

SUMMARY

FILE NO. 2415

ENTITY: CITY OF PACIFIC

ACTION: INTERLOCAL AGREEMENT SERVICE AREA CHANGE

TITLE: GREEN VALLEY FARMS

NOI Link: https://kingcounty.gov/~media/depts/boundary-review-board/Notices-of-Intention/2415_NOI.ashx?la=en

THOMAS GUIDE MAP NO. 775

DEEMED COMPLETE DATE: 3/31/23

DISTRIBUTED: 4/10/2023

EXPIRATION 45 DAYS: 5/15/23

BOARD MEETING: 4/13/23

Introduction	The proposed action would extend water and sewer service from the City of Sumner across the King County/Pierce County boundary to two parcels within the City of Pacific. These parcels are currently within the City of Pacific Sewer Service Area but are not within any water service area.
Location	The proposed area for service change is located within the City of Pacific. Specifically, the annexation area is located in the the Southeast Quarter of Section 36, Township 21 North, Range 4 East, Willamette Meridian. This area is located in the southeastern portion of the City of Pacific, with City of Sumner to the south and the City of Auburn to the east. The southernmost boundary of this area marks the boundary with the City of Sumner and also marks the King County/Pierce County line. The White River and King County setback levee run to the west of the area and BNRR tracks mark the east boundary.
Parcel Nos.	362104-9016 and 362104-9077
Land Area	Approximately 20.5 acres
Existing Land Use	The proposed area of service area change is comprised of two parcels. These parcels are currently vacant and uninhabited. The land use designation has been conditionally approved for Light Industrial type uses, and there is planned development for a warehouse.
Population	The area is currently vacant and uninhabited farmland. The planned development would not add residential units
Assessed Valuation	\$819,000
County Comprehensive Plan	N/A
City Comprehensive Plan/City Zoning	The City of Pacific Comprehensive Plan was certified in 2017 and was last updated in 2018. It has had annual amendments since, but it will not have a periodic update until 2024. The included parcels are also part of a future Sumner-Pacific Manufacturing/Industrial Subarea Plan. In 2021, the City of Pacific approved a Comprehensive Plan Map Amendment for the parcels to change the land use designation from Open Space-Residential to Light Industrial with a Manufacturing/Industrial Center Overlay.
District Comprehensive Plan/District Franchise	The parcels are currently not located within any water service area. However, the parcels are currently located within the City of Pacific Sewer Service Area. The City of Pacific's Sanitary Sewer Plan was adopted by the Washington State Department of Ecology in 2010, and its Comprehensive Storm Drainage Plan was adopted and approved by the Washington State Department of Ecology in 2001 and then later supplemented by its Stormwater Management Plan in 2009. The Sumner Water Systems Plan was adopted in 2009, the Sewer Collections System Comprehensive Plan was adopted in 2000, and the Stormwater Comprehensive Plan was adopted in 2011. The City of Pacific would need to update its Sanitary Sewer Plan, and the City of Sumner would need to update both its water and sewer plans if this service area change is approved. A franchise is not required for this proposed service area change as the service area is completely within the City of Pacific corporate limits.
Urban Growth Area (UGA)	The proposed annexation territory is located within the UGA as identified under the State Growth Management Act (GMA) and the King County Comprehensive Plan.
SEPA Declaration:	The City of Sumner issued a Mitigated Determination of Non-Significance in November 2022. Additionally, the City of Pacific prepared a SEPA environmental checklist in July 2022 and made a Determination of Nonsignificance in December 2022.

ENTITIES/AGENCIES NOTIFIED:

King County Councilmember:	Pete von Reichbauer, District 7
King County Departments	KCIT, King County Council, Department of Assessments, Department of Community and Human Services, Department of

	Executive Services, Department of Local Services, Department of Natural Resources and Parks, King County Elections, King County Executive's Office, King County Prosecuting Attorney's Office, Public Health Seattle & King County
Cities:	Kent, Auburn, Covington, Black Diamond, Algona, Federal Way, Des Moines
Fire Districts:	King County Fire Protection District No. 37, King County Fire Protection District No. 43, King County Fire Protection District No. 31, Mountainview Fire and Rescue, Enumclaw Fire Department, South King County Fire and Rescue,
Water Districts:	Highline Water District, Lake Meridian Water District, Covington Water District, Lakehaven Water and Sewer District, Soos Creek Water and Sewer District
Sewer Districts:	Midway Sewer District,
School District:	Tahoma School District, Kent School District, Auburn School District, Enumclaw School District, Federal Way School District, Highline School District
Other:	Puget Sound Regional Council, Washington State Department of Ecology, Muckleshoot Indian Tribe, Pierce County Boundary Review Board

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Pursuant to an interlocal agreement with the City of Sumner "Sumner," the City of Pacific "Pacific" proposes a service area change that would extend water and sewer service from Sumner across the King County/Pierce County Boundary into Pacific in order to serve two vacant parcels (20.5 acres total.) Pacific initiated this service area change proposal pursuant to an interlocal agreement of November 2021 between Pacific and Sumner citing in RCW 35.92.170 (City may extend water system outside city limits) and RCW 35.67.310 (Sewers-Outside city connections.) Resolutions regarding the change were approved by Pacific in March 2023 and November 2021 and by Sumner in November 2021. This matter is before the King County Boundary Review Board as RCW 36.93.090(4) states:

"The Board may review any such proposed actions pertaining to:

(4) The extension of permanent water or sewer service outside of its existing service area by a city, town, or special purpose district. The service area of a city, town, or special purpose district shall include all of the area within its corporate boundaries plus, (a) for extensions of water service, the area outside of the corporate boundaries which it is designated to serve pursuant to a coordinated water system plan approved in accordance with RCW 70A.100.050; and (b) for extensions of sewer service, the area outside of the corporate boundaries which it is designated to serve pursuant to a comprehensive sewerage plan approved in accordance with chapter 36.94 RCW and RCW 90.48.110."

This area affected by the proposed service area change "the Parcels" is comprised of two parcels (20.5 acres) within Pacific. The Parcels are currently listed as farmland by the King County Assessor's Office and are located within the UGA as identified under the GMA and the King County Comprehensive Plan. The Parcels are slated for development into a warehouse that would be the seventh and last building in the Sumner SeaPort development, and the Parcels would be the only part of that development in Pacific. In 2021, Pacific changed the Parcel's land use designation from Open Space-Residential to Light Industrial with a Manufacturing/Industrial Center Overlay in its Comprehensive Plan. Additionally, the Parcels are part of the future Sumner-Pacific Manufacturing/Industrial Center subplan area, a joint planning effort between Pacific and Sumner to support the implementation of the GMA by pursuing the Puget Sound Regional Council's designation of the area as a regional manufacturing/industrial center.

The Parcels currently have no water or sewer service. They are currently not located within any water service area. However, the parcels are currently located within the Pacific Sewer Service Area. Its Sanitary Sewer Plan was adopted by the Washington State Department of Ecology in 2010, and its Comprehensive Storm Drainage Plan was adopted and approved by the Washington State Department of Ecology in 2001. It was later supplemented by its Stormwater Management Plan in 2009. The Sumner Water Systems Plan was adopted in 2009, the Sewer Collections System Comprehensive Plan was adopted in 2000, and the Stormwater Comprehensive Plan was adopted in 2011. Pacific would need to update its Sanitary Sewer Plan, and Sumner would need to update both its water and sewer plans if this service area change is approved.

Pacific reports that the proposed action is consistent with applicable provisions of the Growth Management Act (RCW 36.70A.020), the King County Comprehensive Plan and King County Countywide Planning Policies. Per the District, the Growth Management Act, King County Comprehensive Plan and King County Countywide Planning Policy sections which support this action include:

Growth Management Act

- (1) Urban Growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient area.
- (5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
- (11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
- (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.

Relating to these sections, Pacific states that the proposed service area change “reflects decisions made between adjacent water purveyors for efficient provision of water service now and in the future” and that the proposed change will support new economic development within the Sumner Pacific Manufacturing/Industrial Center. Further, Pacific states that the proposed service area change provides water and sewer service without requiring extension over or under the White River. It adds that such extension over or under the White River would impact critical areas, the setback levee and the shoreline riparian buffer.

King County Comprehensive Plan

- **RP-101** King County shall strive to provide a high quality of life for all of its residents by working with cities, special purpose districts and residents to develop attractive, safe and accessible communities at appropriate urban and rural service levels; retain rural character and rural neighborhoods; support economic development; promote equity and social justice; preserve and maintain resource and open space lands; preserve the natural environment; and protect significant cultural and historic resources.
- **RP 104** King County’s planning should include multicounty, countywide, and subarea levels of planning. Working with residents, special purpose districts and cities as planning partners, the county shall strive to balance the differing needs identified across or within plans at these geographic levels.
- **RP-119** King County shall prepare functional plans to identify countywide facility and service needs and define ways to fund these consistent with the King County Comprehensive Plan. Independent special purpose districts and other public agencies also prepare functional plans that should be considered by King County.
- **F-204:** King County should work with the cities, special purpose districts and other service providers to define regional and local services and to determine the appropriate providers of those services.

King County Countywide Planning Policies

- **EN-3:** Locate development and supportive infrastructure in a manner that minimizes impacts to natural features. Promote the use of traditional and innovative environmentally sensitive development practices, including design, materials, construction, and ongoing maintenance.
- **PF-3** Provide reliable and cost-effective services to the public through coordination among jurisdictions and special purpose districts.
- **PF-6** Ensure that all residents have access to a safe, reliably maintained, and sustainable drinking water source that meets present and future needs.
- **PF-7** Coordinate water supply among local jurisdictions, tribal governments, and water purveyors to ensure reliable, sustainable, and cost-effective sources of water for all users and needs, including residents, businesses, fire districts, and aquatic species..

The District reports that the currently proposed annexation of the Territory by the District is consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). Specifically, RCW 36.93.180 requires that such actions be evaluated with respect to nine objectives. In this application, the District has identified the following key objectives as being relevant for specific consideration:

- **Objective 1:** Preservation of natural neighborhoods and communities.
- **Objective 2:** Use of physical boundaries including, but not limited to, bodies of water, highways, and land contours.
- **Objective 3:** Creation and preservation of logical service areas
- **Objective 4:** Prevention of abnormally irregular boundaries
- **Objective 7:** Adjustment of impractical boundaries.
- **Objective 9:** 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.

As mentioned above, the Parcels do not have existing water or sewer service. Pacific reports that providing water and sewer service directly from Pacific would require infrastructure extending either over or under the White River

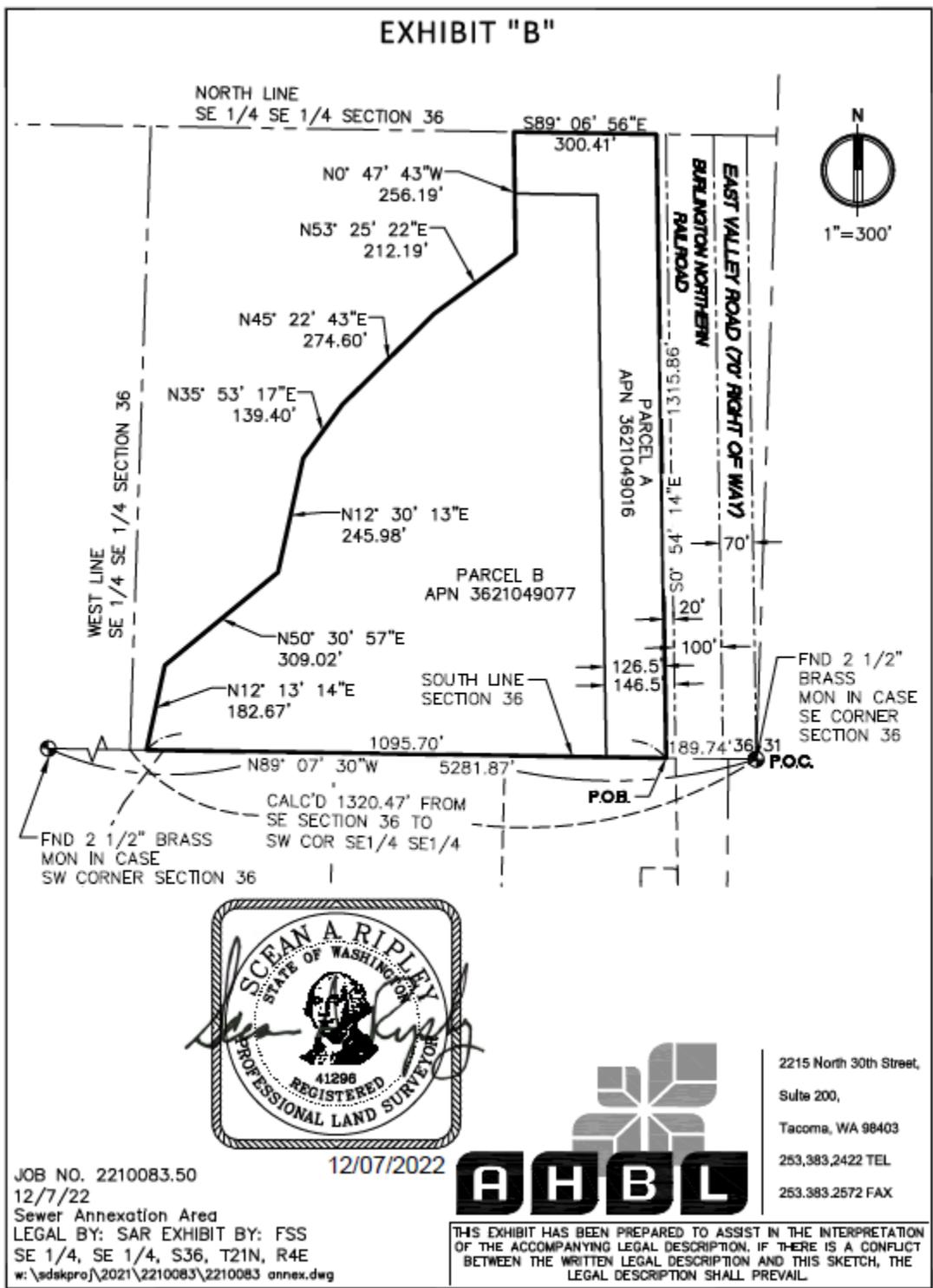
and that such an extension would impact critical areas, the setback levee and the shoreline riparian buffer. However, it states that water and/or sewer service from Sumner would not require an extension over or under the White River, and therefore, would prevent such environment impacts.

If the proposed service area change is approved, Pacific states that water service would be provided directly by Sumner. Pacific reports that according to the 2009 Sumner Water System Plan, it was projected that Sumner would have a source surplus of 1.54 million gallons per day in 2029. Further, it adds that Sumner's water is sourced from springs and wells and that Sumner has five water storage facilities that, when combined, can store over 5.2 million gallons of water. Additionally, Pacific states that a water mainline extension that has recently been constructed just south of the Parcels and consists of a 12-inch diameter main. Additionally, Pacific adds that Sumner water infrastructure will be extended from the existing Sumner SeaPort development south of the Parcels and that it is designed to support future industrial development of the area. The extension will be financed by a developer extension agreement.

If the proposed service area change is approved, Pacific states that sewer service will be provided directly by Sumner via a new sewer mainline extension that has recently been constructed and consists of an 8-inch diameter main. Pacific adds that sewer infrastructure will be extended from the existing Sumner SeaPort development directly south of the Parcels and that this planned extension is designed to support future industrial development of the site. It adds that one area of the Parcels will be served by a gravity sewer and the other will be served by a grinder pump. Pacific cites the 2020 NPDES fact sheet and states that the Sumner Wastewater Treatment Plant has the capacity to receive 6.10 million gallons per day. Further, it reports that the 2018 Sumner Regional Wastewater Treatment Facility Annual Report identified 30% remaining capacity available. It adds that wastewater will be treated at said treatment facility, and then the treated effluent will be discharged into the White River.

Pacific reports that this proposed annexation would not affect fire protection service to the Parcels and that service would continue to be provided by the Valley Regional Fire Authority (VFRA) which has a fire station located approximately three miles from the Parcels.

EXHIBIT "B"



JOB NO. 2210083.50
 12/7/22
 Sewer Annexation Area
 LEGAL BY: SAR EXHIBIT BY: FSS
 SE 1/4, SE 1/4, S36, T21N, R4E
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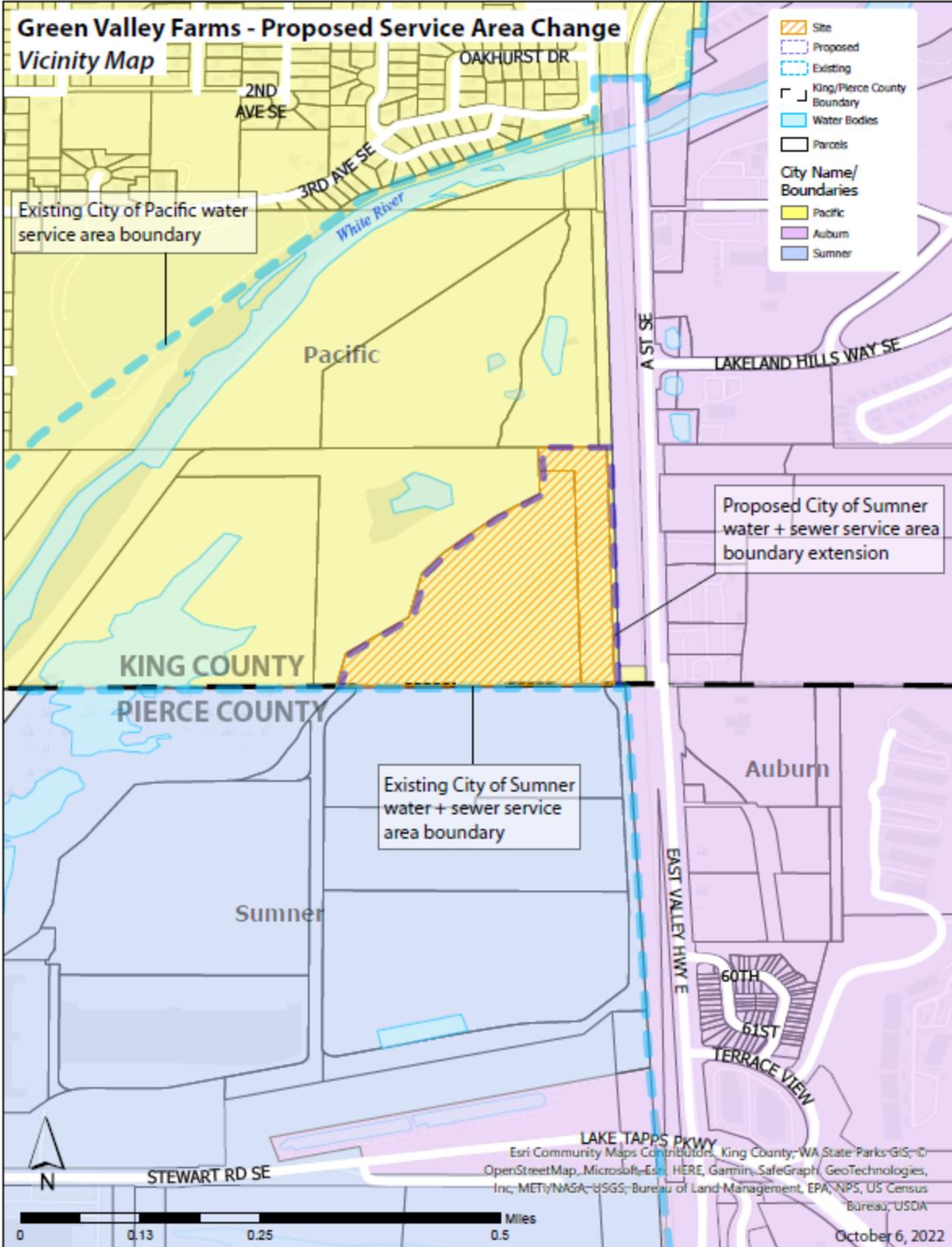


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THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL.

Green Valley Farms - Proposed Service Area Change

Vicinity Map



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