



Washington State Boundary Review Board

For King County

*Yesler Building, 400 Yesler Way, Room 205, Seattle, WA 98104
Phone: 206-263-9772 • Fax: 206-788-8565 • www.kingcounty.gov/brb*

March 21, 2023

Attn: Shannon Graf (shannon@integritylandllc.com)
Integrity Land Co.
26250 238th Lane, SE, Suite 101
Maple Valley, WA 98038

RE: ***FILE NO. 2414 – COVINGTON WATER DISTRICT – HUB ANNEXATION***
https://kingcounty.gov/~media/depts/boundary-review-board/Notices-of-Intention/2414_NOI.ashx?la=en

Dear Shannon Graf:

Thank you for submitting the above-referenced Notice of Intention (NOI) to the Washington State Boundary Review Board for King County (the Board.) As we have discussed, the Board reviewed and discussed the NOI at its regular meeting of March 9, 2023. As a follow up from that review, the Board has several questions and areas of clarification that it would like addressed on behalf of the Covington Water District (the District.) They are as follows:

- After reviewing the information that the District provided on Page 1 and in Exhibit D2, Board members are unclear as to whether parcels nos. 412700-0805, 412700-0860 and 412700-0861 (the Parcels) are currently included in any or all of the District's corporate boundary, its Coordinated Water System Plan or its retail service area. Please clarify the current status of the Parcels as well as the specific changes the District intends in the NOI.
- Thank you for providing a Certificate of Sewer Availability from the Soos Creek Water and Sewer District (Soos Creek,) located on our website at <https://kingcounty.gov/~media/depts/boundary-review-board/Notices-of-Intention/2414-Sewer-Avail.ashx?la=en>. However, as the proposed boundary change would put these parcels in the corporate boundaries of both the District and Soos Creek, Board Members would like additional details about planned service regarding each of the Parcels, including how the two districts propose to coordinate proposed water and sewer service as well as what proposed sewer service would entail.
- Is there an interlocal agreement between the District and Soos Creek regarding water and sewer service, and, if so, is this proposed annexation a part of it? Please provide a copy of any such agreement. If an agreement exists but this proposed annexation is not included, do the District and Soos Creek intend to enter into a future agreement regarding the Parcels?

County staff also identified a technical discrepancy between the narrative text of the NOI and the legal description and map that were approved by the King County Assessor's Office on March 22, 2022, regarding the total acreage of the proposed annexation area. Specifically, the approved legal description and map state

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that the proposed annexation area is approximately 46.05 acres (see Exhibit A,) wherein the NOI states that the proposed annexation area is approximately 33.6 acres (see Pages 1 and 3.) Please provide an amendment to the NOI that addresses and corrects this discrepancy.

Thank you for providing this information and supplemental documentation. I have shared with the Board my appreciation for the positive conversations and interactions we have had so far, and I look forward to working with you through the annexation process.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Shelby Miklethun', with a stylized, cursive script.

Shelby Miklethun
Executive Secretary

Cc: Daniel Cardwell, Chair, King County Utilities Technical Review Committee
Karen Freeman Meyering, Executive Analyst, King County Office of Performance Strategy & Budget
Andy Micklow, Principal Legislative Analyst, King County Council
Washington State Boundary Review Board for King County Members
Covington Water District
Soos Creek Water and Sewer District
Cedar River Water and Sewer District
City of Maple Valley