

Miklethun, Shelby

From: Shannon Graf <shannon@integritylandllc.com>
Sent: Tuesday, April 11, 2023 3:00 PM
To: Miklethun, Shelby
Cc: Micklow, Andy
Subject: RE: HUB/Maple Valley Proposed Annexation Questions

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Hi Shannon,

Here is Steve's response:

"Soos Creek W&S District is the Hub service provider for the sewer and Covington Water District is the water service provider for the potable water per the South King County Coordinated Water Plan. This was agreed upon by all the various districts who are in King County so as to not have boundary issues. The final review for our water system plan, still valid, was reviewed by both Cedar River W&S District and Soos Creek W&S District in 2016 and approved by the UTRC."

Thank you,

Leslie Boren
Project Coordinator



Shannon Graf
Land Development Assistant



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Direct: 425.275.9309

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e-mail: shannon@integritylandllc.com

From: Miklethun, Shelby <Shelby.Miklethun@kingcounty.gov>
Sent: Thursday, April 6, 2023 11:03 AM
To: 'Shannon Graf' <shannon@integritylandllc.com>

Cc: Micklow, Andy <Andy.Micklow@kingcounty.gov>

Subject: RE: HUB/Maple Valley Proposed Annexation Questions

Hi Shannon. The Board's process and the Council's process are separate. Although the information you provided to the Council via Andy Micklow is helpful, the Board does request a response to its questions in the attached.

Thank you,

Shelby Miklethun
Executive Secretary
Washington State Boundary Review Board for King County
206-263-9772

From: Shannon Graf <shannon@integritylandllc.com>

Sent: Thursday, April 6, 2023 10:55 AM

To: Miklethun, Shelby <Shelby.Miklethun@kingcounty.gov>

Subject: FW: HUB/Maple Valley Proposed Annexation Questions

[EXTERNAL Email Notice!] External communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Shelby,

I didn't reply all – sorry about that. I sent in my updated to Andy on Monday.

Shannon Graf
Land Development Assistant



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From: Shannon Graf <shannon@integritylandllc.com>

Sent: Monday, April 3, 2023 1:00 PM

To: 'Micklow, Andy' <Andy.Micklow@kingcounty.gov>

Subject: RE: HUB/Maple Valley Proposed Annexation Questions

Andy,

Here are the answers to your questions – see below in red. An updated NOI is attached.

Shannon Graf
Land Development Assistant

From: Micklow, Andy <Andy.Micklow@kingcounty.gov>
Sent: Friday, March 17, 2023 1:22 PM
To: Leslie Boren <leslie.boren@covingtonwater.com>
Subject: HUB/Maple Valley Proposed Annexation Questions

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Good morning,

Please forward this to the appropriate contact.

I staff water district annexations for the King County Council. We have received the Notice of Intention for the proposed HUB/Maple Valley annexation and I had a few questions on the proposal that I'm hoping I might get clarification on.

1. **Retail Service Area.** On the first page of the NOI, the narrative reads:

A Notice of Intention is hereby provided to the Washington State Boundary Review Board for King County by Covington Water District regarding the proposed annexation known as The HUB/Maple Valley Annexation. This territory is within Covington Water District's Coordinated Water System Plan Boundary, but outside of the District's Retail Service Area. The annexation would expand the District's water retail service area by approximately 33.6 acres.

Per Leslie Boren at Covington Water District: the area is within Covington Water District service area, but it outside the Covington Water District boundary.

Per Soos Creek Water & Sewer District: These parcels are already within the Soos Creek Sewer Service Boundary, there is no need for future annexation with us. Soos Creek Will provide your sewer service and Covington Water will provide your water.

In reviewing the maps in the NOI, it appears that highlighted portion is incorrect. The area proposed for annexation is within the retail service area but outside of the District's municipal boundaries. Page 12 of the NOI uses correct language, "The extension of the District corporate boundary conforms to all current land use and utility service policies for the area and would complete a geographical hole in the current boundary." The maps in the NOI packet (pages 17-20) also show the area being within the retail service area and outside the corporate/municipal boundary. Could you please confirm the intent of the proposed annexation?

2. **Legal Description.** The first page of the NOI lists the area as being "approximately 33.6 acres." When I look at the legal description on page 14 (and page 47), it is one paragraph and lists an area of 46.05 acres. There is a different legal description on page 52 and looks like it includes the individual parcels for a total area of 34.86 acres. The last survey appeared to be done about a year prior 9/21 vs 3/22. Can you please confirm which legal description is to be used for this annexation? And can you please confirm the acreage?

CWD asked that we include the ROW in our calculations, so the correct acreage is 46.05 acres. I will updated that in my narrative. See attached.

Thank you,
Andy

Andy Micklow, PhD
Principal Legislative Analyst

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