

ATTACHMENT B

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2006-297

WA State Boundary Review
Board For King Co.

15568

Proposed Annexation

of the

Snoqualmie Hills Area

Into

King County

Fire Protection District #38

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Board For King Co.

Notice Of Intention

**Annexation of the Snoqualmie Hills area
into
King County Fire District #38**

15568

April 4, 2006

**TO: WASHINGTON STATE BOUNDARY REVIEW BOARD OF KING
COUNTY**

FROM: Steve Parsons, Fire Commissioner, King County Fire District #38

**RE: PROPOSED ANNEXATION OF THE AREA KNOWN AS THE
SNOQUALMIE HILLS INTO KING COUNTY FIRE DISTRICT #38**

Contact Person:

Steve Parsons, Fire Commissioner
King County Fire District #38
P.O. Box 44
North Bend, WA 98045
(425) 831-7262

I. BACKGROUND/MAPS

A. Basic Information

1. The current residents of the proposed annexation live in an area that is not located in any organized fire protection district. It is their desire to have fire suppression, emergency medical services and the other associated services that are provided by annexing into King County Fire District 338.
2. The method used to initiate the proposed annexation is the petition method, RCW 52.04.031, where by 60% of the assessed valuation signs a petition for annexation.
3. The petition for annexation of the area known as the Snoqualmie Hills area was officially adopted by Resolution #197 by the Fire Commissioners of King County Fire District #38 on February 3, 2006 at a public meeting. The Resolution accepting the petition is attached as "Exhibit I.A.2."
4. The certification of the petition by King County Department of Assessments on March 27, 2006 is attached.

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5. A copy of the State Environmental Policy Act (SEPA) Determination and current SEPA Checklist (explanations to answers), is attached as "Exhibit I.A.4." The Exhibit also includes Section D (government Non-project Actions) when applicable. The SEPA checklist was completed and signed on February 2, 2006. The Determination of Non-Significance (Steve Parsons, Fire Commissioner) is included in "Exhibit I.A.2." Resolution #197.

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6. The legal description of the boundaries of the area involved is included as "Exhibit I.A.5."

B. Maps (All maps are 8.5 x 11)

a. Two copies of King County Assessor's maps on which the boundary of the area involved is clearly marked is provided with this proposal. Those maps are the NE, and the NW quarter section maps of Section 36, Township 24 North, Range 7 East. In addition, the two quarter section maps are provided on 8.5 x.11 sheets that are clearly marked to show the boundaries of the annexation and the boundaries of Fire District #38.

b. Vicinity Maps

2. "Exhibit I.B.b.2.3.4." provides details of the Fire District #38 boundaries, the boundaries of Fire District #10 and #27, the boundaries of the City of Snoqualmie and North Bend, and the major physical features of the area.

3. "Exhibit I.B.b.4." provides the overall boundaries of the Snoqualmie Valley School District #410, and on the next page the boundaries of the District #410 in a closer view.

4. "Exhibit I.B.b.5." provides details on two pages of the surrounding streets, major streets and highways, and bodies of water.

5. "Exhibit I.B.b.6." provides details of the county and municipal urban growth area boundaries established or proposed under the Growth Management Act (GMA.)

Note: There are no water or sewer districts in the area.

II. EVALUATION CRITERIA

A. Overview

1. **Population of proposal; what percentage is that to existing entity?**
The population within Fire District #38 is estimated to be approximately 12,000 residents. There are approximately 40 residents within the proposed area to be annexed, which is .003% of the estimated District population.

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2. **Territory (number of acres)**
The proposed annexation area consists of 160.58 acres.
3. **Population density**
The density is approximately 1 person per 4 acres.
4. **Assessed valuation**
The assessed valuation in 2006 of the proposed annexation is \$6,889,396.00

B. Land Use

1. **Existing**
The proposed annexation of the area will have no affect on land use or zoning. The current zoning for the area is UR and RA-5
2. **Proposed: immediate or long-range**
There will be no changes as a result of this annexation.

C. Comprehensive Plans/Franchise(s)

1. Is the proposed action in conformance with the Countywide Planning Policies, adopted by King County in response to the Growth Management Act (GMA)? What specific policies apply to this proposal?

The Comprehensive Land Use for King County that was adopted in 2004, Chapter 7, Services, facilities and Utilities

2. King County Comprehensive Plan/Ordinances

a. How does County planning under the Growth Management Act (GMA) relate to this proposal? The Comprehensive Land Use for King County that was adopted in 2004, Chapter 7, Services, facilities and Utilities states "The Growth Management Act requires coordinated planning so that the services required by new residents and their homes and businesses are available as growth occurs. Needed services include many that are not provided by King County, such as water supply, local sanitary sewers, fire protection, schools, energy facilities, and telecommunications. This annexation will provide the needed fire and emergency medical services to this area.

b. What comprehensive plan policies specifically support this proposal?

Chapter 7, Services, facilities and Utilities

c. What is the adopted plan policies/zoning?

UR Urban Reserve, one DU per 5 acres and RA-5 Rural Area, one DU per 5 acres.

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d. Will city regulation(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

No, does not apply.

D. Proponent's Comprehensive Plan/Franchise

1. How does City planning under the Growth Management Act (GMA) relate to this proposal?

The Fire District does not have a comprehensive plan. This proposal does not affect any city planning under the Growth Management Act.

2. Has your city adopted a Potential Annexation Area (PAA) under the Growth Management Act? N/A Have you negotiated PAA agreements with neighboring cities?

Not applicable

3. Is this proposal in your adopted Comprehensive Plan, or will a plan amendment be required? If so, when will that amendment be completed?

Not applicable

4. When was your Comprehensive Plan approved?

Not applicable

5. Is a franchise required to provide service to this area? No If so, is the area included within your current franchise?

Not applicable

6. Has this area been the subject of a pre-Annexation Zoning Agreement?

No

7. What is the proposed land use designation in your adopted Comprehensive Plan?

Not applicable

E. Revenue/Expenditures Planning Data

1. Estimate City expenditures

Not applicable

2. Estimate City revenues to be gained

Not applicable

3. Estimate County revenues lost

None

4. Estimate County expenditure reduction

None

5. Estimate fire district revenue lost

None, Fire District #38 will actually gain revenue

6. Estimate fire district expenditure reduction

None

F. Services

1. 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?

Snoqualmie Valley School District #410 and King County Hospital District #4

2. 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.

a. Water

No changes would occur. The area is served by a private water company (Washington Water Service) and private wells

b. Sewer

No changes would occur. This area is served by private septic systems.

c. Fire service**1. Directly or by contract?**

Services will be provided by Fire District #38 through our inter-local agreement with Eastside Fire & Rescue.

2. Nearest Station(s).

The nearest fire station is located in North Bend and is 4.3 miles.

3. Response Time?

Response times will not change for this area and they are approximately 7 minutes.

4. Are they fully manned? How many part time and full time personnel?

The station is staffed with 12 career firefighters, 10 volunteer firefighters. The station has 3 firefighters and 2 paramedics on duty 24 hours, 7 days a week.

5. Major equipment at station location?

(1) fire engine, (1) 3,000 gallon water tender, (1) aid car, (1) paramedic unit.

6. How many fully certified EMT/D-fib personnel do you have?

There are 22 personnel assigned to the station along with a medic 1 paramedic unit (Bellevue Fire Department provides this unit) staffed 24/7/365.

7. What fire rating applies?

The Fire District is a 6/10.

8. Source of Dispatch?

City of Bellevue

G. General

- 1. In case of extensions of services, has an annexation agreement been required? If so, please attach a recorded copy of this agreement. Not applicable**
- 2. Describe the topography and natural boundaries of the proposal. Flat to rolling hills**

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3. **How much growth has been projected for this area during the next ten (10) year period? What source is the basis for this projection?**
There is very little growth projected for this area with one residence per parcel of property. That growth may change when a portion of the area is annexed into the City of Snoqualmie.
4. **Describe any other municipal or community services relevant to this proposal.** None
5. **Describe briefly any delay in implementing service delivery to the area.** There will be no delay in providing services to this area.
6. **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)?**
There is currently no fire protection service for this area. If this annexation is approved, the residents will pay the current levy rate of approximately 74 cents per thousand of assessed valuation for fire and emergency services.

III. OBJECTIVES

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

This proposal supports the goals and objectives listed in RCW 36.93.180 as follows:

1. Preservation of natural neighborhoods and communities.

Our proposal has not impact on neighborhoods or communities.

2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours.

This proposal eliminates a portion of a pocket that is not covered by any organized fire protection district.

3. Creation and preservation of logical service areas.

This proposal supports the creation and preservation of logical service areas. The proposed area is not adjacent to any other Fire District.

4. Prevention of abnormally irregular boundaries.

This proposal helps to eliminate irregular boundaries by filling in areas that are gaps between Fire Districts.

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.

Not applicable.

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6. Dissolution of inactive special purpose districts.
Not applicable

7. Adjustment of impractical boundaries.
Not applicable

8. Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character.
Not applicable

9. 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

Steve Parsons
Fire Commissioner
Fire District #38

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I. Background

A.1.

The current residents of the proposed annexation live in an area that is not located in any organized fire protection district. It is their desire to have fire suppression, emergency medical services and the other associated services that are provided by annexing into King County Fire District #38.

The method used to initiate the proposed annexation is the petition method where by 60% of the assessed valuation signs a petition for annexation.

RCW 52.04.031

Annexation by petition method — Petition — Signers — Content.

A petition for annexation of an area adjacent to a fire district shall be in writing, addressed to and filed with the board of fire commissioners of the district to which annexation is desired. Such territory may be located in a county or counties other than the county or counties within which the fire protection district is located. It must be signed by the owners, according to the records of the county auditor or auditors, of not less than sixty percent of the area of land included in the annexation petition, shall set forth a legal description of the property and shall be accompanied by a plat which outlines the boundaries of the property to be annexed. The petition shall state the financial obligation, if any, to be assumed by the area to be annexed.

I. Background
A.2.

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CERTIFICATION

I, the undersigned Secretary of the Board of Commissioners of King County Fire Protection District 38, King County, Washington certify that the attached Resolution is a true and correct copy of Resolution 197 of said Board, duly adopted on the 3rd day of February 2006 at a Public Hearing Meeting of the Board of Commissioners.


Secretary Trina Parsons

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KING COUNTY FIRE PROTECTION DISTRICT 38
ANNEXATION APPROVAL
RESOLUTION 197

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WHEREAS, a petition has been filed with the Board of Commissioners of King County Fire Protection District 38 containing the signatures of the owners of at least 60% of the land described below and requesting that such real property be annexed to King County Fire Protection District 38; and

WHEREAS, a public hearing on the proposed annexation was held by the Board of Commissioners of the District on the 3rd day of February 2006, after notice of such hearing had been given as required by RCW 52.08.067; and

WHEREAS, the administrative personnel of the District have reviewed the proposed annexation and recommended to the Board of Commissioners that it be approved; and

WHEREAS, the Board of Commissioners have reviewed and studied the proposal and have considered the environmental checklist provided for under WAC 197-10-365 as prepared and submitted by the Chairman of the District; and

WHEREAS, The Board of Commissioners is of the opinion that it would be in the best interest of the petitioners and the District that the annexation be approved and that the area can be served by the District; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of King County Fire Protection District 38 accepts the petition for annexation; finds that such annexation will not significantly affect the environment and, therefore, adopts the attached Final Declaration of Non-Significance; approves the annexation, authorizes and directs the officials of the District to undertake all steps necessary to complete the annexation into the District of the following described real property situated in the County of King, State of Washington.


The west half of the NE Quarter Section of Section 36, Township 24 North, Range 7 East, W.M., and the East half of the NW Quarter Section of Section 36, Township 24 North, Range 7 East, W.M.

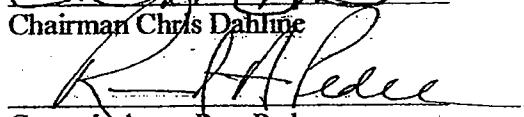
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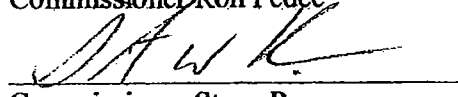
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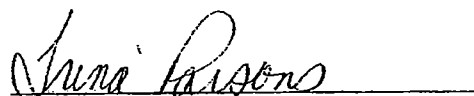
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Adopted this 3rd day of February 2006 by the Board of Commissioners of King County Fire Protection District 38, King County, Washington, at a Public Hearing with the Board. WA State Boundary Review Board For King Co.


Chairman Chris Dahline


Commissioner Ron Pedee


Commissioner Steve Parsons


Secretary Trina Parsons



King County

Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, Room 708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

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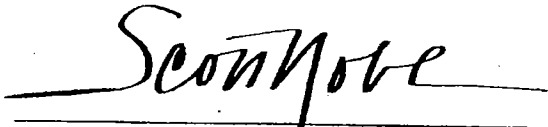
Scott Noble
Assessor

ANNEXATION PETITION CERTIFICATION

THIS IS TO CERTIFY that the petition submitted March 21, 2006 to the King County Department of Assessments by Steve Parsons, Fire Commissioner for King County Fire Protection District 38, supporting the annexation to Fire District 38 of the properties described as the Snoqualmie Hills Annexation, has been examined, the property taxpayers, tax parcel numbers, and assessed value of properties listed thereon carefully compared with the King County tax roll records, and as a result of such examination, found to be sufficient under the provisions of the Revised Code of Washington, Section 52.04.031.

The Department of Assessments has not verified that the signature on the petition is valid through comparison with any record of actual signatures, nor that the signature was obtained or submitted in an appropriate time frame, and this document does not certify such to be the case.

Dated this 27th day of March, 2006



Scott Noble, King County Assessor

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I. A. 4.

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: *Snoqualmie Hills Annexation*

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- 2. Name of applicant: *King County Fire Protection District 38*
- 3. Address and phone number of applicant and contact person: *Commissioner Steve Parsons, P.O. Box 44, North Bend, WA 98045*
- 4. Date checklist prepared: *2/2/06*
- 5. Agency requesting checklist: *Boundary Review Board*
- 6. Proposed timing or schedule (including phasing, if applicable): *Does not apply*
- 7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. *No*
- 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. *None*
- 9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. *No*
- 10. List any government approvals or permits that will be needed for your proposal, if known. *Approval by the Boundary Review Board*
- 11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) *The proposal is to annex approximately 1/4 section of property into King County Fire Protection District 38.*
- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. *The area is the west half of the NE quarter section and the east half of the NW quarter section of Section 36 Township 24 North, Range 7 East*

TO BE COMPLETED BY APPLICANT EVALUATION FOR AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one):
Flat, rolling, hilly, steep slopes, mountainous, other *Flat to rolling hills.*
- b. What is the steepest slope on the site (approximate percent slope)? *25 percent*

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- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. *Sandy loam, gravel*
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. *Does not apply*
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. *Does not apply*
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. *Does not apply*
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? *Does not apply*
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: *Does not apply*

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. *Does not apply*
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. *Does not apply*
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: *Does not apply*

3. Water

- a. Surface:
 - 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. *Year round stream called Coal Creek is in the area and flows into the Snoqualmie River eventually.*
 - 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans *Does*

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not apply.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. *Does not apply*

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. *No*

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. *No*

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. *No*

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. *No*

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. *Does not apply*

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. *Does not apply*

2) Could waste materials enter ground or surface waters? If so, generally describe. *Does not apply*

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: *Does not apply*

4. Plants

- a. Check or circle types of vegetation found on the site:
- X Deciduous tree: *Alder, maple*, aspen, other
 - X Evergreen tree: *Fir, cedar*, pine, other
 - X Shrubs *yes*
 - X Grass *yes*
 - Pasture
 - Crop or grain

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- Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other
- Water plants: Water lily, eelgrass, milfoil, other
- X Other types of vegetation
- b. What kind and amount of vegetation will be removed or altered? *none*
- c. List threatened or endangered species known to be on or near the site. *none*
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Does not apply

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:
Birds: *Hawk, heron, eagle, songbirds,*
other:
Mammals: *Deer, bear, elk, beaver,*
other:
Fish: *Bass, salmon, trout, herring, shellfish,*
other:
- b. List any threatened or endangered species known to be on or near the site. *none*
- c. Is the site part of a migration route? If so, explain. *no*
- d. Proposed measures to preserve or enhance wildlife, if any: *Does not apply*

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. *Does not apply*
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. *Does not apply*
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: *Does not apply*

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion,

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spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. *no*

1) Describe special emergency services that might be required. *We will be providing the residents with emergency services.*

2) Proposed measures to reduce or control environmental health hazards, if any: *Does not apply*

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? *Does not apply*

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. *Does not apply*

3) Proposed measures to reduce or control noise impacts, if any: *Does not apply*

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? *Single family residential and forest land*

b. Has the site been used for agriculture? If so, describe. *no*

c. Describe any structures on the site. *Single family residential*

d. Will any structures be demolished? If so, what? *Does not apply*

e. What is the current zoning classification of the site? *UR and RA-5*

f. What is the current comprehensive plan designation of the site? *King County Comprehensive Plan*

g. If applicable, what is the current shoreline master program designation of the site? *Does not apply*

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. *No*

i. Approximately how many people would reside or work in the completed project? *Does not apply*

j. Approximately how many people would the completed project? *Does not apply*

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k. Proposed measures to avoid or reduce displacement impacts, if any: *Does not apply*

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: *Does not apply*

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *Does not apply*

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *Does not apply*

c. Proposed measures to reduce or control housing impacts, if any: *Does not apply*

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? *Does not apply*

b. What views in the immediate vicinity would be altered or obstructed? *Does not apply*

c. Proposed measures to reduce or control aesthetic impacts, if any: *Does not apply*

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *Does not apply*

b. Could light or glare from the finished project be a safety hazard or interfere with views? *Does not apply*

c. What existing off-site sources of light or glare may affect your proposal? *Does not apply*

d. Proposed measures to reduce or control light and glare impacts, if any: *Does not apply*

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? *Does not apply*

b. Would the proposed project displace any existing recreational uses? If so, describe. *Does not apply*

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- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: *Does not apply*

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. *No*
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. *None*
- c. Proposed measures to reduce or control impacts, if any: *Does not apply*

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. *Does not apply*
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? *Does not apply*
- c. How many parking spaces would the completed project have? How many would the project eliminate? *Does not apply?*
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). *No*
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. *Does not apply*
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. *Does not apply*
- g. Proposed measures to reduce or control transportation impacts, if any: *Does not apply*

15. Public services

- a. Would the project result in an increased need for public services (for example: Fire protection, police protection, health care, schools, other)? If so, generally describe. *There would be no increase in need for fire protection. The proposal would only add additional revenue to the local Fire District from an area that is*

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currently outside of any fire protection area.

- b. Proposed measures to reduce or control direct impacts on public services, if any. *Does not apply*

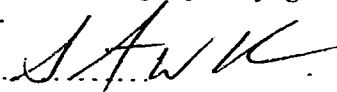
16. Utilities

- a. Circle utilities currently available at the site:
Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. *Does not apply*

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:



Date

..... 2/2/06

Submitted:

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? *There would be no increase*

Proposed measures to avoid or reduce such increases are: *Does not apply*

- 2. How would the proposal be likely to affect plants, animals, fish, or marine life? *No affect*

Proposed measures to protect or conserve plants, animals, fish, or marine life are: *Does not apply*

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3. How would the proposal be likely to deplete energy or natural resources? *Would not deplete any energy or natural resources.*

Proposed measures to protect or conserve energy and natural resources are: *Does not apply*

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? *Would not affect these areas*

Proposed measures to protect such resources or to avoid or reduce impacts are: *Does not apply*

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? *Would not affect these uses.*

Proposed measures to avoid or reduce shoreline and land use impacts are: *Does not apply*

6. How would the proposal be likely to increase demands on transportation or public services and utilities? *Would not increase demands on these services. Would actually provide additional revenue to provide fire protection and emergency medical services.*

Proposed measures to reduce or respond to such demand(s) are: *Does not increase demands*

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. *Does not conflict with any local, state or federal laws.*

[Statutory Authority: RCW 43.21C.110, 84-05-020 (Order DE 83-39), § 197-11-960, filed 2/10/84, effective 4/4/84.]

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- I. **Background**
- A. **Basic Information**
- 5. **Legal description**

The West half of the NE Quarter Section of Section 36, Township 24 North, Range 7 East, W. M., and the East half of the NW Quarter Section of Section 36, Township 24 North, Range 7 East, W. M.

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II. 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 the King County Council or King County Executive. These elements relate to the factors the Board must consider as outlined in RCW 36.93.170 (attached).

A. Overview

1. Population of proposal; what percentage is that to existing entity? **40 residents, which is approximately .003%**
2. Territory (number of acres) **160.58 acres**
3. Population density **1 person per 4 acres**
4. Assessed valuation **\$6,889,396.00**

B. Land Use

1. Existing **UR and RA-5**
2. Proposed: immediate or long-range **Unknown**

C. Comprehensive Plans/Franchise(s)

1. Is the proposed action in conformance with the Countywide Planning Policies, adopted by King County in response to the Growth Management Act (GMA)? What specific policies apply to this proposal? **Yes, The Comprehensive Land Use for King County that was adopted in 2004, Chapter 7, Services, facilities and Utilities states "The Growth Management Act requires coordinated planning so that the services required by new residents and their homes and businesses are available as growth occurs. Needed services include many that are not provided by King County, such as water supply, local sanitary sewers, fire protection, schools, energy facilities, and telecommunications.**
2. King County Comprehensive Plan/Ordinances
 - a. How does County planning under the Growth Management Act (GMA) relate to this proposal? **The Comprehensive Land Use for King County that was adopted in 2004, Chapter 7, Services, facilities and Utilities states "The Growth Management Act requires coordinated planning so that the services required by new residents and their homes and businesses are available as growth occurs. Needed services include many that are not provided by King County, such as water supply, local sanitary sewers, fire protection, schools, energy facilities, and telecommunications.**
 - b. What comprehensive plan policies specifically support this proposal? **Chapter Seven**
 - c. What is the adopted plan classification/zoning? (Please include number of lots permitted under this classification.) **UR Urban Reserve, one DU per 5 acres and RA-5 Rural Area, one DU per 5 acres**
 - d. Will city regulation(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. **No, does not apply**

D. Proponent's Comprehensive Plan/Franchise

1. How does City planning under the Growth Management Act (GMA) relate to this proposal? **N/A**
2. Has your city adopted a Potential Annexation Area (PAA) under the Growth Management Act? **N/A** Have you negotiated PAA agreements with neighboring cities? **N/A**
3. Is this proposal in your adopted Comprehensive Plan, or will a plan amendment be required? If so, when will that amendment be completed? **N/A**
4. When was your Comprehensive Plan approved? **N/A**
5. Is a franchise required to provide service to this area? **No** If so, is the area included within your current franchise?
6. Has this area been the subject of a pre-Annexation Zoning Agreement? **No** If so, please enclose a signed copy of the agreement.
7. What is the proposed land use designation in your adopted Comprehensive Plan? **N/A** When were your proposed zoning regulations adopted? **N/A**

E. Revenues/Expenditures Planning Data (please respond to only those questions which are relevant to the proposal.)

1. Estimate City expenditures **None**

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2. Estimate City revenues to be gained N/A
 3. Estimate County revenues lost None
 4. Estimate County expenditure reduction None
 5. Estimate fire district revenue lost None, we will actually gain revenue.
 6. Estimate fire district expenditure reduction None
- F. Services Important: Please see NOTES on Page 5.
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? **Unincorporated King County, Snoqualmie Valley School District #410, King County Hospital District #4**
If so, please identify the other political subdivision. Please provide written documentation confirming that:
- Notification of the proposed annexation, assumption, merger or other action has been provided to that political subdivision;
 - The other subdivision has completed action to approve/consent or deny approval/consent for the withdrawal of this territory;
 - Transfer of territory has been accomplished in accord with applicable state law (e.g., RCW 36.93, RCW 35A.14, RCW 35.14).
- 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 No
 - a. Directly or by contract? No
 - b. Storage location(s), capacity? No
 - c. Mains to serve the area (diameter; location) No
 - d. Pressure station location and measured flow No
 - e. Capacity available? No
 - f. Water source (wells, Seattle, etc.) **Washington Water Service**
 - g. Financing of proposed service (LID, ULID, Developer Extension, etc.) N/A
 2. Sewer
 - a. Directly or by contract? N/A
 - b. Mains to service the area (diameter; location) N/A
 - c. Gravity or Lift Station required? N/A
 - d. Disposal (Metro; city or district treatment plant)? **Septic System**
 - e. Capacity available? N/A
 3. Fire service
 - a. Directly or by contract? **Services will be provided by Fire District 38 through our partnership with Eastside Fire & Rescue**
 - b. Nearest station(s) **4.3 miles**
 - c. Response time? **7 minutes**
 - d. Are they fully manned? How many part time and full time personnel? **Fully staffed station with 12 career firefighters, 10 volunteer firefighters assigned. The station has 3 firefighters and 2 paramedics 24/7/365.**
 - e. Major equipment at station location (including type and number of emergency vehicles)? **(1) fire engine, (1) 3,000 gallon water tender, (1) aid car, (1) paramedic unit.**
 - f. How many fully certified EMT/D-Fib personnel do you have? **22 assigned to station along with a medic 1 paramedic unit staffed 24/7/365.**
 - g. What fire rating applies? **The District is a 6/10**
 - h. Source of dispatch? **City of Bellevue**
- G. General
1. In case of extensions of services, has an annexation agreement been required? If so, please attach a recorded copy of this agreement. **N/A**
 2. Describe the topography and natural boundaries of the proposal. **Flat to rolling hills**
 3. How much growth has been projected for this area during the next ten (10) year period? What source is the basis for this projection? **There is very little growth projected for this area with one residence per parcel of property. That growth may change when a portion of the area is annexed into the City of Snoqualmie.**
 4. Describe any other municipal or community services relevant to this proposal. **None**

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5. Describe briefly any delay in implementing service delivery to the area. **No delay**
6. 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)? **There is currently no fire protection service for this area. If this annexation is approved, the residents will pay the current levy rate of approximately 74 cents per thousand of assessed valuation for fire and emergency services.**

III. OBJECTIVES

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

NOTES

1. Action documents: Action documents – ordinances or resolutions – may include a date for finalization of the annexation, merger or incorporation. When planning the date of finalization, you are encouraged to coordinate with the King County Office of Management and Budget (OMB). OMB staff is responsible for providing for transfer of public services from the County to the City. It is important that OMB have sufficient time to execute an orderly transition of services prior to finalization of the action in order to ensure protection of public health and safety. **Does not apply**
2. Legal Description: Submittal of legal description for checking with the King County Engineer prior to filing a notice of intention can save time because errors can then be corrected at that preliminary stage to avoid delays in processing the formal Notice of Intention. For assistance in this, please call the King County Road Services Division, (206) 296-3731.
3. Services: Proposed action(s) from those entities providing both sewer and water service must state clearly whether this proposal is for water service, sewer service, or both. **Does not apply**
4. Vicinity Map: The scale on any vicinity map must be adequate to permit anyone to locate the proposal when driving to the area.

In cases of overlapping governmental jurisdictions, please prepare more than one map to indicate all affected units of government.

All vicinity maps must be original documents that are suitable for reproduction.

The Boundary Review Board will reproduce all maps (and accompanying legends) in black and white for distribution to agencies and to the community. Therefore, we must request that you please make certain that all non-color photocopies of maps are easily legible to the general reader.

If you prefer to provide color-coded maps, you must submit a sufficient number of colored copies to meet distribution requirements to agencies and to the public. Boundary Review Board staff will be pleased to work with you to determine the number of maps that will be needed for distribution.

You may submit more than one map if necessary for clarity and legibility. All maps should be drawn at the same scale. For example, a second map might be required to display sewer district boundaries, and a third map may display water district boundaries IF there is more than one purveyor within one-half mile of the proposal. If a proposal lies entirely within any service district, such as a school district, you can simply note that situation.

5. Assessor's Maps: Assessor's maps must be marked in a manner that ensures that details are legible and understandable to the general reader. The Board may accept a map other than an Assessor's map(s) if the use of Assessor's map(s) is impractical.
6. Mapping Alternatives: Any questions regarding maps, including alternatives to mapping requirements, should be directed to the Boundary Review Board staff.

THE BOUNDARY REVIEW BOARD WILL BE PLEASED TO ASSIST THE APPLICANT TO ENSURE THAT PROPOSALS ARE COMPLETE PRIOR TO OFFICIAL FILING.

THE BOARD CANNOT ACCEPT OR PROCESS INCOMPLETE PROPOSALS (SUCH AS PROPOSALS SUBMITTED WITH INSUFFICIENT INFORMATION OR INADEQUATE MAPS). INCOMPLETE PROPOSALS MAY BE RETURNED TO THE SUBMITTING ENTITY.

REFERENCE GUIDE

REGULATIONS AND GUIDELINES FOR ANNEXATIONS, MERGERS AND INCORPORATIONS

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As you prepare your Notice of Intention packet, we encourage you to consider all applicable state and local standards and to address those matters in your application materials. Following is a listing of policy guidelines and regulations which may be particularly relevant to your application:

- **Growth Management Act (RCW 36.70A):** Mandates extensive comprehensive planning effort to meet specific statewide goals. Requires land designations and planning implementation consistent with adopted comprehensive plan
- **Boundary Review Board Act (RCW 36.93):** Reviews growth and development in unincorporated areas of counties through decisions on city, town and special purpose district annexations, incorporations, mergers and extensions of water and sewer lines. Establishes requirements for applications and criteria for review of annexations, incorporations, mergers and extensions
- **Cities and Towns (RCW 35 – Sections 35.01 – 35.30):** Provides for clear and uniform processes for municipal incorporations, disincorporations and annexations for land areas. Also addresses some requirements for water and sewer districts (Also see RCW 57.24)
- **Annexation by Code Cities (RCW 35A.14):** Establishes authorities and processes for annexations by petition and annexations by election.
- **Annexation of Territory – Water and Sewer Districts (RCW 57.24):** Provides for clear and uniform processes for water and sewer district annexations. Establishes authorities and processes for annexations by petition and annexations by election. (Also see RCW – Chapter 35).
- **State Environmental Policy Act (RCW 43.21C):** SEPA is Washington's fundamental environmental law and requires environmental analysis of actions for both physical and policy changes affecting the environment. SEPA may not be required for particular annexation or incorporation activities.
- **King County Comprehensive Plan – King County Countywide Plan Policies:** King County's adopted comprehensive plan. Policies provided to meet specific statewide goals. Provides land designations and planning implementation policies within adopted comprehensive plan.