

SUMMARY

FILE NO. 2413

ENTITY: CITY OF ENUMCLAW

ACTION: PETITION METHOD ANNEXATION

TITLE: GRACE POINT ANNEXATION

NOI Link: https://kingcounty.gov/~media/depts/boundary-review-board/Notices-of-Intention/2413_NOI.ashx?la=en

THOMAS GUIDE MAP NO. 808

DATE FILED: 10/26/2022

DISTRIBUTED: 11/03/2022

EXPIRATION 45 DAYS: 12/12/2022

BOARD MEETING: 11/10/2022

Introduction	The proposed annexation would add territory to the City of Enumclaw. The annexation area is comprised of two parcels currently being used as a religious institution in the Enumclaw Sierra Vista Potential Annexation Area.
Location	The Grace Point Annexation Area is located in unincorporated King County in the Enumclaw Sierra Vista Potential Annexation Area. It is bounded on the north by SR 410 and on the south by SE 449 th Street. It is comprised of Lots 4 and 5, Block 1. Sierra Vista Tracts, and the parcel numbers are 779200-0015 and 779200-0020.
Land Area	Approximately 1.23 acres
Existing Land Use	The proposed annexation area is comprised of two parcels owned by the same entity. The existing use is UR, urban reserve, with one dwelling unit allowed per five acres. The area is currently being used as a religious institution.
Population	The area is currently used as a religious institution and has no residents.
Assessed Valuation	\$465,500 (This site, as a public use, does not pay taxes to the County.)
County Zoning	The annexation area is part of a City in Rural Area – UGA.
County Comprehensive Plan	The zoning is UR (Urban Reserve, one dwelling unit per five acres)
City Comprehensive Plan/City Zoning	The City of Enumclaw's Comprehensive Plan, adopted in 2005 and amended in 2016, 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).
City Comprehensive Plan/District Franchise	City of Enumclaw Comprehensive Plan, City of Enumclaw Sewer Comprehensive Plan, City of Enumclaw Water Comprehensive Plan. A franchise is required to provide at least some services in the area.
Urban Growth Area (UGA)	The proposed annexation territory is located within the Urban Growth Area. Area as identified under the State Growth Management Act (GMA) and the King County Comprehensive Plan. It is located in the Enumclaw Sierra Vista Potential Annexation Area which is assigned to the City of Enumclaw.
SEPA Declaration:	N/A

ENTITIES/AGENCIES NOTIFIED:

King County Councilmember:	Reagan Dunn, District 9
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:	Black Diamond, Auburn, Enumclaw
Fire Districts:	Mountain View Fire and Rescue, King County Fire Protection District No. 47, Enumclaw Fire Department
Water Districts:	Covington Water District, Soos Creek Water and Sewer District
Sewer Districts:	None
School District:	Enumclaw, Tahoma, Auburn, Kent
Other:	Puget Sound Regional Council, Muckleshoot Indian Tribe

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The City of Enumclaw "Enumclaw" proposes to annex approximately 1.23 acres in the Enumclaw Sierra Vista Potential Annexation Area (PAA) of Unincorporated King County. This PAA is assigned to Enumclaw. Enumclaw initiated this annexation proposal, based upon a property owner petition, pursuant to RCW 35A.14.120 (Annexation of Unincorporated Territory to a Charter Code City) which permits annexation of territory by a city's legislative body. A Resolution for Annexation was approved by the Enumclaw City Council in May 2022.

This proposed annexation area "the Territory" is comprised of two parcels owned by the same entity. The existing use is a religious institution. The Territory is located within the Urban Growth Area as identified under the State Growth Management Act (GMA) and the King County Comprehensive Plan. It is located in the Enumclaw Sierra Vista Potential Annexation Area which is assigned to Enumclaw. Its Comprehensive Plan, adopted in 2005 and amended in 2016, identifies this area a part of its Urban Growth Boundary designated "Mixed Use Overlay" on its Comprehensive Plan Future Land Use Map. The property is pre-zoned as "General Office" on its adopted zoning map (September 2021.) However, Enumclaw has not entered into any pre-zoning agreements with King County.

Enumclaw officials report that city services will be available to the Territory upon annexation. The Territory is currently located in Enumclaw's existing water and sewer areas. Enumclaw officials report that the parcels in the Territory are served by septic system and that that sewer service would be delayed as there are currently only sewer lines adjacent to the property. It adds that a short extension of those lines would be necessary for the parcels in the Territory to connect to the Enumclaw's sewer service, but that the system has capacity for the increased service upon said connection with minimal impact. However, information from the King County Assessor's Office states that the parcels on the territory are currently using sewer service vs. septic. Additionally, a cursory search of online septic records via Public Health Seattle & King County's website did not identify any septic records regarding the parcels in the Territory.

If the annexation proposal is successful, police services will transfer from the King County Sheriff's Office to the Enumclaw Police Department (EPD) which includes its own Public Safety Access Point (PSAP) for 911 and dispatch services as well as a 25-bed municipal jail. EPD provides 24/7 support to all Enumclaw residents via 35 FTEs. Enumclaw officials report that it has a plan to serve the Territory under its citywide response standards and that additional equipment and staff would not need to be added to support this annexation proposal.

Additionally, if this annexation proposal is successful, solid waste services to the Territory would eventually transfer from Waste Management to Enumclaw directly. However, that transition would require a notice process with a seven-year grace period. Fire service would continue with King County Fire District No. 28 as the Enumclaw Fire Department was annexed to that entity in 2010. Library and parks and recreations services would also not change if this annexation proposal succeeds.

Enumclaw has reportedly conducted fiscal analyses related to the proposed annexation of the Territory. Enumclaw officials report that the proposed annexation will not provide revenue to it because both parcels are used as a religious institution and is therefore exempt from taxation. Based upon fiscal studies for the site, Enumclaw officials report that municipal services to Territory would not have a significant impact on cost and adequacy of services, finances, debt structure or rights of other governmental units.

Enumclaw officials report that it "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." Further Enumclaw representatives state 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 Enumclaw staff, 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 manner.

- **(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.

King County Comprehensive Plan

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

King County Countywide Planning Policies

- **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.
- **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.
- **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.
- **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.

- **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.

Enumclaw reports that its proposed annexation of the Territory 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 Enumclaw has identified the two following key objectives as being potentially 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 5:** Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas
- Objective 8:** Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character

CITY OF ENUMCLAW - GRACE POINT ANNEXATION MAPS

Link to Unmarked Assessor's Office Map - NW 30-20-07:

https://aqua.kingcounty.gov/assessor/emap/InternetPDF/qs_NW302007.pdf

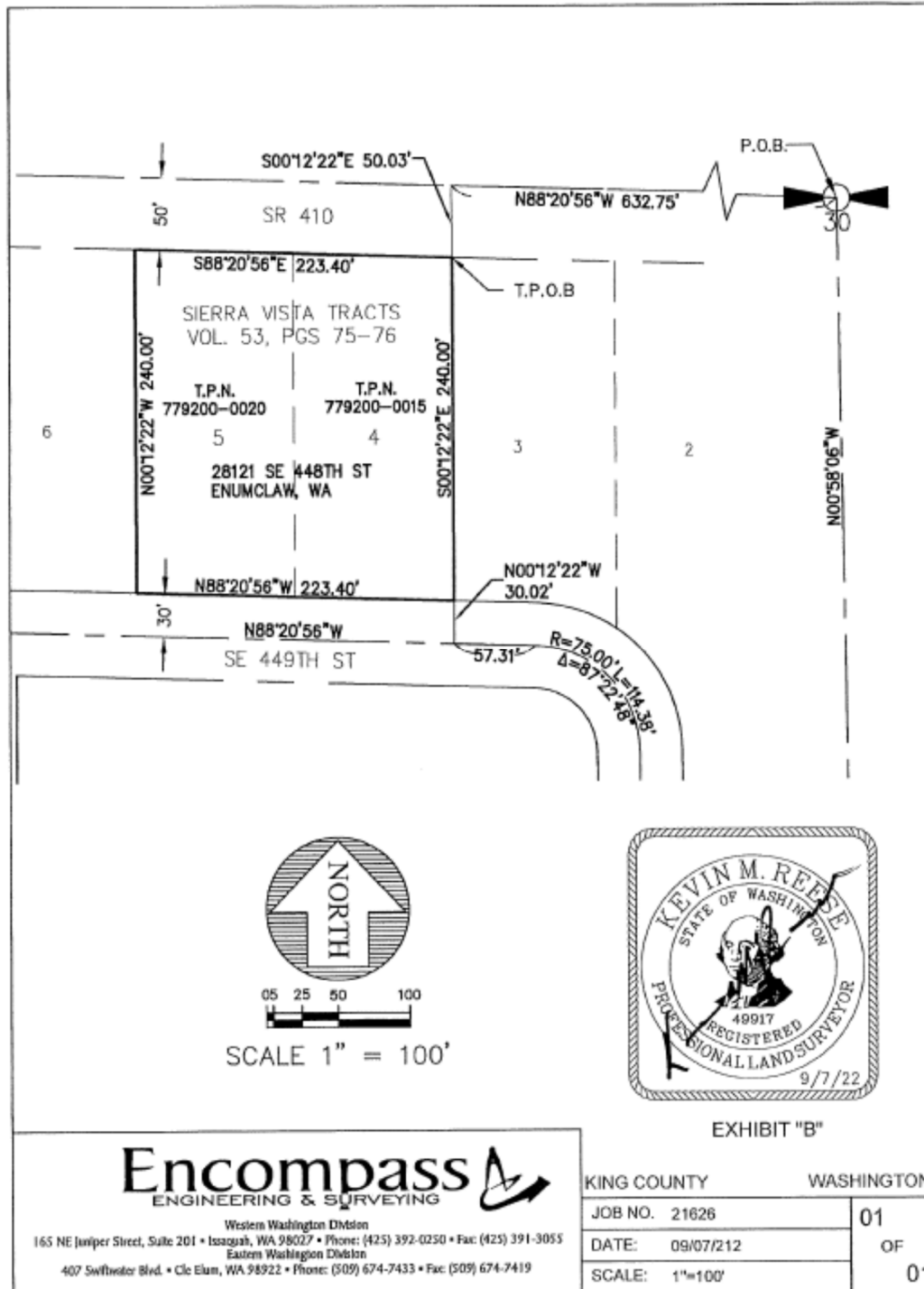
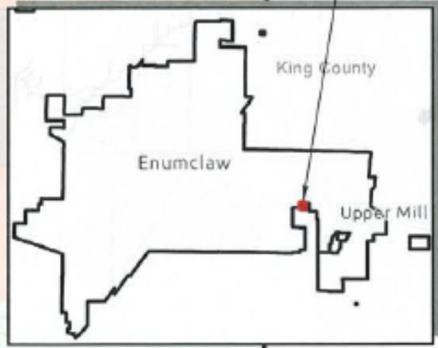
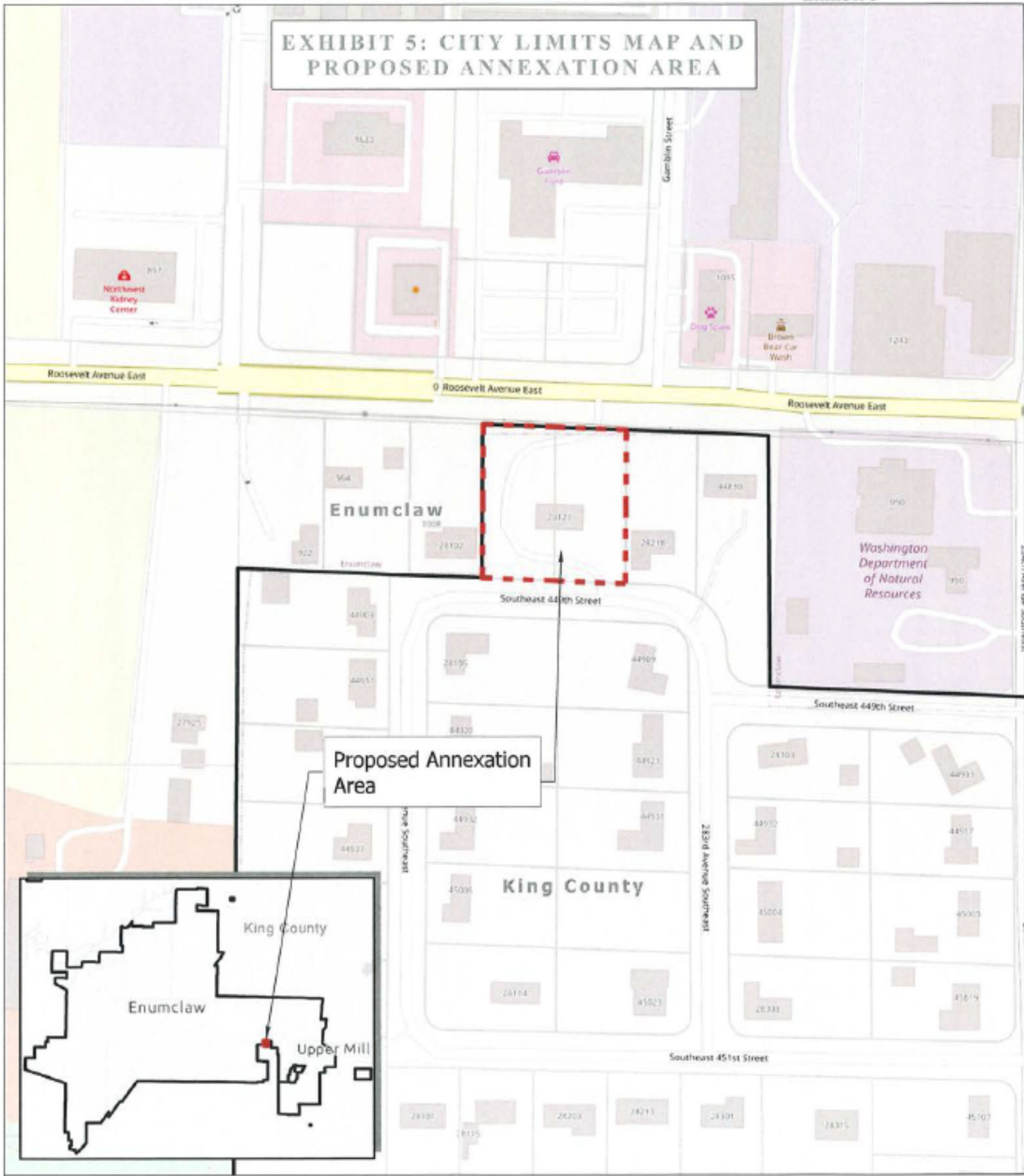
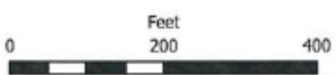


EXHIBIT 5: CITY LIMITS MAP AND PROPOSED ANNEXATION AREA



- Legend**
- Enumclaw City Boundary
 - Proposed Annexation Boundary



DISCLAIMER:
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