



# King County

## Metropolitan King County Council

Melani Pedroza, *Clerk of the Council*

King County Courthouse

516 Third Avenue, Room E-1235

Seattle, WA 98104-3272

**Tel: 206.477.1025**

Fax: 206.296-0198

**Email: [melani.pedroza@kingcounty.gov](mailto:melani.pedroza@kingcounty.gov)**

TTY 296-1024

Web: [www.kingcounty.gov/council/clerk](http://www.kingcounty.gov/council/clerk)

August 8, 2017

Dave Wilson  
King County Department of Elections  
919 SW Grady Way  
Renton, WA 98055

RE: King County Water District No. 90 - Winterbrook Farm Annexation  
BRB File No. 2378

Dear Dave:

The processing of the above annexation has been finalized and is a matter of public record. Attached please find a copy of the Council's ordinance as passed, North City Water District resolution as passed, maps and related documents. If you have any questions, please call me at (206) 477-1025.

Sincerely,

Melani Pedroza  
Clerk of the Council

MAP:ama

attachments: Distribution List  
Ordinance No. 18433  
Resolution No. 1014  
BRB Closing Letter

cc: Lenora Blauman, Washington State Boundary Review Board for King County  
Angelica Velasquez, Washington State Boundary Review Board for King County  
Sue Gordon, Communications Section, KC Department of Public Safety  
Dr. Ngozi Oleru, Environmental Health Division, KC Department of Public Health  
Lee Ann Merrill, Water and Land Resources Division, KC Department of Natural Resources  
Hazel Gantz, KC Department of Assessments  
Denise McDonald-Bey, KC Department of Assessments  
Scott Matheson, Treasury Manager, Executive Services  
Paul McCombs, GIS Section, KC Department of Information Technology  
Adam Cabrera, GIS Section, KC Department of Information Technology  
Dennis Higgins, GIS Section, KC Department of Information Technology  
Elissa Benson, Annexation Section, KCEO, Office of Management and Budget  
Rey Sugui, KC Department of Transportation, Roads  
Lydia Reynolds-Jones, KC Department of Transportation, Roads  
Trevor Cray, KC Department of Transportation, Roads  
Brandy Rettig, KC Department of Transportation, Roads  
Dan Stage, KC Department of Transportation, Roads  
Jeff Gregg, KC Department of Transportation, Roads  
Denise Ainslie, KC Department of Transportation, Roads  
Terry Smith, KC Department of Transportation, Roads  
Cindy Torkelson, KC Department of Transportation, Roads  
Rick Thibodeau, KC Department of Transportation, Roads  
Karen Derr, KC Department of Transportation, Roads  
Suchatri Yesuman, KC Department of Transportation, Roads  
Stephanie MacLachlan, KC Department of Transportation, Roads  
Lisa Owen, KC Department of Transportation, Roads  
James Bach, KC Department of Transportation, Roads  
Diane Schneider, KC Department of Natural Resources and Parks, WLRD  
Mike Reed, Council Staff  
Pat Hamacher, Council Staff  
Feliza Azpirtarte, Public Health  
Connie Wong, KC Real Estate Services  
Milla Zinski, KC E-911 Program  
Miranda Hett, KC Department of Public Safety  
Michelle Kidwell, WSRB  
Dan Morrow, Datatrace  
Environmental Review – NW Regional Office  
Puget Sound Energy  
Western Title Insurance Co.  
Rand McNally



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**December 13, 2016**

**Ordinance 18433**

**Proposed No. 2016-0472.1**

**Sponsors Dunn**

1           AN ORDINANCE relating to the annexation of  
2           approximately 137.17 acres of land into the King  
3           County water district No. 90, known as the  
4           Winterbrook Farm Annexation, for the purpose of  
5           water service.

6           **STATEMENT OF FACTS:**

- 7           1. A notice of intention proposing the annexation of approximately  
8           137.17 acres of land into the King County water district No. 90, known as  
9           the Winterbrook Farm Annexation, for the purpose of providing water  
10          service was filed with the county council on September 14, 2016.
- 11          2. King County water district No. 90 has approved the proposed transfer  
12          in Resolution No. 1014, passed on August 16, 2016.
- 13          3. The King County water district No. 90 filed a determination of  
14          nonsignificance on the proposed annexation dated May 17, 2016.
- 15          4. The utilities technical review committee reviewed the King County  
16          water district No. 90 comprehensive plan, and found that plan met the  
17          criteria for approval. The county approved the most recent comprehensive  
18          plan in 2008, as part of Ordinance 16314.

19           5. The county council held the legally required public hearing and has  
20           considered the criteria in RCW 57.02.040.

21           BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

22           SECTION 1. The annexation of approximately 137.17 acres of land into  
23           the King County water district No. 90 for the purpose of providing water service  
24           described in Attachment A to this ordinance is approved. Approval of this  
25           proposed annexation is consistent with RCW 57.02.040.

26           SECTION 2. King County water district No. 90 is the appropriate entity  
27           to serve the area proposed to be annexed.

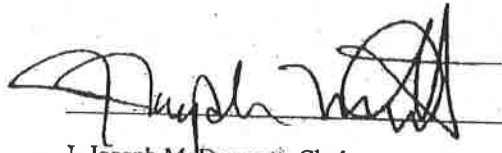
28           SECTION 3. Completion of this annexation does not constitute county

29 approval or disapproval of any other permits, certifications or actions necessary to  
30 provide service to this annexation area.  
31

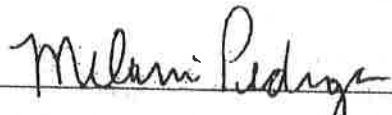
Ordinance 18433 was introduced on 10/3/2016 and passed by the Metropolitan King County Council on 12/12/2016, by the following vote:

Yes: 9 - Mr. von Reichbauer, Mr. Gossett, Ms. Lambert, Mr. Dunn,  
Mr. McDermott, Mr. Dembowski, Mr. Upthegrove, Ms. Kohl-Welles  
and Ms. Balducci  
No: 0  
Excused: 0.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

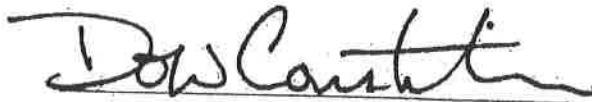
  
\_\_\_\_\_  
J. Joseph McDermott, Chair

ATTEST:

  
\_\_\_\_\_  
Melani Pedroza, Acting Clerk of the Council

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2016 DEC 16 PM 3:48  
CLERK  
KING COUNTY COUNCIL

APPROVED this 16 day of DECEMBER 2016.

  
\_\_\_\_\_  
Dow Constantine, County Executive

Attachments: A. Legal Description

2016-472

ATTACHMENT A EXHIBIT G

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WA State Boundary Review  
Board For King Co.

A description of the area sought to be annexed is as follows:

Those portions of the Northeast quarter of the Southeast quarter of Section 17, Township 23 North, Range 6 East, W.M., the West half and Northeast quarter of the Southwest quarter and the Southeast quarter of the Northwest quarter of Section 16, Township 23 North, Range 6 East, W.M. in King County, Washington, further described as follows:

Commencing at the East quarter corner of said Section 17;

Thence southerly along the East line of said Section 34.09 feet to a point on the southerly margin of SE May Valley Road, said point also being the Northwest corner of Lot 1, Segregation Map Number L98M0056, recorded in Volume 135 of Surveys, Page 124, records of King County, Washington, and the True Point of Beginning;

Thence continuing southerly along said East line 22.72 feet to the Northeast corner of "Tract J", Amended Plat of Sunset Valley Farms, according to the Plat thereof recorded in Volume 139 of Plats, Pages 88 through 91 inclusive, Records of King County, Washington;

Thence northwesterly along the North line of said Tract 3.41 feet to the Northwest corner of said Tract;

Thence southerly along the West line of said Tract 385.76 feet to a point on the northerly margin SE 137<sup>th</sup> Place, said point being the Southwest corner of said Tract;

Thence southeasterly along said margin 3.04 feet to a point on the easterly margin of SE 137<sup>th</sup> Place, said point being the Southeast corner of said Tract;

Thence southerly along said easterly margin 60.76 feet to a point on the southerly margin of said SE 137<sup>th</sup> Place, said point being the Northeast corner of "Tract K" of said plat;

Thence northwesterly along said southerly margin 3.04 feet to the Northwest corner of said Tract;

Thence southerly along the westerly line of said Tract 486.18 feet to the Southwest corner of said Tract;

Thence along the southerly line of said Tract 3.00 feet to a point on the East line of said Southeast quarter of Section 17, said point also being a point on the westerly line of said Lot 1 of said Segregation Map Number L98M0056;

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WA State Boundary Review  
Board For King Co.

Thence southerly along said westerly line and the westerly line of Lot 3 of said Segregation Map to the Southwest corner of said Lot 3, said corner also being the Southwest corner of said Southwest quarter of Section 16;

Thence along the southerly line of said Lot 3 and Lot 4 of said Segregation Map 1327.52 feet to the Southeast corner of said Lot 4;

Thence northerly along the easterly line of said Lot 4 1313.56 to the Northeast Corner of said Lot;

Thence northerly along the easterly line of Lot 2 of said Segregation Map, 360 feet, more or less, to the Southwest corner of Lot 4, King County Short Plat 484108, recording number 8603250949, records of King County, Washington, said corner being a point on the centerline of Mason Creek,

Thence easterly along the southerly line of said Lot 4 of said King County Short Plat, said line also being the centerline of said creek, and the northerly line of Lots 1 and 2, King County Short Plat 179171, recording number 8005020735, records of King County, Washington, to the North end of the East line of said Lot 2 per Boundary Survey of Addendums to Boundary Agreements For Noah Johnston, recording number 9405179007, records of King County, Washington;

Thence southerly along said line 354.67 feet to the South line of the Northeast quarter of the Southwest quarter;

Thence easterly along said South line 920.04 feet to the Southeast corner of the Northeast quarter of the Southwest quarter of said Section 16;

Thence northerly along the East line of said Northeast quarter of the Southwest quarter to the most easterly Northeast corner of "Parcel 2", King County Short Plat 1177068, recording number 7805100673, records of King County, Washington;

Thence westerly along the North line of said "Parcel 2", said line being common to "Parcel 1" of said Short Plat, 105 feet to an angle point in said common line;

Thence northwesterly along the easterly line of said "Parcel 2" to the southerly margin of SE May Valley Road;

Thence westerly along said margin to its intersection with the southerly prolongation of the easterly most westerly line of Lot B, King County Lot Line Adjustment Number 579044, recording number 8405110724, records of King County, Washington;

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WA State Boundary Review  
Board For King Co.

Thence northerly along said prolongation and westerly line to its intersection with the most northerly, southerly line of said Lot B;

Thence westerly along said southerly line to the East line of the West 20 Acres of the Southeast quarter of the Northwest quarter of said Section 16;

Thence southerly along said East line to the North line of the South half of that portion of said West 20 Acres lying northerly of the South 660 feet of said Southeast quarter of the Northwest quarter;

Thence westerly along said North line 660 feet to the West line of said Southeast quarter of the Northwest quarter;

Thence southerly along said West line and the prolongation thereof to the southerly margin of SE May Valley Road;

Thence westerly along said southerly margin to the Northwest corner of said Lot 1 of said Segregation Map Number L98M0056, and the True Point of Beginning.







RECEIVED  
King County Water District #90  
2017 JUN 25 10 11 AM  
15006 SE 128th ST.  
Renton, WA 98059  
GLENN  
KING COUNTY COUNCIL  
(253) 255-9600  
Fax: (425) 277-4128

I, the undersigned, Secretary of the Board of Commissioners of King County Water District No. 90 of King County, Washington, do hereby certify that the attached is a true and correct copy of the Resolution No. 1014. Providing Notice of Hearing for the Annexation commonly known as Winterbrook Farms and adopted at the regular open public meeting thereof held on the 16th day of August 2016.

*Dick Gidner*

Date: 8-25-16

Dick Gidner, Secretary

**KING COUNTY WATER DISTRICT NO. 90**

**KING COUNTY, WASHINGTON**

**RESOLUTION NO. 1014**

**A RESOLUTION** of the Board of Commissioners of King County Water District No. 90, King County, Washington, accepting annexation of certain area contiguous to King County Water District No., pursuant to the Winterbrook Farms Annexation Petition.

**WHEREAS**, a petition for annexation to an area hereafter described which is contiguous to the King County Water District No. 90 of King County, Washington, was made in writing, addressed to and filed with the Board of Commissioners of said District; and

**WHEREAS**, said Petition as signed by the owners; according to the records of the King County Auditor, of not less than sixty (60%) percent of the area of land for which the said annexation was petitioned; and

**WHEREAS**, said Petition set forth a description of the property according to government legal plats and was accompanied by a plat which outlines the boundaries of the property sought to be annexed; and

**WHEREAS**, on May 17, 2016, a public meeting was held after proper notice and Resolution No. 1004 passed. Pursuant to Resolution No. 1004, the Commissioners did review the Environmental Checklist wherein they found that an annexation would not significantly affect the quality of the environment; and

**WHEREAS**, on May 17, 2016, a public meeting was held, after proper notice, and Resolution No. 1005 was passed. Pursuant to Resolution No. 1005 it was proved to the satisfaction of the Board of Commissioners that said Petition for Annexation complied with the requirements of law; and

**RESOLUTION NO. 1014**

**SUBJECT:** Accepting Winterbrook Farm Annexation

**PAGE - 1**

**WHEREAS**, said Board of Commissioners entertained said Petition and did fix the time, date and place for public hearing thereon as the 21<sup>st</sup> day of June, 2016, at the District's headquarters, located at 15606 SE 128<sup>th</sup> Street, Renton, Washington, and did cause notice of hearing to be published in a newspaper of general circulation in the area proposed to be annexed by said Petition, and said public hearing was held at the time and place specified in said notice.

**WHEREAS**, on July 11, 2016, a SEPA- Notice of Action was signed and issued which provided for a thirty (30) day comment period that closed effective August 11, 2016. The SEPA- Notice of Action was advertised on July 15, 2016, and July 22, 2016, in a newspaper of general circulation in the area proposed to be annexed by said Petition, and was caused to be posted in three (3) public places within the area proposed for annexation;

**WHEREAS**, no action was commenced to set aside, enjoin, review, or otherwise challenge such action on the grounds of noncompliance with the provisions of chapter 43.21C R.C.W.- State Environmental Policy Act.

**NOW, THEREFORE, BE IT RESOLVED** by the Commissioners of King County Water District No. 90, King County, Washington, as follows:

**SECTION 1:** That the area contained in the Winterbrook Farm Annexation Petition which is more particularly described in Exhibit "A" hereto, should be and is hereby annexed to King County Water District No. 90; provided that said annexation is subject to the potential review of the King County Boundary Review Board and the adoption of an Ordinance by the King County Council.

**SECTION 2:** That all of the notices be given and application be made and other steps be taken to secure the governmental approval by the necessary authorities of King County, Washington, whose review and approval of this annexation is required by law.

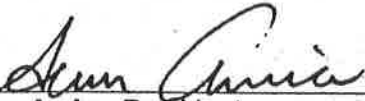
**RESOLUTION NO. 1014**


**SUBJECT:** Accepting Winterbrook Farm Annexation

**PAGE - 2**

**SECTION 3:** That counsel for the District is hereby instructed and authorized to prepare all necessary instruments, and do all necessary things to comply with, and assist the King County Council.

**ADOPTED** by the Board of Commissioners of King County Water District No. 90, King County, Washington, at a regular open public meeting thereof on the 16th day of August, 2016.

  
\_\_\_\_\_  
Sam Amira, President

 8-16-16  
\_\_\_\_\_  
Dick Gidner, Secretary

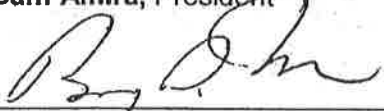
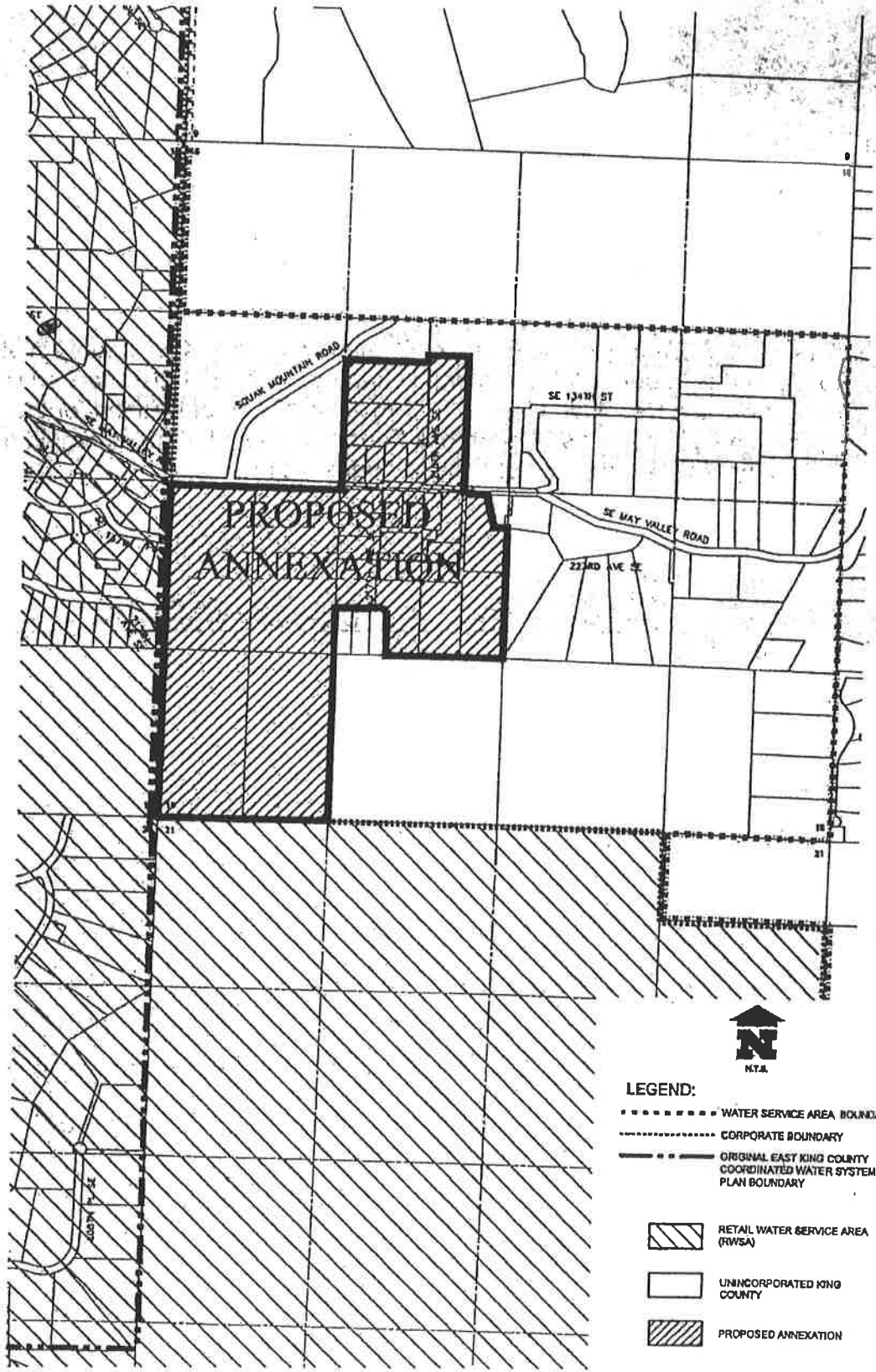
 08/16/16  
\_\_\_\_\_  
Byron Margatroyd, Commissioner

EXHIBIT A

# KING COUNTY WATER DISTRICT NO. 90 WINTERBROOK FARM ANNEXATION

DATE: JANUARY 2018



- LEGEND:**
- WATER SERVICE AREA BOUNDARY
  - ..... CORPORATE BOUNDARY
  - ORIGINAL EAST KING COUNTY COORDINATED WATER SYSTEM PLAN BOUNDARY
  - [Diagonal lines] RETAIL WATER SERVICE AREA (RWSA)
  - [White box] UNINCORPORATED KING COUNTY
  - [Hatched box] PROPOSED ANNEXATION





King County Water District #90  
15606 SE 128<sup>th</sup> ST.  
Renton, WA 98059  
(425) 255-9600  
Fax: (425) 277-4128

I, the undersigned, Secretary of the Board of Commissioners of King County Water District No. 90 of King County, Washington, do hereby certify that the attached is a true and correct copy of the Resolution No. 1014. Providing Notice of Hearing for the Annexation commonly known as Winterbrook Farms and adopted at the regular open public meeting thereof held on the 16th day of August 2016.

*Dick Gidner* Date: 8-25-16  
Dick Gidner, Secretary



## Washington State Boundary Review Board

For King County

Yesler Building, 400 Yesler Way, Room 240, Seattle, WA 98104

Phone: (206) 477-0633 • [www.kingcounty.gov/depts/brb](http://www.kingcounty.gov/depts/brb)

October 14, 2016

King County Water District No. 90  
ATTN: Darcey J. Peterson, General Manager  
15606 SE 128<sup>th</sup> Street  
Renton, WA 98059

RECEIVED  
2016 OCT 19 AM 9:31  
CLERK  
KING COUNTY COURTS

RE: **CLOSING LETTER FOR COMPLETED ACTION –  
File No. 2378 – WD 90 – Winterbrook Farm Annexation**

Dear Ms. Peterson:

We are writing to advise you that the Boundary Review Board has now completed the required evaluation, as specified in RCW 36.93, for the above-referenced proposed action filed with the Board effective September 9, 2016.

The Boundary Review Board also provided a 45-day public review period, as prescribed by RCW 36.93. The Board received no request for a public hearing of this proposed action during the public review period.

The Boundary Review Board, therefore, hereby deems this proposed action approved effective October 24, 2016. Final approval of the proposed action is also subject to the following actions, where applicable:

1. Sewer and Water District actions and some other actions are also subject to approval by the Metropolitan King County Council. If the Council makes changes to the proposal, the Board may then be required to hold a public hearing.
2. Filing with King County of franchise application(s), as required, accompanied by a copy of this letter.
3. Filing with King County of permit application(s), as required, accompanied by a copy of this letter.

October 14, 2016

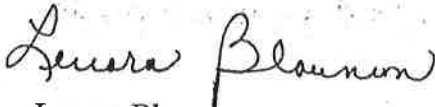
4. Fulfillment of all other statutory requirements and/or procedures specified in your Notice of Intention.
5. Notification in writing of your intended effective date of annexation. This notification should be provided as early as possible. Please send this information to:

Karen Wolf, Section Manager  
Strategic Planning and Policy Section  
King County Office of Performance, Strategy and Budget (OPSB)  
401 Fifth Avenue, Suite 810  
Seattle, Washington 98104

6. Filing with King County Council of: (1) one certified copy of final resolution or ordinance accomplishing this proposed action; and (2) a copy of this letter. This document should be filed with the Clerk of the Council (Attn: Anne Noris), King County Courthouse, Room 1200, Seattle, Washington 98104.

If you have questions or would like additional information, please contact our office at (206) 477-0633.

Sincerely,



Lenora Blauman  
Executive Secretary

cc: Anne Noris, Clerk of the Council  
Mike Reed, Council Administration  
Dave Wilson, Elections Division  
Denise McDonald-Bey, Department of Assessment  
Lydia Reynolds-Jones, Manager, Project Support Services  
King County 911 Program  
John Starbard, Director, Department of Permitting and Environmental Review (DPER)  
Karen Wolf, Office of Performance, Strategic and Budget (OPSB)  
Steve Hirschey, Department of Natural Resources  
Connie Wong, Facilities Management Division, Real Estate Section