



Notice of Potential Annexation

Dear Property Owner,

You have received this notice because you own property located within an area for which the City of Enumclaw has received a **10% letter of intent** requesting annexation to the City. This annexation is known as the **“Lundeen Annexation.”** Annexation occurs when people in an unincorporated area within the City’s Urban Growth Area petition to become part of the City and receive local services such as police, parks, utilities and roads. **City Council will consider this proposal at its regularly scheduled meeting, Monday, May 24, 2010, beginning at 7:30 p.m. in the Enumclaw Council Chambers at City Hall, 1339 Griffin Avenue.**

Included in this notice is a explanation of the annexation process, Frequently Asked Questions and a summary of the changes in service expected a result of annexation. In addition to this information, the City provides information on the status and location of annexation proposals and other useful information on its website at <http://www.cityofenumclaw.net>.

As part of this process, you may be approached by petitioners seeking signatures for a 60% annexation petition. We have included a sample of the petition for your information. If you sign the 60% petition, but wish to remove your signature at a later date, you may do so by filing a written request with the City’s Community Development Department prior to the “terminal date.” The written request must describe the petition sufficiently so identification of the person and petition is certain. The name of the person seeking to withdraw is to be signed exactly as is signed in the petition.

You have several opportunities to comment as part of this process. You may provide written comments on the annexations at any time during the process by contacting the Community Development Department at the address below, or you may participate in public meetings or public hearings that will be held on the proposed annexation. If you would like to receive email notices regarding this proposal or have additional questions or comments, please contact the Community Development Department.

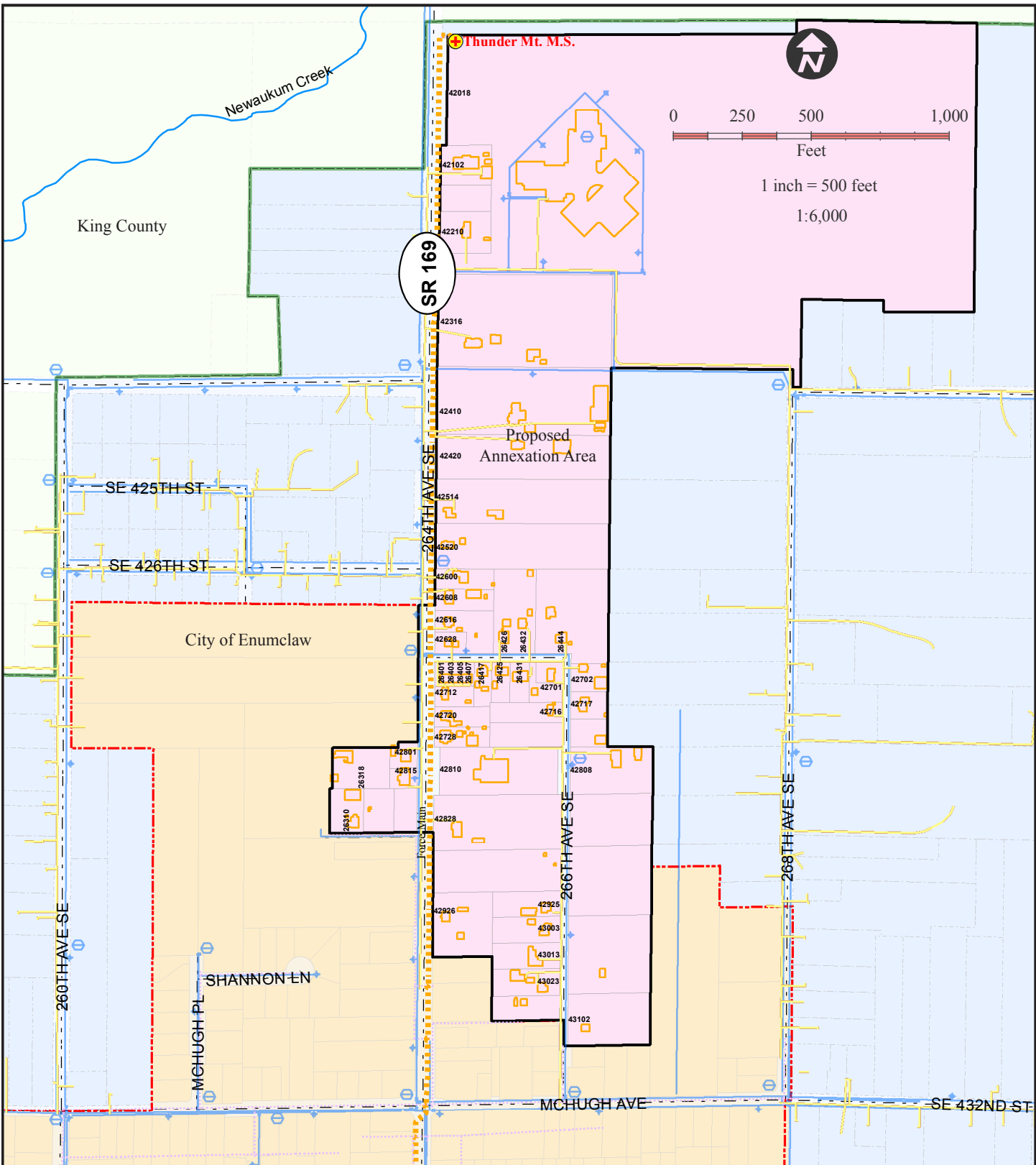
City of Enumclaw
Community Development Department
1309 Myrtle Avenue
Enumclaw, WA 98022
(360) 825-3593
www.cityofenumclaw.net

The City would like your help in shaping the future of Enumclaw. We look forward to hearing from you during this process.

Sincerely,

Erika Shook, AICP

Community Development Director



Lundeen Annexation Area

The City of Enumclaw makes every effort to provide correct information, but makes no representation as to the completeness or accuracy of this map.

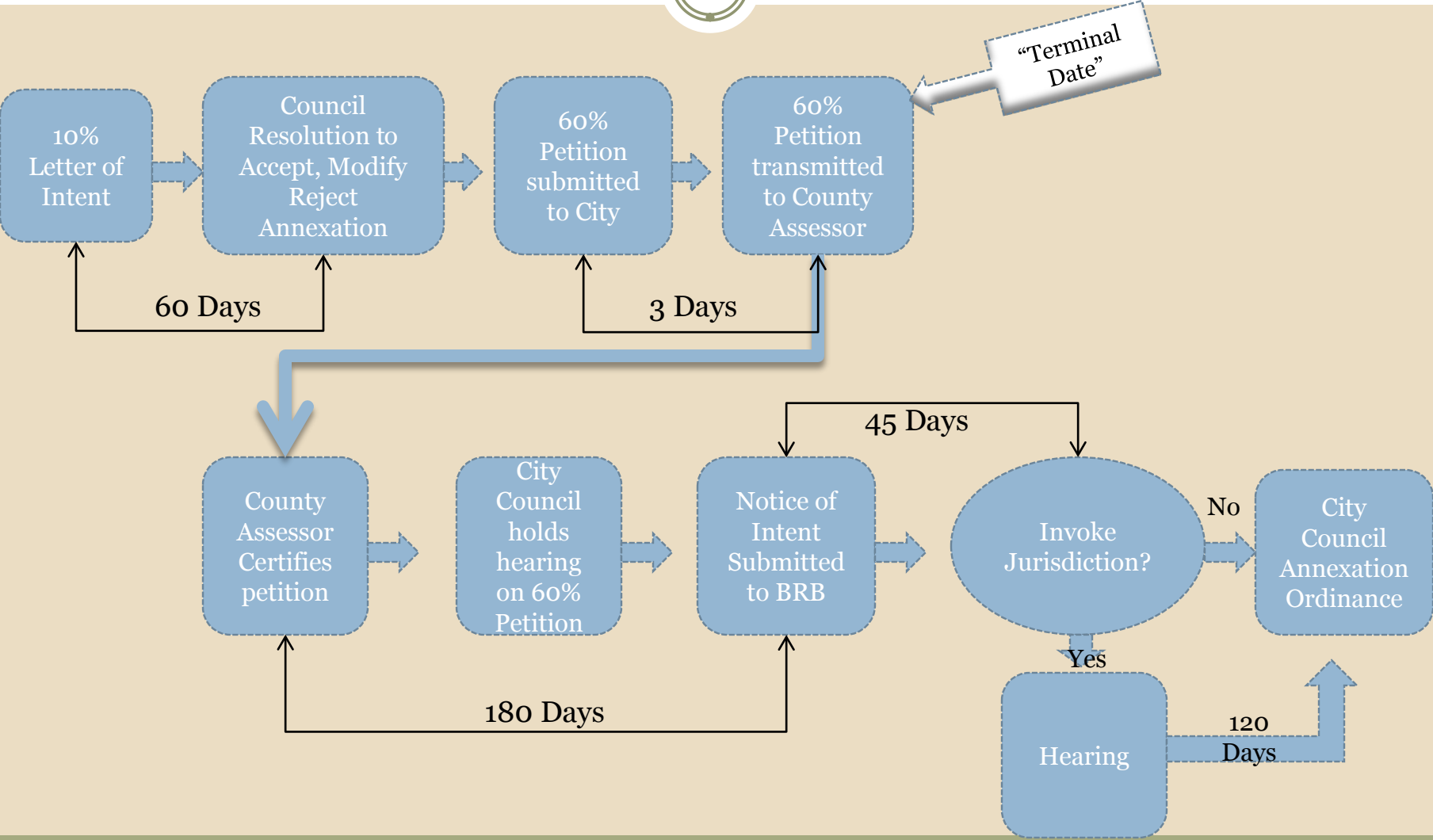
Date: January 2010

Legend

- Buildings
- Proposed Annexation Boundary
- Lundeen Petition Parcels
- City Limits
- Urban Growth Boundary
- King County
- Creek
- Roads
- Lift Station
- Waterline
- Sewer Service
- Force Main
- Service Gas Pipelines (in UGA)



Direct Petition Annexation Process



City of Enumclaw Annexation Area Services (2010)

If annexation occurs, there will be some changes in service providers for residents of the annexed area. This table provides an overview of who the service provider is currently and who the provider would be in the event of annexation. All services would not change immediately, but may be transitioned over a period of time. The exact time of service transfer depends on many factors including laws, procedures, new infrastructure requirements and need.

Service	Current Provider	If Annexed to the City of Enumclaw	Notes / Comments
Garbage Collection	Private hauler (Rainier Waste Management) or self-haul to landfill	City of Enumclaw	Currently no burning of yard waste within City limits or Urban Growth Boundary. County-wide yard waste burn ban for areas outside of Urban Growth Boundary begins July 1, 2010.
Yard Waste	Haul to landfill or burn	Provided at extra cost	
Recycling	Included in monthly garbage fees or haul to landfill	Included in monthly garbage fees	
Cable	Comcast	No Change	
Water	City of Enumclaw or well	City of Enumclaw	
Sewer	Septic	City of Enumclaw	Current city policy allows for the City to require connection to city sewer if a) the sanitary sewer is in any street, alley or other access which is directly adjacent to said premises; or b) within 200 feet of said premises; however, this provision has historically been used to address health concerns associated with failed septic systems.
Gas	City of Enumclaw	City of Enumclaw	
Electricity	Puget Sound Energy	No Change	
Parks Maintenance for Parks Within Annexation Area	King County	City of Enumclaw Parks, Recreation and Cultural Services	

Service	Current Provider	If Annexed to the City of Enumclaw	Notes / Comments
Recreation Programs	None	City of Enumclaw Parks, Recreation and Cultural Services	
Phone Service	Quest / Comcast	No Change	
Library	King County Library System (Black Diamond and Muckleshoot are nearest locations)	City of Enumclaw	
K-12 Schools	Enumclaw School District 216	No Change	
Transit / Bus Services	King County Metro	No Change	
Animal Control	King County Animal Control	No Change	
Administration	King County	City of Enumclaw	
Executive and Legislative	Executive and Metropolitan King County Council	Mayor, City Manager and City Council	
Police Services	King County Sheriff	City of Enumclaw Police Department	
Court Services	King County District Court (felonies, misdemeanors, juvenile services, small claims, traffic and parking infractions)	City of Enumclaw Municipal Court (misdemeanors, traffic and parking infractions) King County District Court (felonies, juvenile services, small claims)	
Fire Protection and Emergency Medical Services	City of Enumclaw / King County Fire Protection District #28	No Change	
Land Use Planning and Zoning	King County Development and Environmental Services (DDES)	City of Enumclaw Community Development Department (CD)	
Building Code Review and Inspection	King County DDES	City of Enumclaw CD	
Roads / Streets (Public Works)	King County Department of Transportation	City of Enumclaw Public Works Department	
Surface Water Management	King County Water and Land Resources Division	City of Enumclaw Public Works Department	

The City Council is carefully considering the annexation of the Urban Growth Area (UGA) surrounding the City of Enumclaw. Annexation occurs when people in an unincorporated area within the UGA vote or petition to become part of an incorporated city such as Enumclaw and receive local services such as police, parks, utilities and roads. The City would like your help in shaping the future of Enumclaw. To help move this dialogue along, here are some answers to commonly asked questions.

Will I be forced to connect to sewer if I do not develop my property?

Current city policy allows for the City to require connection to city sewer if a) the sanitary sewer is in any street, alley or other access which is directly adjacent to said premises; or b) within 200 feet of said premises; however, this provision has historically been used to address health concerns associated with failed septic systems.

If there is a sewer and/or water line in the street in front of my property and I am not currently using these public services, do I still get charged a fee?

No. Your property will not be charged for water or sewer service unless connected to the system.

Will my emergency and fire service provider be the same?

Yes. The City of Enumclaw and all of the surrounding UGA is served by Fire District 28.

Will my police service provider be the same?

No. The City of Enumclaw will provide police services. The King County Sheriff's office has been providing service to annexation areas. Expect a faster response time than from the County.

Will I be required to pay for city garbage service?

Not immediately. The city provides garbage, recycling and yard waste collection service within the city limits, however Waste Management currently has a franchise issued by the state to perform these services in the UGA and the city cannot unilaterally take over solid waste collection in the UGA until seven years following annexation (per RCW 35.13.280). At such time, a subscription to garbage collection service will be required. You may choose from many different service levels to suit your needs.

I live on a private road or have an exceptionally long driveway. Will the garbage truck pick up my garbage in front of my home, or will I need to take it to the public road?

Maybe. To get a response regarding your particular road, please contact Public Works Operations Manager at (360)615-5782.

Will my child need to change schools?

No. Enumclaw School District 216 currently serves all of the City of Enumclaw and the UGA.

How would annexation change what taxes I pay?

Residents annexing into the City would see a change in the type and amount of taxes they would pay. While most taxes that households pay do not change with annexation, a handful of taxes will change. In particular, payment of property and utility taxes would change under annexation. The exact amount of tax paid will be dependent on the value of the resident's home and the type and extent of the utilities they use.

How would my property taxes change?

Residents annexing into the City would see their annual property tax bill decrease. The total property tax rate (or levy rate) is the sum total of a property taxes levied by a combination of state, county, and local governments. The amount of tax due is the product of total levy rate time the assessed value of the property (per \$1,000 of assessed value). After annexation, residents would see some levies go away while others are introduced. The net result would have the levy rate decrease by approximately \$0.77 per \$1000 of assessed value if they were located in the City (as opposed to in the County).

How much in utility taxes would I pay?

Currently, residences in unincorporated King County do not pay utility taxes. Upon annexation into the City, residents would be subject to the City's tax on a range of utility purchases. The amount of tax collected is directly related to the amount of service consumed, making the net change in taxes paid different for each taxpayer.

- **Water/Sewer** – Water and sewer rates are 50% higher for outside city limit customers due to the higher cost of service for the sparsely populated county area. Upon annexation the 50% surcharge will not apply and existing water/sewer customers will pay the lesser inside city rate. The city's utility tax rates (currently at 8%) are included (rolled-in) within each utility's rate structure, so customers will not see any impact on water/sewer utility taxes.
- **Garbage** – State law allows the current collector (Waste Management) to continue providing service for seven years after annexation. The city's 8% solid waste utility tax will apply upon annexation.
- **Electricity and Telephone** – Upon annexation, the city's utility tax rate (currently at 6%) will apply.
- **Natural Gas** – The city already serves the annexation areas with natural gas. The city's natural gas utility tax (currently at 4%) is included in the rate and thus customers will not see any impact on natural gas utility taxes.
- **Cable TV Franchise Fee** - Upon annexation, Comcast's City Franchise Fee pass-through (currently at 5%) will apply, which is the same as the County's.

What would likely be the net tax impact?

Given the range of utility taxes that a newly annexed resident may pay, it is difficult to determine the actual net impact. However, it is certain that a resident would pay less in property taxes and pay more in utility taxes. Under the scenarios examined above, a resident annexing into the City would pay roughly \$10 less in new and existing taxes.

Will I be forced to build sidewalks if I do not develop my property?

No. Half street improvements (curb, gutter, and sidewalk) are only required if a property is being improved and costs of that improvement exceeds \$25,000. In most cases, the applicant will have the opportunity to enter into a Local Improvement Agreement (LIA) with the City for future half street and utility improvements. LIAs are used in lieu of requiring half street improvements at the time of building.

What is the current sewer connection fee?

As of September 2009, the sewer connection fee is \$5,716.00. The current customer base charge for a single family and multi-family residential is \$25.02 per month; thereafter the volume charge is \$7.44 per CCF. The average monthly residential sewer bill is \$77.10 based on 700 cubic feet of water consumption.

What is the current water connection fee?

As of September 2009, the water connection fee is \$3,110.00, plus a water utility meter setting fee of \$200.00. In 2009 the average monthly residential water bill was \$24.33 for inside city and \$49.34 for outside city customers.

Does the sales tax rate increase in areas that are annexed?

No. Currently businesses in the city and county apply an 8.6% sales tax rate.

Will my property still qualify for the various property tax reduction/exemption programs I currently rely on?

Yes. The senior and disabled citizen property tax programs are available state-wide and will continue to apply following annexation. Other property tax programs such as forestry, open space and agriculture will also continue to apply under the same parameters following annexation. Tax programs offered by King County aren't affected.

Will my zoning change?

Yes. The County currently designates your property as "Urban Reserve" (UR), with a maximum density of one dwelling unit per five acres. Upon annexation, the city will assign the most similar zoning designation to what currently exists. For your parcels a designation of R-1 or R-2 will likely be applied.

For specific land use or development questions, contact the Community Development Department, at (360)825-3593.

Will I be forced to get rid of my livestock?

No. Current legal uses will be allowed to continue in the manner that exists at the time of annexation.

Will I have to go through the City's permit process if I've already requested a permit from the County?

No. The city and county work together to ensure that land use applications currently going through county review will transition to the city in a seamless fashion. Projects currently vested to the county's standards will not have to conform to the city's standards unless there is a change to the original proposal.

Will I be required to get a business license for my home occupation?

Yes. All businesses and home occupations located within the city are required to obtain a city business license. The city license is in addition to any applicable state license and is required at the time annexation goes into effect.

What kind of burning (yard debris, agricultural, etc.) is allowed in the city?

There is currently no legal burning (of yard waste or for land clearing) within City limits *or* Urban Growth Area per the requirements of the Puget Sound Clean Air Agency.

What if I have a code enforcement or land use question?

Uses that were legally established in the county can continue in the city. Any significant post-annexation changes to uses that were legally established in the county, or uses that were never permitted, must comply with city standards. City code enforcement action, like the county, is usually complaint driven. Please direct code enforcement questions to the Community Development Department at (360)825-3593.

How will my voice in local government change?

You can vote in city elections and be represented by City Council. Enumclaw citizens can also serve on City Council and city boards and commissions. Citizens will continue voting in same county, state and federal elections.

Will my car and home insurance go up because of annexation?

No. Most carriers base auto insurance rates on zip code. Homeowner insurance rates are based on issues unrelated to annexation.

Once property owners have signed an annexation petition, may they withdraw their names from it if they change their minds?

Yes, up to a certain point in time. [RCW 35.21.005\(4\)](#) and [RCW 35A.01.040\(4\)](#) allow a signature to be withdrawn by a written request that is filed with the City's Community Development Department prior to the "terminal date". The "terminal date" is the date on which the determination of the sufficiency of the petition by the County Assessor is begun, which typically occurs no later than 3 days after the petition is filed with the Department of Community Development.

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 _____, 20__ and, via passage of resolution ____, 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.

[RCW 35.21.005\(4\)](#) and [RCW 35A.01.040\(4\)](#) allow a signature to be withdrawn by a written request that is filed with the City's Community Development Department prior to the "terminal date". The "terminal date" is the date on which the determination of the sufficiency of the petition by the County Assessor is begun, which typically occurs no later than 3 days after the petition is filed with the Department of Community Development.

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
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