

RESOLUTION 2026 - 07

A RESOLUTION of the Board of Commissioners of Midway Sewer District

A RESOLUTION of the Board of Commissioners of the Midway Sewer District, forming Utility Local Improvement District No. 50 (ULID #50) for the purpose of extending public sanitary sewer service to the neighborhood between South 188th Street and South 190th Street, from 4th Avenue South to 8th Avenue South in Burien, Washington. The system will include four new 8-inch gravity sewer lines, manholes, and associated connections and fixing the time and place for a public hearing thereon.

WHEREAS, the Midway Sewer District operates a public utility system providing sewer services to properties within its jurisdiction;

WHEREAS, a petition has been filed by the Property Owners requesting the formation of a ULID; and

WHEREAS, the Board deems it in the best interest of the public health and safety to construct the following improvements: Installation of sanitary sewers for the residents in South 188th Street, 5th Avenue South, South 189th Street between 4th & 5th Avenue South, and 4th Avenue South from south of South 189th Street to South 188th Street; and

WHEREAS, the cost of said improvements is estimated to be \$4,428,097, with the proposed funding mechanism being through a Utility Local Improvement District (ULID) and District contribution through its reserve funds;

WHEREAS, the District adopted the Intent to Form ULID No. 50 by Resolution 2026-04 on March 11, 2026;

WHEREAS, the District mailed notice of this hearing to each owner or reputed owner of property within the proposed ULID as shown on the records of the County Treasurer at least fifteen (15) days prior to the hearing, April 1, 2026;

WHEREAS, the District published notice of this hearing in two consecutive issues of the Friday issue of the Seattle Times with the first publication date at least fifteen (15) days prior to the hearing, April 3, 2026 and April 10, 2026

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MIDWAY SEWER DISTRICT AS FOLLOWS:

1. **Petition Sufficiency.** The Property Owner petition submitted to the Board properly set forth the nature and territorial extent of the proposed improvement area, was signed by owners of fifty-one percent of the area of land within the proposed improvement area based on King County Auditor Records and is sufficient under RCW 57.16.060.
2. **ULID Formation:** That the Board will form a Utility Local Improvement District to be known as "Utility Local Improvement District No. 50."

3. **Legal Description of Area:**

ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;
AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;
ALL IN SECTION 32, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M.

AND LOTS 2 THROUGH 19 INCLUSIVE OF THE PLAT OF MANHATTAN LANE AS RECORDED IN VOLUME 79 OF PLATS AT PAGE 15, RECORDS OF KING COUNTY, WASHINGTON, TOGETHER WITH THE ROADS ADJOINING;

AND LOTS 2 THROUGH 17 INCLUSIVE OF THE PLAT OF GLADLEE ADDITION AS RECORDED IN VOLUME 83 OF PLATS AT PAGE 67, RECORDS OF KING COUNTY, WASHINGTON, TOGETHER WITH THE ROADS ADJOINING;

CONTAINING 984,902 SQUARE FEET, OR 22.610 ACRES MORE OR LESS

SITUATE IN THE CITY OF BURIEN, KING COUNTY, WASHINGTON.

A map of the proposed ULID is available for inspection at the District Office.

4. **Nature of Improvement:** The proposed ULID project will extend public sanitary sewer service to the neighborhood between S 188th Street and S 190th St, from 4th Avenue S to 8th Avenue S. The System will include four new 8-inch gravity sewer lines, manholes, and associated connections. The four sewer extensions will provide service as follows:

South 188th Street: A new pipe will run along South 188th Street from 4th Avenue South and connect to the existing sewer in 8th Avenue South; and

4th Avenue South/South 189th Street: A line will begin near 18916 4th Avenue South, run north to South 189th Street, then extend east along South 189th Street, continue north along 5th Avenue South, and connect to the new system in South 188th Street; and

South 190th Street: This line will serve homes on the west side of South 190th Street. It will run east from 4th Avenue South and tie into the existing lift station that serves the eastern portion of the street; and

South 189th Street East: A sewer extension will run east from the cul-de-sac on South 189th Street to 8th Avenue South, then continue north to connect with the existing sewer at South 188th Street. This portion includes replacing the existing sewer in 8th Avenue South. to achieve the proper depth for gravity flow.

5. **Estimated Cost:** The estimated cost and expense of design and construction costs for ULID are estimated to be \$4,428,097. Every property owner within the ULID boundary will be subject to pay \$25,500, with an interest rate set at 3% over a 20-year term. This \$25,500 is a sum of \$20,000 in ULID assessments and a \$5,500 General Facility Charge. These costs do not include the work on private property needed to connect to the system. Any costs beyond \$20,000 per property ULID assessment will be paid for by the District.
6. **Method of Assessment:** The assessment method will be based on total area to reflect the special benefit to the properties.
7. **Protest Period:** Property owners within the ULID boundary are permitted to submit written protests against the ULID formation to the Board of Commissioners' secretary up to 10 days following this hearing.

ADOPTED by the Board of Commissioners of Midway Sewer District at a regular meeting thereof held this 20th day of April 2026.

COMMISSIONERS:

JAMES L. BAILEY

NICHOLAS FANNIN

VINCE KOESTER

SCOT SANBORN

JIM POLHAMUS