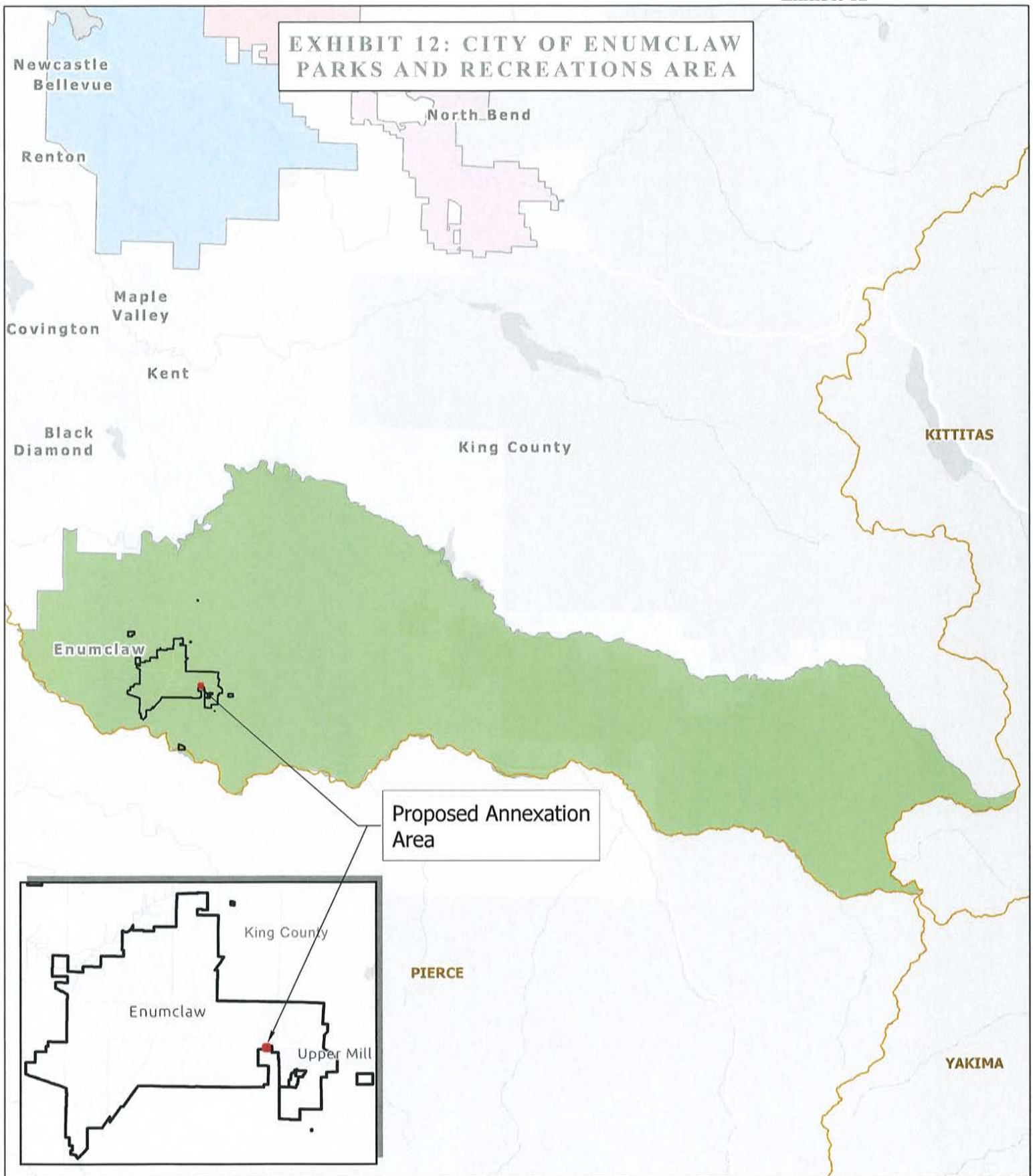
- | | | | |
|------------------------------|--------------------------|-------------------|-----------------------|
| Enumclaw City Boundary | Sewer Sub-Basin Commerce | Farman | Proposed Pump Station |
| Proposed Annexation Boundary | Elk Meadows | Farmland Preserve | Proposed Forcemain |
| Enumclaw Sewer Service Area | Roosevelt East | | Proposed Interceptor |



DISCLAIMER:

The information included on this map has been completed by City of Enumclaw staff from a variety of sources and is subject to change without notice. The City of Enumclaw makes no representation or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. The City of Enumclaw shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenue or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of City of Enumclaw.

EXHIBIT 12: CITY OF ENUMCLAW PARKS AND RECREATIONS AREA



Legend

- Enumclaw City Boundary
- Proposed Annexation Boundary

King County Park Districts

- Enumclaw Park and Recreation Service Area
- Fall City Metropolitan Park District

Issaquah Park and Recreation Service Area

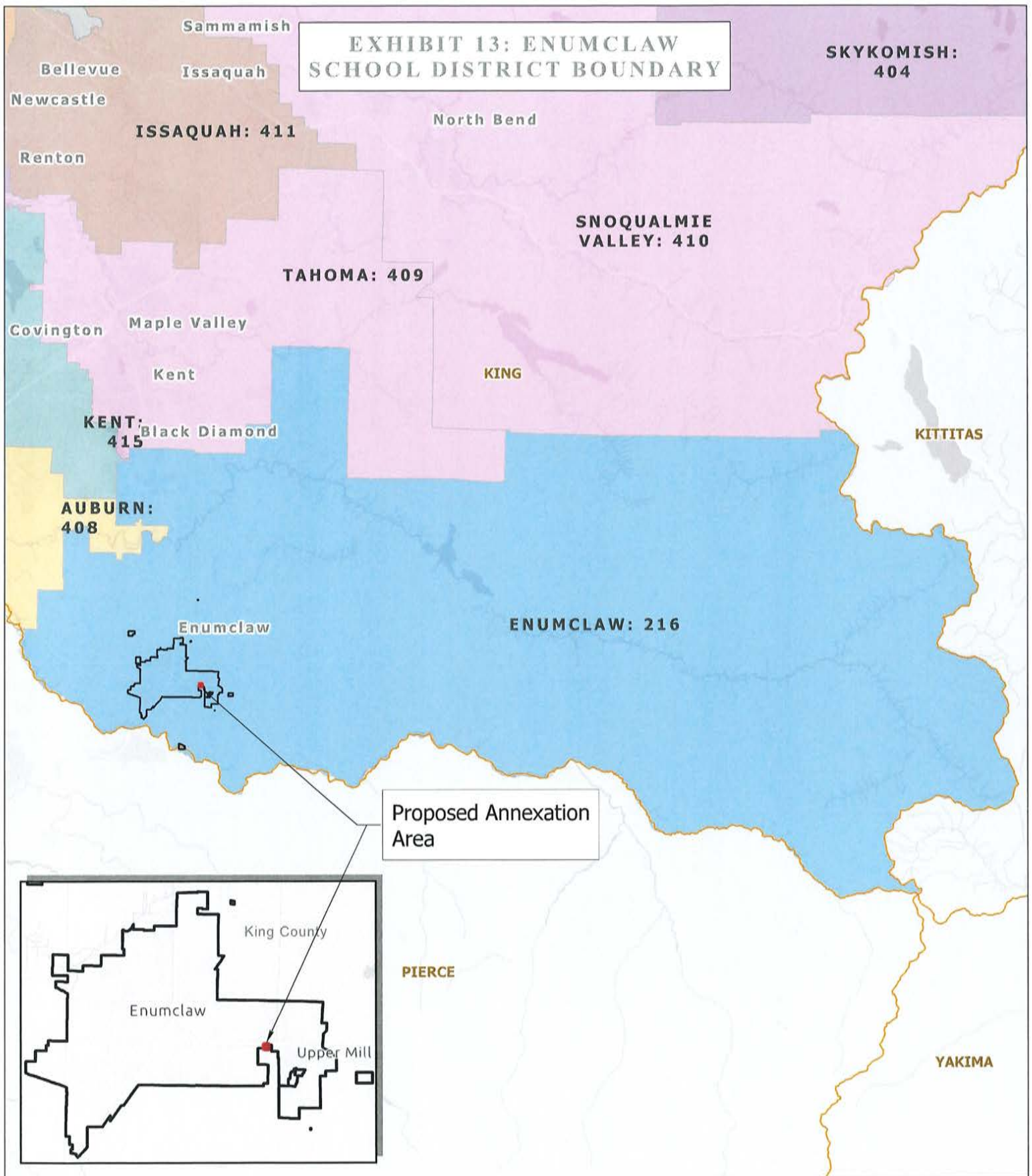
- Si View Metropolitan Park District

DISCLAIMER:

The information included on this map has been completed by City of Enumclaw staff from a variety of sources and is subject to change without notice. The City of Enumclaw makes no representation or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. The City of Enumclaw shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenue or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of City of Enumclaw.



EXHIBIT 13: ENUMCLAW SCHOOL DISTRICT BOUNDARY



Legend

Enumclaw City Boundary

Proposed Annexation Boundary

King County School Districts

216

403

404

405

408

409

410

411

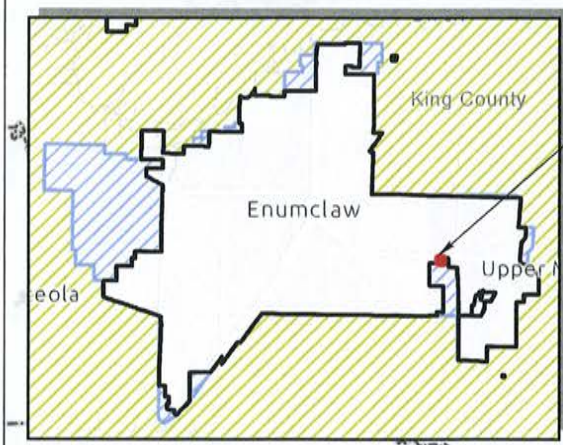
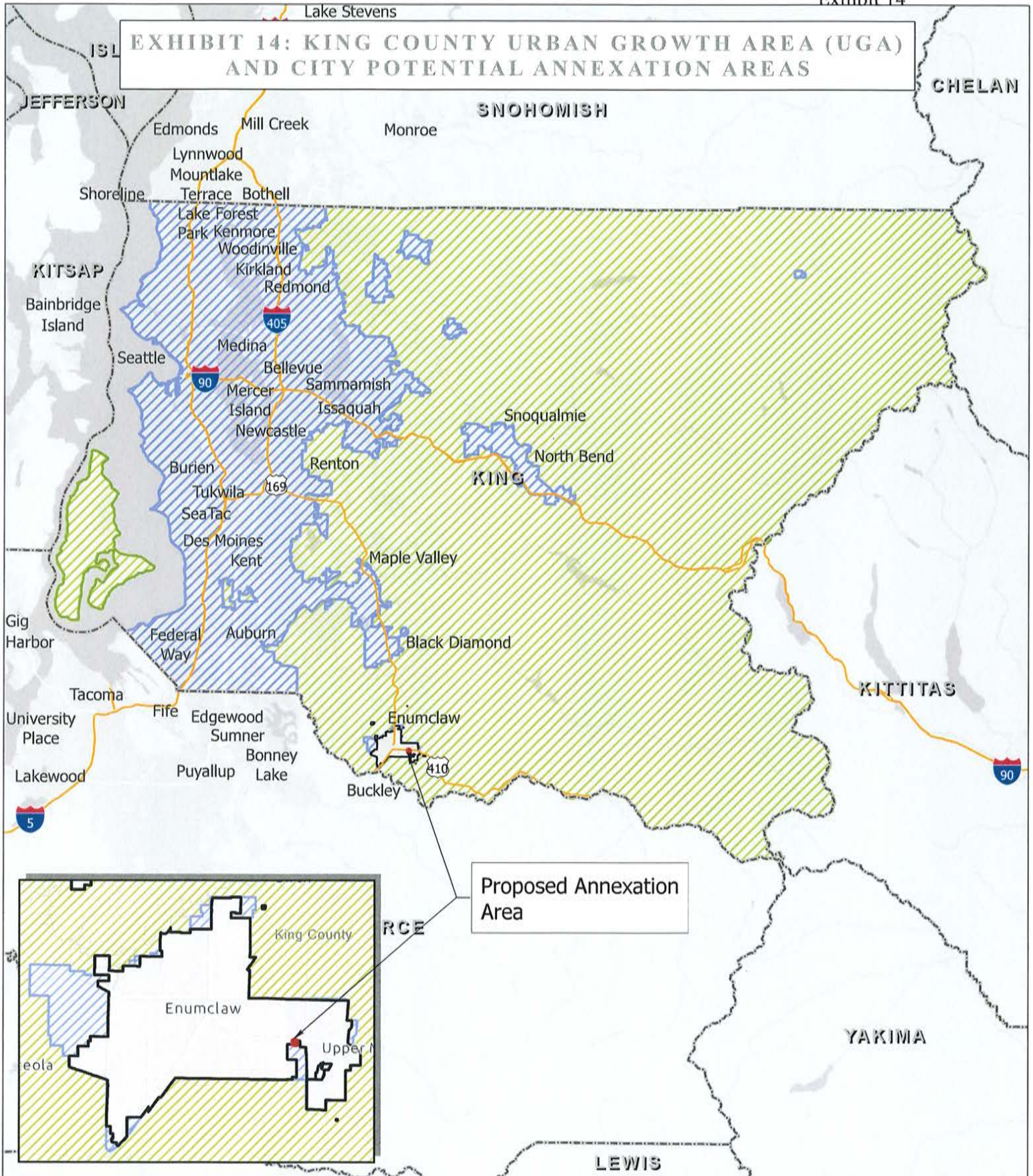
415



DISCLAIMER:

The information included on this map has been completed by City of Enumclaw staff from a variety of sources and is subject to change without notice. The City of Enumclaw makes no representation or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. The City of Enumclaw shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenue or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of City of Enumclaw.

EXHIBIT 14: KING COUNTY URBAN GROWTH AREA (UGA) AND CITY POTENTIAL ANNEXATION AREAS



Proposed Annexation Area

Legend

- Enumclaw City Boundary
- Proposed Annexation Boundary

King County UGA Description

- Rural

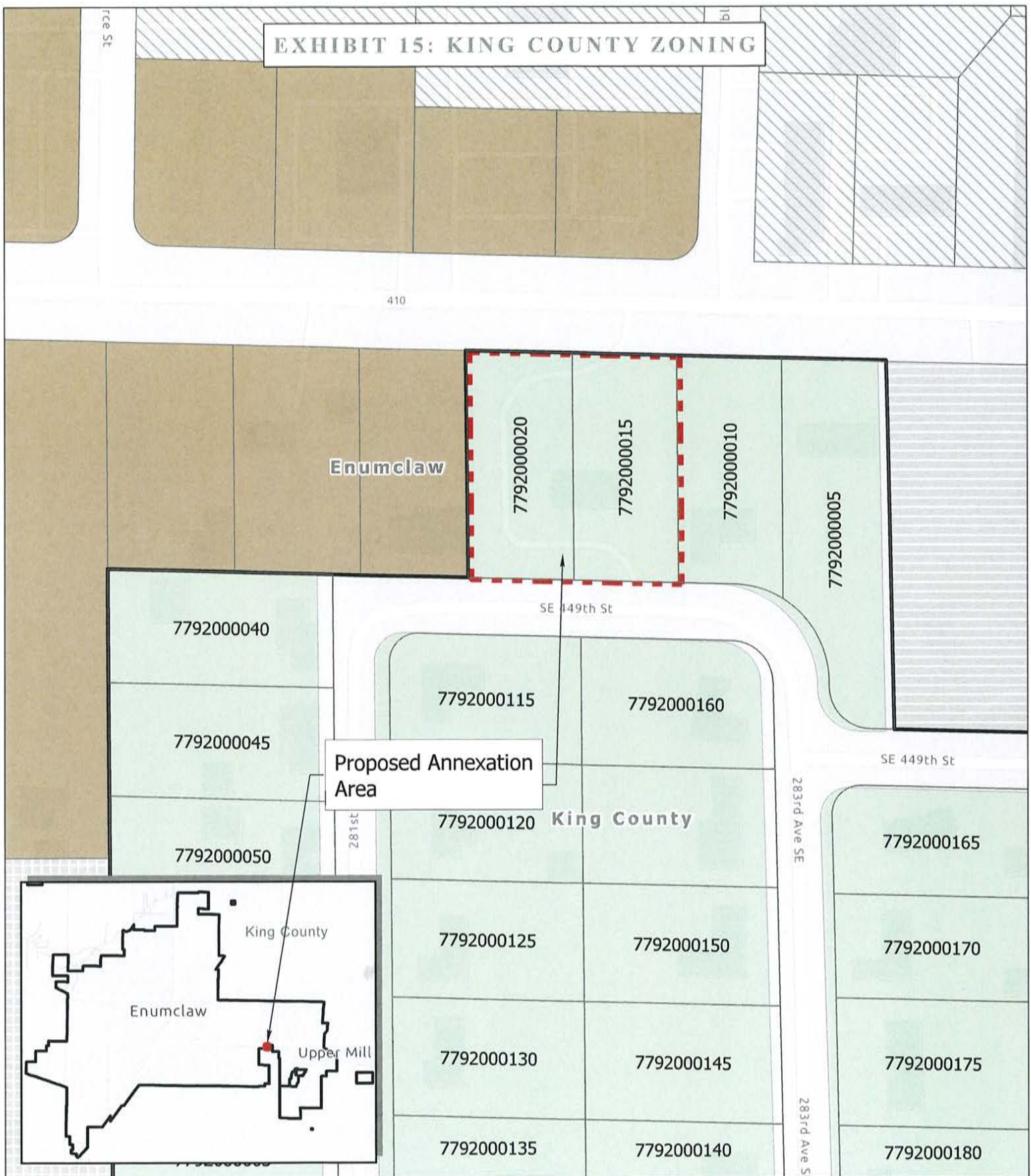
Urban

Miles

0 10 20

DISCLAIMER:
The information included on this map has been completed by City of Enumclaw staff from a variety of sources and is subject to change without notice. The City of Enumclaw makes no representation or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. The City of Enumclaw shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenue or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of City of Enumclaw.

EXHIBIT 15: KING COUNTY ZONING



Legend

- Current City Limits
- Proposed Annexation Boundary

King County Zoning Designations

- UR - urban reserve, one DU per 5 acres

Enumclaw Zoning

- Planned Unit Development

- Highway and Community Business
- General Office

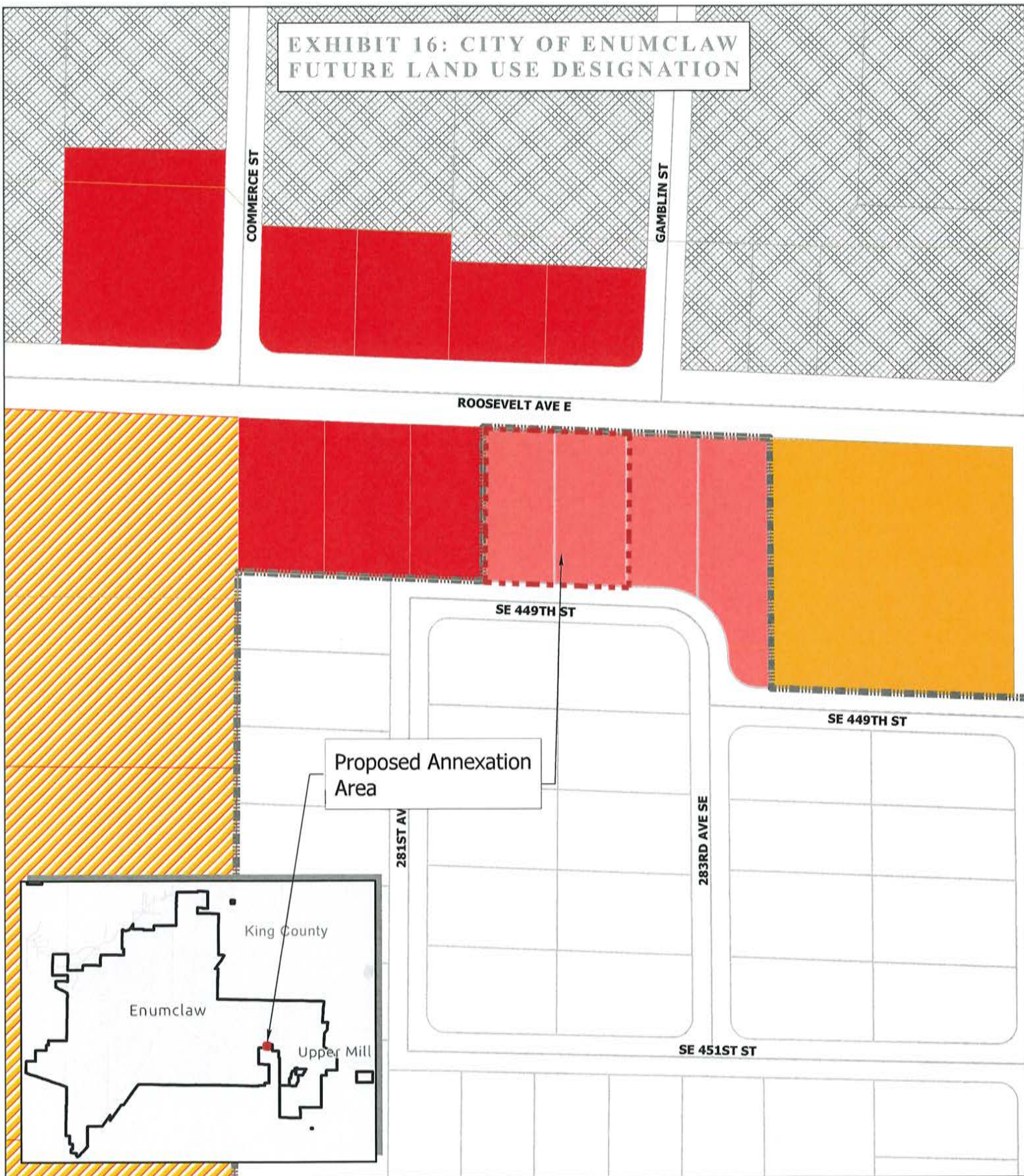
- Light Industrial



DISCLAIMER:

The information included on this map has been completed by City of Enumclaw staff from a variety of sources and is subject to change without notice. The City of Enumclaw makes no representation or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. The City of Enumclaw shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenue or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of City of Enumclaw.

EXHIBIT 16: CITY OF ENUMCLAW FUTURE LAND USE DESIGNATION



Legend

- | | | | |
|------------------------------|------------------|--------------------------|---------------------------|
| City Limits | Current Land Use | Planned Unit Development | Single Family Residential |
| Proposed Annexation Boundary | Commercial | UGA Future Land Use | Overlay |
| | Light Industrial | Commercial | Corridor Overlay |
| | Office | | |



DISCLAIMER:
The information included on this map has been completed by City of Enumclaw staff from a variety of sources and is subject to change without notice. The City of Enumclaw makes no representation or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. The City of Enumclaw shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenue or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of City of Enumclaw.



July 29, 2022

Washington State Boundary Review Board
Yesler Building, Room 240
400 Yesler Way
Seattle, WA 98104

Re: Advanced Courtesy Notification

To whom it may concern,

The City of Enumclaw passed Resolution No. 1754 acknowledging the receipt of a Notice of Intent to Annex Grace Point Church on May 9, 2022. A Preliminary Legal Description and Site/Vicinity Map are attached.

Sincerely

Chris Pasinetti, AICP
Community Development Director

Digitally signed by Chris Pasinetti
DN: cn=Chris Pasinetti, o=City of Enumclaw,
ou=Community Development,
email=cpasinetti@ci.enumclaw.wa.us, c=US
Date: 2022.07.28 13:38:57 -07'00'

Attachments:

- Exhibit 1 - Resolution No. 1754
- Exhibit 2 - Legal Description
- Exhibit 3 - Site plan/Vicinity Map

RESOLUTION NO. 1754

A RESOLUTION OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON ACKNOWLEDGING THE RECEIPT OF A NOTICE OF INTENT TO ANNEX CERTAIN REAL PROPERTY KNOWN AS THE GRACE POINT ANNEXATION AND ACCEPTING ANNEXATION PETITION.

Whereas, on April 5, 2022, the City received a Notice of Intent pursuant to RCW 35A.14.120 to annex certain real property commonly referred to as the Grace Point Church; and

Whereas, the Notice of Intent was signed by the owners of property representing more than ten percent (10%) in value (according to King County's assessed valuation for general taxation) of the real property described herein; and

Whereas, pursuant to RCW 35A.14.120, The Sixty Percent Petition Annexation Method, the City Council shall meet with the initiating party for the purpose of determining number of considerations which include but are not limited to: 1) whether the city will accept, reject, or geographically modify the proposed annexation; 2) whether it will require simultaneous adoption of a proposed zoning regulation; and 3) whether it will require the assumption of bonded indebtedness; and

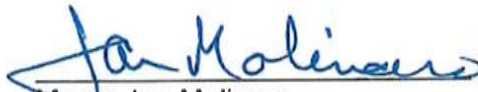
Whereas, upon being presented the 10% petition, the City Council accepts the annexation area.

Now, therefore, the City Council of the City of Enumclaw, King County, Washington does hereby resolve as follows:

Section 1: Petition. The City Council hereby accepts the proposed annexation area to include the circulation of a sixty percent (60%) petition for the Grace Point Church as shown in the attached Exhibit "A".

Section 2: If any provision of this resolution, and/or attachments is determined to be invalid or unenforceable for any reason, the remaining provisions of this resolution and/or the attachments shall remain in force and affect.


PASSED IN REGULAR AND OPEN SESSION this 9 day of
May, 2022.

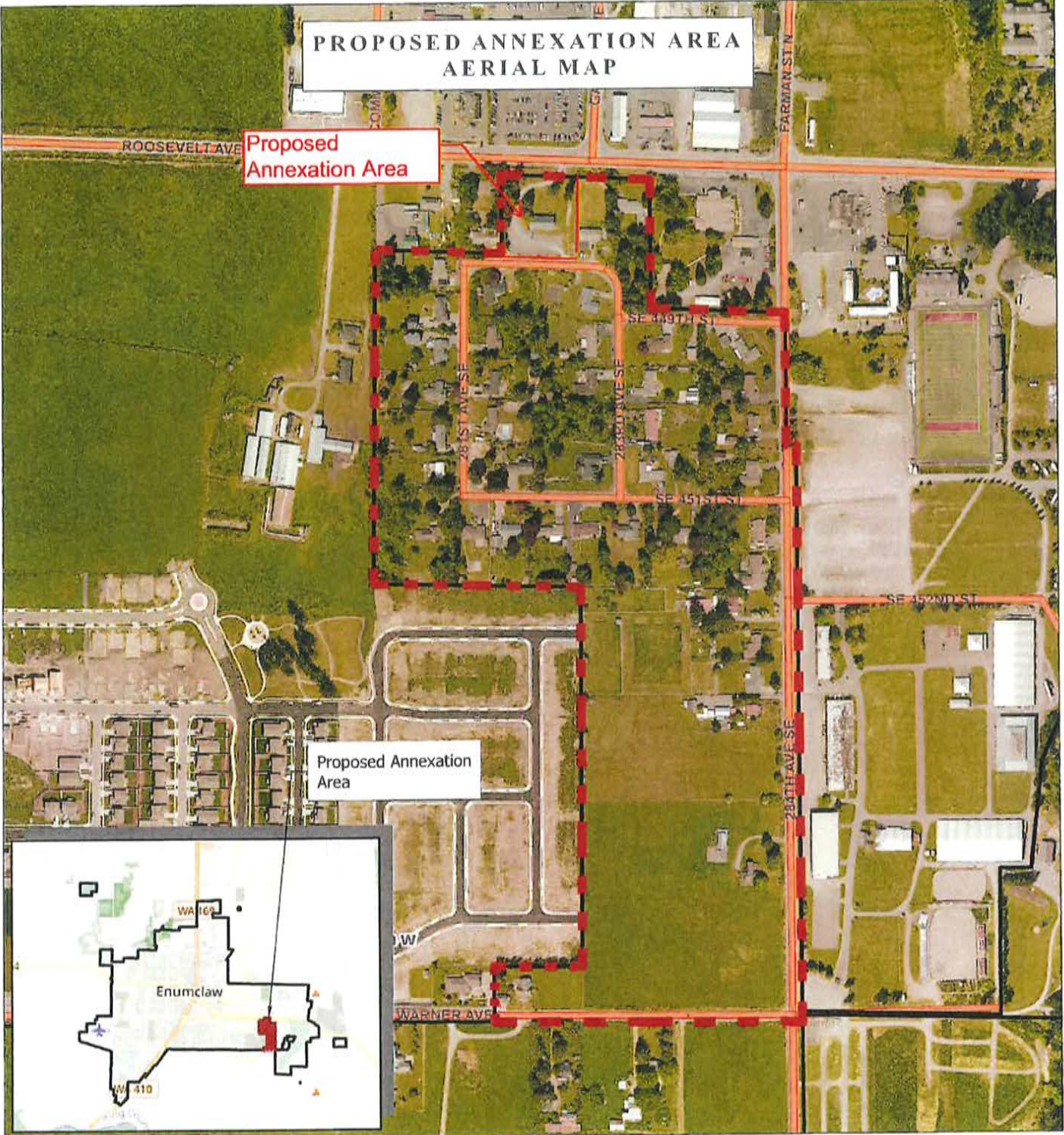

Mayor Jan Molinaro
INTRODUCED 5-9-22
PASSED 5-9-22
APPROVED 5-10-22
PUBLISHED NA

Attested:



Maureen Burwell
City Clerk

Approved as to form:


Brett Vinson
City Attorney



Legend

 Future Annexation Area



DISCLAIMER:
The information included on this map has been completed by City of Enumclaw staff from a variety of sources and is subject to change without notice. The City of Enumclaw makes no representation or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. The City of Enumclaw shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenue or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of City of Enumclaw.

PETITION FOR ANNEXATION
TO THE CITY OF ENUMCLAW, WASHINGTON

Requires 60% participation based on assessed value of all properties within proposed annexation area.

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF ENUMCLAW, WASHINGTON, City of Enumclaw, 1339 Myrtle Ave, Enumclaw, WA 98022:

Dear Mayor and City Council:

WE THE UNDERSIGNED, being the owners of not less than sixty percent (60%) in value of the real property described, do hereby petition that such territory be annexed to and made a part of the City of Enumclaw, Washington under the provisions of RCW 35A.14.120, et. seq., and any amendments thereto, of the State of Washington.

The territory proposed to be annexed is within King County, Washington. A legal description of the property and a map which outlines the boundaries of the property is more particularly described in Exhibit "A," attached hereto.

The City Council of the City of Enumclaw met with the initiating parties at a Council meeting on December 14, 2021 and, via passage of resolution 1694, did accept the 10% petition submitted by the annexation proponents, with territorial modification.

The City Council did also determine that annexation would require:

- a) The simultaneous adoption of zoning as set forth in the comprehensive plan; and
- b) The assumption of any existing City-bonded indebtedness that may exist at time of annexation.

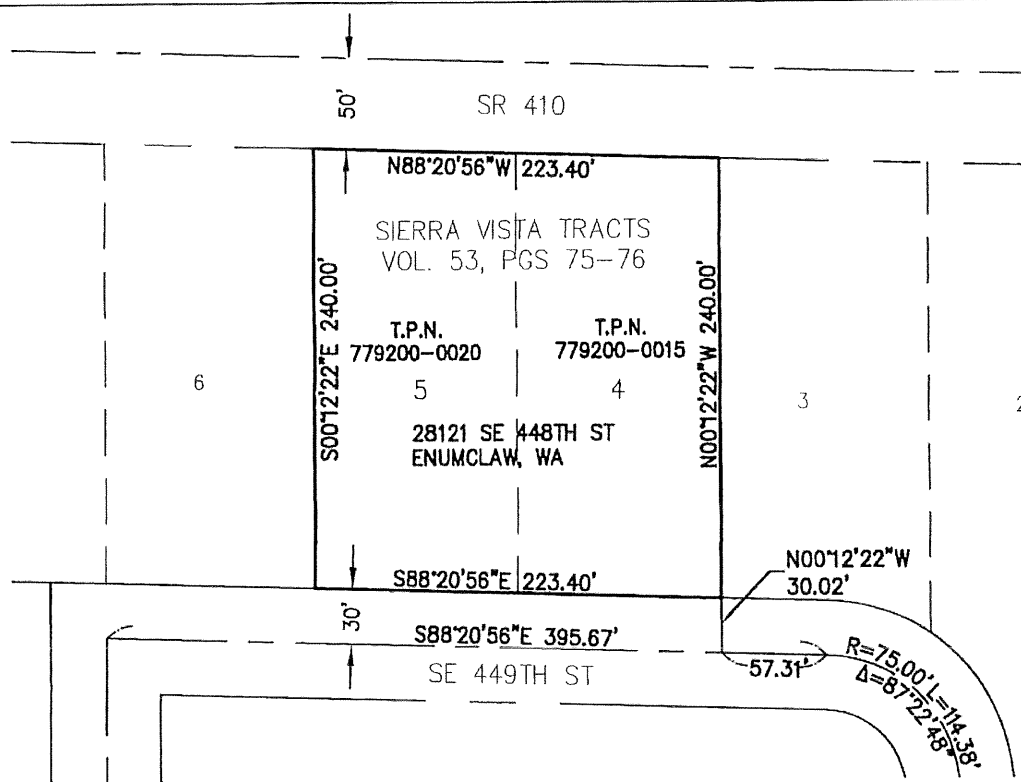
This page is one of a number of pages forming one petition seeking the annexation of territory to the City of Enumclaw, Washington (as above stated), and may be filed with other pages containing additional signatures.

WARNING

Every person who signs this Petition with any other than his true name, or who knowingly signs more than one of these Petitions, or signs a Petition seeking an election when he is not a legal voter, or signs a Petition when he is otherwise not qualified to sign, or who makes herein false statements shall be guilty of a misdemeanor.

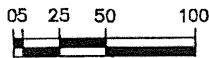
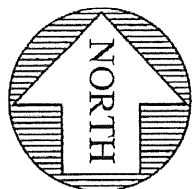
Any officer of a corporation owning land within the area involved, who is duly authorized to execute deeds or encumbrances on behalf of the corporation, may sign under oath on behalf of such corporation. If an officer signs the petition, he or she must attach a certified excerpt from the bylaws of such corporation showing such authority and attach an affidavit stating that he or she is duly authorized to sign the petition on behalf of such corporation. [RCW 35A.01.040]

Owner's Signature	Printed Name	Site Address; Owner's Home Address (if different)	Assessor's Parcel No. (APN)	Date
EX: <i>John A. Doe</i>	JOHN A. DOE	1339 Griffin Ave, Enumclaw, WA 98022 1309 Myrtle Ave, Enumclaw, WA 98022	800460-0250	8/27/09
1. <i>Heath Rainwater</i>	Heath Rainwater	28121 SE 448th St Enumclaw, WA 98022	779200-0020	6/27/22
2. <i>Heath Rainwater</i>	Heath Rainwater	28121 SE 448th St. Enumclaw, WA 98022	779200-0015	6/27/22
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
13.				
14.				
15.				
16.				
17.				
18.				



LEGAL DESCRIPTION

Lots 4 and 5, Block 1, Sierra Vista Tracts, according to the plat thereof recorded in volume 53 of plats, pages 75 and 76, records of King County, Washington.



SCALE 1" = 100'

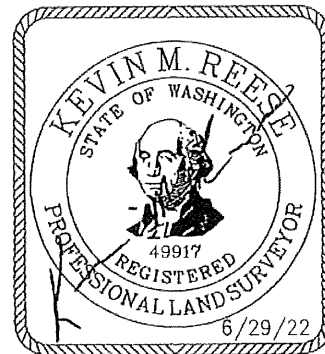
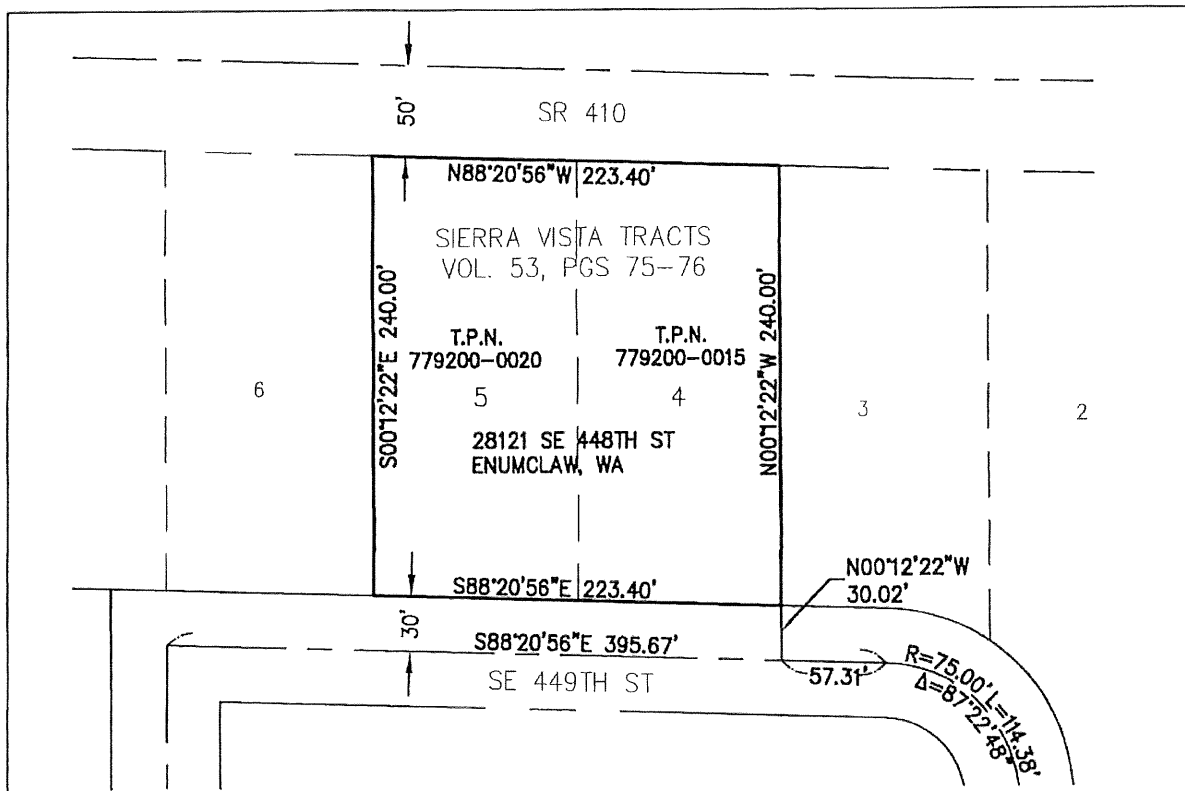


EXHIBIT "A"

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

KING COUNTY		WASHINGTON	
JOB NO.	21626	00 OF 00	
DATE:	06/29/22		
SCALE:	1"=100'		



LEGAL DESCRIPTION

Lots 4 and 5, Block 1, Sierra Vista Tracts, according to the plat thereof recorded in volume 53 of plats, pages 75 and 76, records of King County, Washington.



SCALE 1" = 100'

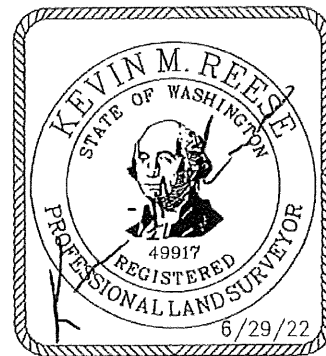
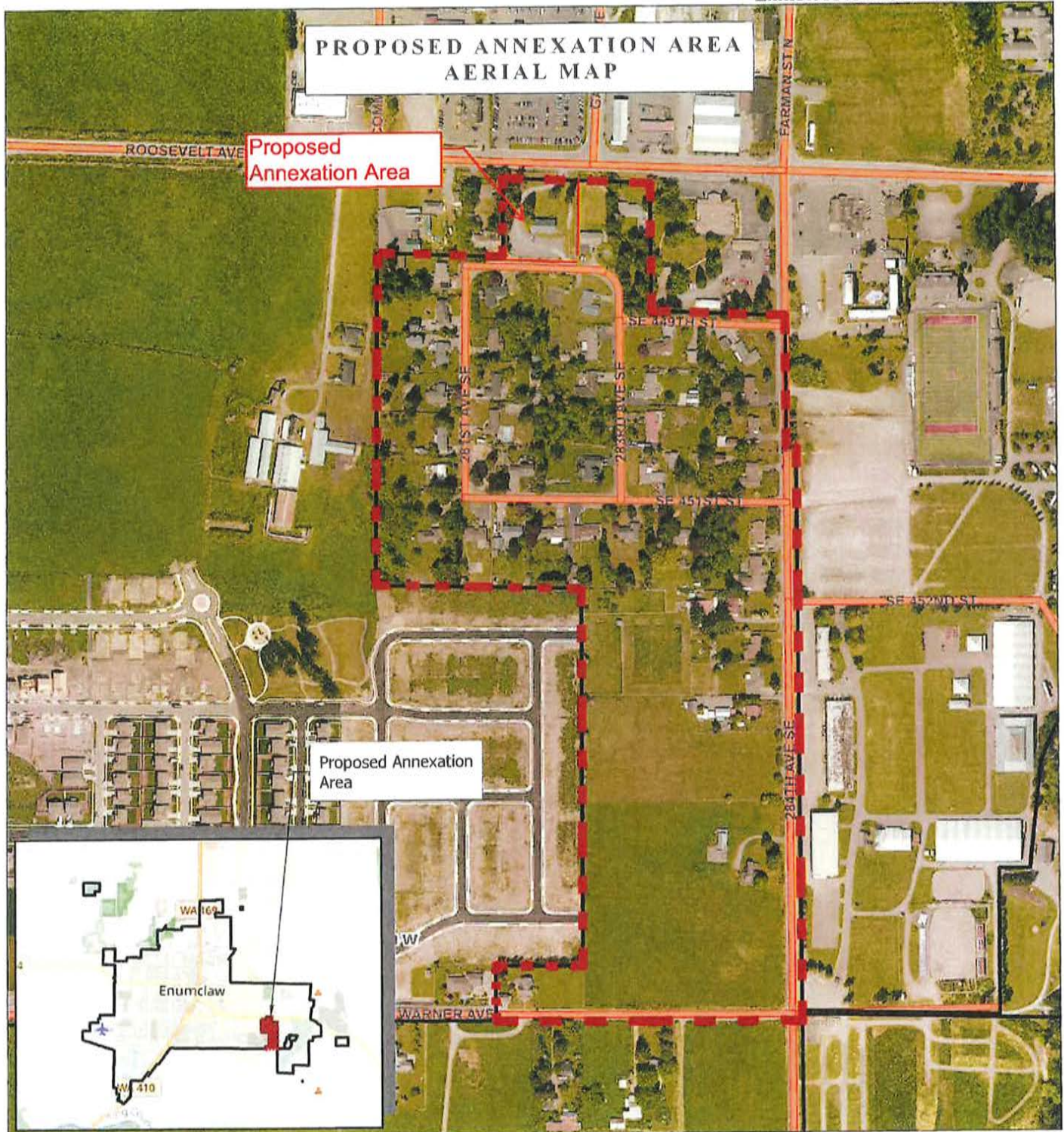


EXHIBIT "A"

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

KING COUNTY		WASHINGTON	
JOB NO.	21626	00	
DATE:	06/29/22	OF	
SCALE:	1"=100'	00	



Legend

 Future Annexation Area



Feet
0 250 500

DISCLAIMER:

The information included on this map has been completed by City of Enumclaw staff from a variety of sources and is subject to change without notice. The City of Enumclaw makes no representation or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. The City of Enumclaw shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenue or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of City of Enumclaw.

EXHIBIT 19: CITY OF ENUMCLAW FUTURE ANNEXATION ZONING

COMMERCE ST

GAMBLIN ST

ROOSEVELT AVE E

SE 449TH ST

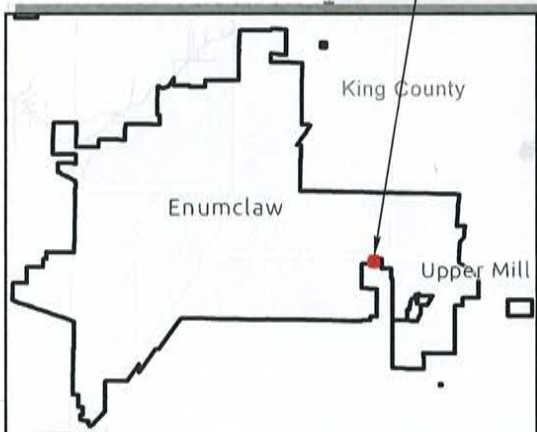
SE 449TH ST

Proposed Annexation
Area

281ST AV

283RD AVE SE

SE 451ST ST



Legend

- | | | | |
|------------------------------|--------------------------|--------------------------------|------------------------|
| Enumclaw City Boundary | Enumclaw Zoning | Highway and Community Business | Light Industrial |
| Proposed Annexation Boundary | Planned Unit Development | General Office | Annexation Future Zone |
| | | General Office | General Office |



DISCLAIMER:
The information included on this map has been completed by City of Enumclaw staff from a variety of sources and is subject to change without notice. The City of Enumclaw makes no representation or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. The City of Enumclaw shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenue or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of City of Enumclaw.