

NOTICE OF INTENTION
MOUNT RAINIER CHRISTIAN CENTER ANNEXATION

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I. BACKGROUND INFORMATION/MAPS

- A. A brief description of and reason for seeking the proposed action. Include a statement of the method used to initiate the proposed action (i.e., petition or election method), and the complete RCW designation.

The City of Enumclaw (“City”) and the Mount Rainier Christian Center (“MRCC”) hereby submits this Notice of Intention to annex the MRCC to the City of Enumclaw, as required by chapter 36.93 of the Revised Code of Washington (“RCW”) and the Notice of Intention procedures promulgated by the Washington State Boundary Review Board for King County. The proposal is located within the City of Enumclaw Potential Annexation Area (“PAA”) called the “Big West” and has been in the city’s PAA since the 90s. The proposed annexation includes the boundaries of the MRCC and includes the portion abutting SR 164. The total area is approximately 8.7 acres. This annexation has been pursued by the property owners of the church who requested annexation.

The eastern edge of the property abuts 244th Avenue SE. The entire roadway along this portion of the property is located within the city limits. SR 410 abuts the southern portion of the property. This area is proposed to be included within the annexation area. Maintenance for the roadway will continue to be the state responsibility and the city will assume responsibility of the roadside ditches upon annexation.

- B. A signed and certified copy of the action accepting the proposal as officially passed.

*On August 26, 2019, the Enumclaw City Council adopted Resolution No. 1658 approving the annexation by petition method. A signed and certified copy of the resolution is included as **Exhibit 1**.*

- C. Certification of any petitions for municipal annexation, as required by state law (RCW35A.01.040(4)).

*The annexation certification was made by the King County Assessor on October 17, 2019. See **Exhibit 2**.*

- D. A copy of the State Environmental Policy Act (SEPA) Determination and current SEPA Checklist with adequate explanations to answers, including Section D, Government Non-project Actions, when applicable, or Environmental Impact Statement (EIS) if prepared.

Not applicable. Annexations are SEPA exempt (RCW 43.21C.222)

- E. The legal description of the boundaries of the area involved in the proposed action. This must be legible, on a separate page from any other document, and in a form capable of reproduction by standard photocopiers.

*The legal description for the annexation is include as **Exhibit 3**.*

II. MAPS

- A. Two copies or sets of King County Assessor's Maps (only two rather than six copies in case of assessor's maps) on which the boundary of the area involved in the proposal must be clearly indicated.

*Two sets of King County Assessor's maps are included within this NOI. See **Exhibit 4***

- B. Vicinity Map(s) no larger than 8 ½ x 11 inches displaying:

1. Boundary of the area involved on the proposal.

***Exhibit 5** shows the general vicinity of the area to be annexed as well as the existing and proposed annexation boundary.*

2. The entity's corporate limits in relationship to the proposal.

***Exhibit 5** show the city limits in relationship to the proposal.*

- i. Major physical features such as bodies of water, major streets and highways.

***Exhibit 6** shows the general location of the annexation area in relationship to Newakum Creek and State Route 164.*

- ii. The boundaries of all cities or special purpose districts (to include, if applicable, any water, sewer, fire, school, hospital or library district) having jurisdiction in or near the proposal. Include all utility districts whose comprehensive plans include all or any part of the proposal.

- *Jurisdictional Boundaries map is attached as **Exhibit 7***
- *King County Fire District 28 Boundaries map is attached as **Exhibit 8***
- *City of Enumclaw Water service area map is attached as **Exhibit 9***
- *King County Library map is attached as **Exhibit 10***

- *City of Enumclaw Sewer Comprehensive Plan Service map is attached as **Exhibit 11***
- *City of Enumclaw Parks and Recreation service area maps is attached as **Exhibit 12***
- *Enumclaw School District Boundary is attached as **Exhibit 13***

iii. Surrounding street must be clearly identified and labeled.

Exhibit 4 shows the quarter section map along with streets.

iv. County and municipal urban growth area boundaries established or proposed under Growth Management Act (GMA).

*The entire proposal is located within the City's Annexation Area (see **Exhibit 14**), King County Urban Growth Area and the City's Potential Annexation Area.*

v. If a boundary service agreement has been formalized between two or more jurisdictions, that service line should be shown with appropriate entity noted in each service area.

Not applicable to this proposal.

vi. Tax lot(s) that will be divided by the proposed boundaries should be shown on an attached detailed map.

No tax lots are divided by the proposed boundaries.

3. A map of the current corporate limits of the filing entity upon which the proposal has been delineated.

*City of Enumclaw City limits map as shown in **Exhibit 7***

III. EVALUATION CRITERIA

Entities should respond to the following elements regarding this proposal with sufficient information to permit appropriate responses to the Board from staff of either King County Council or King County Executive. These elements relate to the factors the Board must consider as outlined in RCW36.93.170.

A. Overview

1. Population of proposal; what percentage is that to existing entity?

The estimated population of the proposed annexation is 0. There are not any permanent residences living at the church site.

2. Size of the Territory (number of acres)

The annexation area is approximately 8.71 acres. This includes the church property and the right-of-way for SR 164 (Griffin Avenue).

3. Population density

The annexation area's population density is 0 persons per acre.

4. Assessed valuation

The annexation area is comprised primarily of two tax parcels. Both are operated as a religious facility/institution. King County tax parcel number 2220069170 is assessed at \$488,000. King County tax parcel number 222069097 is assessed at \$1,065,200. These values include land and improvement values.

B. Land Use

1. Existing Land Use

The proposed annexation area is comprised of two parcels. The existing uses on those properties are entirely religious uses. There is the main church and sanctuary and a church office.

Land uses in the area surrounding the Mount Rainier Christian Center:

- North: Single Family Residential Homes
- South: State Route 164 & Single Family Residential Homes
- East: 244th Avenue SE & Single Family Residential Homes
- West: Single Family Residential Home

2. Proposed: Immediate or long-range

*The annexation proposal includes two properties that operate as a religious institution. The proposed land use designation in the City's Future Land Use Map shows that area and surrounding areas as "Single Family Residential." There is also a property (APN 2220069170) located along 244th Avenue that is shown as "Office." See **Exhibit 4**.*

*The Future Zoning as is shown in **Exhibit 19**. This is the zoning as adopted as part of annexation.*

*The city's General Sewer plan includes this area as part of the "Big West" Annexation area and includes this area and the surrounding properties within that plan and how sewer will be provided. See **Exhibit 11**.*

C. State Growth Management Act

1. Is the proposed action in conformance with the Growth Management Act (GMA)? What specific policies apply to this proposal?

Yes, the proposed annexation is in compliance with the GMA. Specifically it is consistent with the following GMA planning goals:

RCW36.70A.020(12) calling for public facilities and services to be consistent with provisions of GMA (e.g. RCW 36.70A210(3)(b) policies that promote contiguous and orderly development and provision of urban services to such development).

RCW36.70A.020(1)Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

The MRCC is located within the City's Potential Annexation Area. The city's water and sewer service areas include that future annexation area within the Comprehensive Plan.

The City of Enumclaw currently provides several services to residences/businesses near the proposed annexation area that includes code enforcement, building & planning, transportation, parks & recreation, sewer, water and gas service (where available). Other local services are provided by Districts that include Fire District 28, King County Library District and Enumclaw School District.

2. King County Comprehensive Plan/Ordinances

- a) How does county planning under the state's Growth Management Act (GMA) relate to this proposal?

The MRCC Annexation is located within the city's Potential Annexation Area. The King County Comprehensive Plan calls for all property within the UGA to be within incorporated areas. The proposed annexation is located within the City of Enumclaw's future annexation area and is intended to be incorporated into the city limits.

- b) What King County Comprehensive Plan policies support this proposal?

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

The proposed annexation implements King County's Countywide Planning Policies by annexing urbanized unincorporated Potential Annexation Areas (PAAs) into urban cities like the City of Enumclaw.

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.

The proposed annexation is included within the PAA as shown on the County's 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.

The proposed annexation is included within the PAA as shown on the County's Comprehensive Plan Land Use Map and the city's Comprehensive Plan Future Land Use Map. The area is located wholly within the annexing city's officially adopted PAA, and is not part of a contested area.

c) What king County Countywide Planning Policies specifically support this proposal?

The adopted 2012 Countywide Planning Policies (CPP) as amended have been adopted for the County and its cities. The following Countywide Planning Policies support the proposed annexation:

DP-3 Efficiently 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;
- Maximizing the use of the existing capacity for housing and employment; and
- Coordinating plans for land use, transportation, capital facilities and services.

The proposed annexation area is part of the city's Potential Annexation Area. The zoning of the annexation and surrounding zoning is residential. The current use on the site will be utilized as a religious institution and will not accommodate housing but may accommodate future employment.

DP-27 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) Annexation or incorporation in a manner that will avoid creating unincorporated islands of development.

The proposed annexation supports this policy in that:

- a) The proposed annexation area is located within the City's Potential Annexation Area;*
- b) The city of Enumclaw should provide an increased level of urban services, specifically police, transportation, and eventually sewer service; and*
- c) The proposed annexation does not create an unincorporated island of development that is not already existing.*

Chapter – Public Facilities and Services (PF)

PF-2 Coordinate among jurisdictions and service providers to provide reliable and cost-effective services to the public.

PF-3 Cities are 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.

Upon annexation, the City of Enumclaw will be the provider of local urban service in compliance with the above policies.

PF-11 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.

The City of Enumclaw will work with the property owner regarding sewer extensions necessary for any redevelopment of the site. The area is included within the city's general sewer plan.

d) What is the adopted plan classification/zoning? (please include number of lots permitted under this classification.)

According to the King County Comprehensive Plan, the proposed annexation area is designated as "City in Rural Area UGA." The King County Zoning Map designates the proposed annexation area as "Urban Reserve- one DU per 5 acres (UR)."

The City of Enumclaw's Future Land Use Map designates the area to be annexed as "Single Family Residential." The city's zoning map includes pre-annexation zoning as "Moderate Density Single-Family Residential District (R-2)." This would be the zoning designation upon annexation. Theoretically, if the property were to cease being a religious institution, and sewer services were extended, the property could conceivably develop into approximately 45 lots; however this does not include deductions for steep slopes, roadways, and stormwater requirements. Given the existing use, the likelihood that the property would redevelop into residential housing is minimal.

e) Will city regulations(s) supplant King County regulations for the protection of sensitive areas, preservation of agricultural or other resource lands, preservation of landmarks or landmark districts, or surface water control? If so, describe the city regulations and how they compare to the County regulations.

Yes, upon annexation the city's regulations would supplant King County regulations in the proposed annexation area. The city's Critical Areas regulations provide protection of environmentally sensitive areas to include wetlands, streams, steep slopes and aquifer recharge areas. At this time, we are not aware of any conflicts between the city and King County's Critical Areas regulations.

The city of Enumclaw stormwater code provides regulations and requirements as required under the city's NPDES II permit. This would include flow control, treatment and enforcement of stormwater regulations.

3. Jurisdictional Comprehensive Plan/Franchise (Applied to Cities and to Special Purpose Districts)

- A. How does the jurisdictions planning under the Growth Management Act (GMA) relate to this proposal?**

The City of Enumclaw's Comprehensive Plan, adopted in 2005 and amended in 2016 identifies this area as part of the "Big West" annexation area within the city's Potential Annexation Area.

- B. Has the jurisdiction adopted a Potential Annexation Area (PAA) under the Growth Management Act? Have you negotiated PAA agreements with neighboring cities?**

The City of Enumclaw has adopted a PAA under the GMA. There are not any neighboring cities who share any annexation areas to the City of Enumclaw. No areas located within the PAA are contested.

- C. When was your comprehensive plan approved? Does this plan meet the requirements set by the State of Washington? Does this plan meet requirements set by King County?**

The City's most recent Comprehensive Plan was adopted July 25, 2016. There have been annual amendments each year since adoption. The Comprehensive Plan meets the requirements set by the State of Washington and King County.

- D. Is the proposal consistent with and specifically permitted in the jurisdiction's adopted comprehensive plan, or will a plan amendment be required? If so, when will that amendment be completed?**

The City of Enumclaw's Comprehensive Plan identifies this proposed annexation area within the city's PAA known as the "Big West." Religious institutions are permitted within the designated pre-annexation zoning through approval of a Conditional Use Permit.

- E. Is a franchise required to provide service to this area? If so, is the area included within your current franchise?**

Yes, a franchise is required to provide services in the proposed annexation area. The area is located within existing franchises for solid waste (Waste Management) and cable television/internet (Comcast).

F. Has this area been the subject of an interlocal Agreement? If so, please enclose a signed copy of the agreement.

No, not applicable.

G. Has this area been subject of a pre-Annexation Zoning Agreement? If so, please enclose a signed copy of the agreement.

No. The City of Enumclaw has not approved any zoning agreement with the county. The city has adopted future land use designations for all of the potential annexation areas within the city's Comprehensive Plan. We have also adopted a zoning map with shows the zoning designations for the areas located within the potential annexation areas. This would be the zoning regulations upon annexation.

H. What is the proposed land use designation in your adopted Comprehensive Plan? When were your proposed zoning regulations adopted?

*The city of Enumclaw's Future Land Use Map designates the proposed annexation area as "Single Family Residential." This was adopted as part of the 2015 Comprehensive Plan (adopted in July, 2016) as well as in the 2005 Comprehensive Plan. **Exhibit 15** shows the existing King County Zoning. **Exhibit 16** shows the City of Enumclaw Future Land Use Designation. Upon annexation, the property would be zoned Moderate Density Single-Family Residential (R-2) zoning designation, shown on **Exhibit 19**.*

4. Revenues/Expenditures Planning Data

*A fiscal analysis of the entire Big West Annexation was prepared in 2009 (**Exhibit 17**). This proposed annexation is negligible regarding revenues and expenditures as this is one property located within the Big West Annexation.*

A. Estimated City Expenditures:

The city estimates that the cost to maintain the approximate 1,100 lineal feet of road way ditches along State Route 164 is approximately \$1,152. This would be for maintenance at least 4 times a year. This cost excludes signage and flagging necessary to complete the work. Other expenditures for planning, public works, police, parks and other public utilities are negligible. There is some small amount of utility tax that the city will lose once the property annexes, approximately \$30 less than what is collected today.

B. Estimated revenues to be gained

Due to the existing use being a religious institution the city expects to not gain revenues as part of this annexation. The current county assessment for the property and improvements are as follows:

<i>Parcel Number</i>	<i>Assessed Value (2019)</i>	<i>Taxable Value</i>
<i>2220069097</i>	<i>\$1,065,200</i>	<i>\$0</i>
<i>2220069170</i>	<i>\$488,000</i>	<i>\$0</i>

C. Estimated County revenues lost, including county-related special districts

The approximate amount of revenues lost through this annexation should be zero as the property current does not pay property taxes as a religious use.

D. Estimated County expenditure reduction

The proposed annexation is not expected to make a significant reduction in County expenditures. The County would reduce some of the maintenance responsibilities along SR 164; roadside ditches specifically.

E. Estimated fire district revenue lost

The proposed annexation area will remain within the Fire District 28 and no revenue should be lost.

F. Estimated fire district expenditure reduction

The proposed annexation area should not reduce expenditures for Fire District 28 as the property will remain within the district.

5. Services

State whether the territory that is the subject of this action is presently within the service area of any other political subdivision or presently being served by any other political subdivision? If so, please identify the other political subdivision.

The following table provides a summary of services and service providers prior to and after annexation:

Service	Provider Before Annexation	After Annexation	Comments
Police	King County Sheriff	Enumclaw Police Department	N/A
Fire	Fire District 28	Fire District 28	N/A
Library	King County Library System	King County Library System	N/A
Parks & Recreation	King County	Enumclaw Parks	N/A
Water	City of Enumclaw	City of Enumclaw	N/A
Sewer	City of Enumclaw	City of Enumclaw	N/A
Solid Waste	Waste Management	City of Enumclaw	The city will notify the service provider upon annexation which will begin the 7 year grace period.
Natural Gas	City of Enumclaw	City of Enumclaw	N/A
Telephone/Internet	Comcast/Century Link	Comcast/Century Link	N/A

Please provide written documentation confirming that:

- **Notification of the proposed annexation, assumption, merger or other action has been provided to that political subdivision;**

Advanced notice to the Boundary Review Board (BRB) for King County was transmitted on December 12, 2019. See Exhibit 18.

- **The other subdivision has completed action to approve/consent or deny approval/consent for the withdrawal of this territory;**

The proposed annexation will not result in the withdrawal of territory from any special districts.

- **Transfer of territory has been accomplished in accord with applicant state law (e.g., RCW36.93, RCW 35A.14, RCW35.14)**

The City of Enumclaw has met the requirements of Chapters 36.93 and 35.14 and is filing this Notice of Intention within the Washington State Boundary Review Board for King County. There were no public comments made during the open public session of the city council on August 26, 2019. The city will hold a public hearing prior to adopting an Ordinance regarding this annexation.

State whether the proposed action would result in a change in any of the following services. If so, provide the following detailed information both on current service and on service following the proposed action, in order to allow for comparison. If there would be no change, name current service providers.

1) Water

Water service is currently provided by the City of Enumclaw. This will not change upon annexation.

a) Direct Service

The City of Enumclaw will continue to provide water service to the properties within the annexation area. See Exhibit 9.

b) Storage location(s), capacity?

No change. The property is within the City's 888 pressure zone with 5.5 million gallons of storage.

c) Mains to serve the area (diameter; location)

No change. The property is served by a dead end 8" water main with a fire hydrant on the site.

d) Pressure station location and measured flow

The property is served by gravity flow from the City's 888 pressure zone. Approximately 1500 gpm is available to the property. Subsequent development

may require the main to be looped depending upon the fire flow required for the development.

e) Capacity available?

Yes, adequate capacity is available to service the present and any future development that may occur on this property located within the proposed annexation area.

f) Water source (wells, etc.)

The City of Enumclaw's water system is composed of wells that primarily serve the needs of the city. The city does have an emergency intertie to the City of Tacoma.

g) Financing of proposed service (LID, ULID, Developer Extension, etc.)

The city's Water Comprehensive Plan outlines future capital projects. The area located within the proposed annexation current has water service.

2) Sewer Service

*The proposed annexation is located within the City of Enumclaw's Sewer Service area. See **Exhibit 11**.*

a) Direct Service

The proposed annexation is currently located within the city's planned sewer service area. The properties involved are currently served by a septic system. A sewer lift station was just recently completed that would allow the properties to be served by City sewer, but a sewer line extension would be required to convey sewage from the properties to the lift station. The sewer extension would be a combination of gravity line and force main for a distance of 1200 to 1550 feet, depending upon where the sewer improvements would be required to terminate. A latecomer fee is being established for the lift station that would likely include this property if it were annexed.

b) Mains to service the area (diameter; location)

Currently none.

c) Gravity of Lift Station required?

See 2a above.

d) Disposal?

The City of Enumclaw owns and operates a sewer collection system and treatment facility. The proposed annexation is located within the city's planned sewer service area.

e) Capacity available?

The City has available capacity; however the proposed annexation is not expected to affect capacity greatly.

3) Fire service

The proposed annexation area is located within Fire District 28. This will remain upon annexation.

a) **Direct Service**

Upon annexation fire service will remain Fire District 28.

b) **Nearest Station(s)**

Fire District #28 has stations located at 1330 Wells Street. Station 41. See Exhibit 8.

c) **Response Time?**

N/A, The proposed annexation will not change or limit response time. The approximate response time is 4 Minutes.

d) **Are they fully manned? How many part time and full time personnel?**

Yes, Fire Station. Minimum staffing is 4 career personnel daily. All members have the ability to respond off duty in the event they are needed.

e) **Major Equipment at station location (including type and number of emergency vehicles)?**

2 Aid Units

1 Ladder truck

1 Tender

1 Rescue truck

2 brush units

1 Engine

2 quads with patient trailer

f) **How many fully certified EMT/D-Fib personnel do you have?**

35 Current staff

g) **What fire rating applies?**

WSRB-4

h) **Source of dispatch?**

Valley Communications Center (Valley Com)

27519 108 Avenue SE

Kent, Washington 98030

4) **Police Service**

The Police Services in the proposed annexation area is provided by the King County. Upon annexation, the City of Enumclaw Police will service the property.

a) **Direct Service**

Following the annexation, the City of Enumclaw Police Department will assume responsibility for police services from King County. The city provides 24/7 support to all City of Enumclaw Residents.

b) Closest Police Station

The nearest police station is located at 1705 Wells Street within the City of Enumclaw.

c) Response Time

The City of Enumclaw Police Department response times to the proposed annexation area will be within established standards for Priority 1, 2 and 3 calls which are as follows:

- Priority one calls: the goal is to respond to 85% within six (6) minutes and average four minutes, thirty seconds (4.5 min) or less.
- Priority two calls: the goal is to respond to 60% within seven (7) minutes and average five (5) minutes or less.
- Priority three calls: there is no time thresholds and can be answered as soon as practical based on number and type of calls for service.

d) Staffing/services

This annexation should not require the city to hire any additional FTE's. The department is staffed with 34 FTE's. The department has the following:



The Enumclaw Police Department is adequately staffed to provide 24/7 police coverage to include the area within the proposed annexation. Enumclaw Police Department operates a 25 Bed Jail facility and dispatch center as well as administrative support with finger printing and CPL issue.

e) Major Equipment

Additional equipment not necessary for this annexation. The Enumclaw Police Department has sufficient patrol cars with one assigned per officer.

f) Police Rating

All Enumclaw PD officers are State Certified under RW 43.101.200 requirements.

g) Source of Dispatch

City of Enumclaw Dispatches from the Police Station. The dispatch center is Public Safety Answering Point (PSAP).

5. General

a) In case of extension of services, has an annexation agreement been required? If so, please attach a recorded copy of this agreement.

No, an agreement regarding the extension of services has not been required.

b) Describe the topography and natural boundaries of the proposal.

The boundaries include all of the properties owned by the MRCC. The church is elevated approximately 15 feet higher than the SR 164. The property slopes

north gradually from approximately 725 to 705 across the entire site. In general, the site is relatively flat excluding the steeper slopes along the SR 164 where the State Route travels east and west along the southern edge of the property.

c) How much growth has been projected for this area during the next (10) year period? What source is the basis for this projection?

Given the use of the property and the value of the existing improvements it is unlikely that the site will be converted to any other use than the current religious institution. The sources for land and improvements values are the King County Assessor.

d) Describe any other municipal or community services relevant to this proposal.

None applicable

e) Describe briefly any delay in implementing service delivery to the area.

City services will be available upon annexation. The only delayed services would be sewer service as there are not currently any sewer lines adjacent to the property. Once sewer services is available the property will be allowed to connect. Solid Waste service will be delayed the required seven (7) years before the city can commence waste collection.

f) Briefly state your evaluation of the present adequacy, cost, or rates of service to the area and how you see future needs and costs increasing. Is there any other alternative source available for such service(s)?

Upon annexation, the MRCC will see an increase in services for police. Other services will remain the same as the area is already located within the same fire district, water service, sewer service, library district, etc. The future needs for the property and area at large would be sewer service; this cost will be largely borne from developer extensions to the area or a city project to extend sewer to the area.

King County would be the only other alternative source available to help fund services.

FACTORS AND OBJECTIVES

Please evaluate this proposal based upon the factors listed in RCW36.93.170 and based upon objectives listed in RCW 36.93.180. Describe and discuss the ways in which your proposal is related to and supports (or conflicts with) each of these factors and objectives.

1. RCW 36.93.170 Factors to be considered by Boundary Review Board

- A. **Population and territory; population density; land area and uses; comprehensive plans and zoning, as adopted under chapter 35.63, 35A.63, or 36.70 RCW; comprehensive plans and development regulations adopted under chapter 36.70A; applicable service agreements entered into under chapter 36.115 or 39.34 RCW; applicable interlocal annexation agreements between a county and its cities; per capita assessed valuation; topography, natural boundaries and drainage basins, proximity to other populated areas; the existence and preservation of prime agricultural soils and productive agricultural uses; the likelihood of significant growth in the area and in adjacent incorporated and unincorporated areas during the next ten years; location and most desirable future location of community facilities.**

The proposed annexation area has a population of zero. This annexation is limited to one property owner, owning two separate properties for religious uses (operates a church and church office on the site). The entire 8.7 acres encompasses the entire use of the site. The City of Enumclaw Comprehensive Plan designates the area within our Potential Annexation Area (PAA). The combined assessed value of the properties is \$1,114,000. Upon annexation, the property will be zoned Moderate Density Single-Family Residential (R-2). The area is generally flat, however this property is approximately 15 feet higher than the existing State Route 164. SR 164 abuts the southern boundary of the property; 244th Avenue abuts the eastern boundary of the property. The likelihood of any significant growth occurring due to the annexation of this property is minimal; although the property is zoned for residential. There is a possibility that the use could be changed from religious use to residential. There is a possibility that growth will occur beyond this property in the future when other areas within the city's PAA annex. This annexation is a natural expansion of the city's western boundary into the area known as the "Big West."

- B. **Municipal services; need for municipal services; effect of ordinances, governmental codes, regulations and resolutions on existing uses; present cost and adequacy of governmental services and controls in area; prospects of governmental services from other sources; probably future needs for such services and controls; probably effect of proposal or alternative on cost and adequacy of services and controls in area and adjacent area; the effect on finances, debt structure, and contractual obligations and rights of all affected governmental units.**

The City of Enumclaw will provide stormwater, police, and roadway services to the site upon annexation. The city will continue to provide water service, natural gas service after annexation. The fire and library districts will maintain providing services to the site upon annexation. Waste Management will continue to provide solid waste services to the site upon annexation (for the next 7 years, after which the city would assume solid waste service). Telephone and internet service would continue to be provided by Comcast and Quest. Once sewer service is available the city would provide that service as well.

The City of Enumclaw 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.

C. The effect of the proposal or alternative on adjacent areas, on mutual economic and social interests, and on the local governmental structure of the county.

The effect of the proposed annexation will be to implement the State Growth Management Act and to incorporate an area already within King County Urban Growth Area. This would annex a portion of the area known as the "Big West" as designated in the City of Enumclaw's Comprehensive Plan.

2. RCW 36.93.180 Objectives to be considered by the Boundary Review Board

A. Preservation of Natural Neighborhoods and Communities.

The proposed annexation is one property owner comprised of two properties. This property has been located within the city's potential annexation area for many years. The area to the west of the city is a natural extension of the city's western boundary.

B. Use of Physical Boundaries, including but not limited to Bodies of Water, Highways and Land Contours.

The proposed annexation is located at the city's western edge of town. The southern boundary of the annexation is the State Route and a small portion of the property owned by the MRCC. The annexation area includes the boundaries of the property as requested by the property owner within the annexation petition.

C. Creation and Preservation of Logical Service Areas.

The proposed annexation is a logical extension of city services. Many of the services that the city does not offer will not change with the annexation (fire, library, school, etc.). The area is located within the city's Sewer Comprehensive Plan and will be serviced at some time in the future when extensions are made. The city will notify Waste Management regarding the annexation. The city will provide an urban level of service to the proposed site for water, sewer, stormwater, gas and parks & recreation service.

D. Prevention of abnormally irregular Boundaries.

The proposed annexation does not create an abnormally irregular Boundaries. The annexation includes the entire annexation area as provided within the petition for annexation.

E. Discouragement of Multiple Incorporations of Small Cities and Encouragement of Incorporation of Cities in Excess of Ten Thousand in Heavily Populated Urban Areas.

The proposed annexation will incorporate a small portion of the city's Potential Annexation Area known as the "Big West." The City of Enumclaw has an estimated population of 12,200 (2019 OFM Estimate).

F. Dissolution of Inactive Special Purpose Districts.

There are not any Special Purpose Districts that are inactive within the proposed annexation area.

G. Adjustment impractical Boundaries.

Not applicable. The proposed annexation does not adjust any impractical boundaries.

H. Incorporation as Cities or Towns or Annexation to Cities of Towns or Unincorporated Areas Which Are Urban in Character.

The proposed annexation is located within the City's PAA. See Exhibit 14.

I. 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.

Not applicable. The proposed annexation area is not designated agricultural and/or rural land and the current use is a religious institution.

Dated this _____ day of May, 2020

Respectfully submitted,

Jan Molinaro
Mayor of Enumclaw

Attachments:

- Exhibit 1 – City of Enumclaw Resolution No. 1658
- Exhibit 2- Annexation Petition Certification
- Exhibit 3 – Legal Description
- Exhibit 4 – King County Tax Parcel and Quarter Section Maps
- Exhibit 5 – City Limits map & proposed annexation area
- Exhibit 6 – Newakum Creek in relation to annexation area
- Exhibit 7 - City of Enumclaw Jurisdictional Boundary Map
- Exhibit 8 – King County Fire District 28 Boundaries
- Exhibit 9 – City of Enumclaw Water Service Area Map
- Exhibit 10 – King County Library Map
- Exhibit 11 – City of Enumclaw Sewer Comprehensive Plan Service Maps
- Exhibit 12 – City of Enumclaw Parks and Recreations Area Map
- Exhibit 13 – Enumclaw School District Boundary
- Exhibit 14 – King County Urban Growth Boundary & City Potential Annexation Area Maps
- Exhibit 15 – King County Zoning Map
- Exhibit 16 – City of Enumclaw Future Land Use Designation Map
- Exhibit 17 – 2009 Fiscal Impacts of Annexation
- Exhibit 18 – Email from Lenora Blauman accepting advanced notice to the BRB along with the mailed notice.
- Exhibit 19 – Future Annexation Zoning