

**NOTICE OF INTENTION  
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT  
ISSAQUAH HIGHLANDS & URBAN VILLAGE WATER DE-ANNEXATION**

**NOTICE OF INTENTION  
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT  
ISSAQUAH HIGHLANDS & URBAN VILLAGE WATER DE-ANNEXATION**

**I. ADVANCE COURTESY NOTIFICATION**

*Advance Courtesy Notification package was submitted to the Boundary Review Board on January 25, 2022.*

**II. BACKGROUND INFORMATION/MAPS**

**A. Basic Information**

1. 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 proposed action is de-annexation of the approximately 247 acres in size from the Sammamish Plateau Water & Sewer District to the City of Issaquah for water service. The action was initiated by resolution by the Board of Commissioners per RCW 57.28.035. The Issaquah Highlands and Urban Village water de-annexation area is located in area that the City of Issaquah is currently, and will be in the future, providing water service and is generally located in and adjacent to the Issaquah Highlands area, east of 234th Ave SE (if extended), north of the SE 64th alignment (if extended including stretches of NE High Street and College Dr), south of SE 60th alignment (if extended including NE Lupine St) between SE Issaquah-Fall City Road and 244th Ave SE (if extended), south of SE Black Nugget Rd between 244th Ave SE (if extended) and west of a line that extends south and east approximately 420 feet east of the 244th alignment, and then south and west to the SE 64th alignment (if extended) approximately 245 feet west of the 244th alignment.*

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

*Certified copies of Resolutions*

***Exhibit A*** – Resolution 5097, which sets public hearing date.

***Exhibit B*** – Resolution 5109, which states the District's interest in de-annexing the area, subject to approval by the Boundary Review Board for King County and the King County Council.

3. Certification of any petitions for municipal annexation, as required by state law (RCW 35A.01.040 (4)).

*Not applicable.*

4. 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 required for city annexations, which are exempt from SEPA)

***Exhibit C*** – Completed SEPA Checklist

***Exhibit D*** – Determination of Non-significance

***Exhibit E – Agency Distribution List for the SEPA checklist review***

5. 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.

***Exhibit F – Legal Description***

**B. Maps:**

1. 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.

***Exhibit G-1 – Assessor's Map of Southwest Quarter of Section 22, Township 24, Range 6***

***Exhibit G-2 – Assessor's Map of Southeast Quarter of Section 22, Township 24, Range 6***

***Exhibit G-3 – Assessor's Map of Southwest Quarter of Section 23, Township 24, Range 6***

***Exhibit G-4 – Assessor's Map of Southeast Quarter of Section 23, Township 24, Range 6***

2. Vicinity map(s) no larger than 8 1/2 x 11 inches displaying:
  - a. The boundary of the area involved in the proposal.
  - b. The entity corporate limits in relationship to the proposal.
    - i. Major physical features such as bodies of water, major streets and highways.
    - 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, even if only in a planning area.
  - c. Surrounding streets must be clearly identified and labeled.
  - d. County and municipal urban growth area boundaries established or proposed under the Growth Management Act (GMA).
  - e. If a boundary service agreement has been formalized between two or more jurisdictions, that service line should be shown with the appropriate entity noted in each service area.

*The water service boundary is based upon an Interlocal Agreement with the City of Issaquah.*

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

*The following tax parcel will be divided by the proposed boundaries: 2224069012. This parcel is shown on **Exhibit O**.*

*Vicinity Maps showing District Corporate Limits, Proposed De-Annexation area and:*

***Exhibit H*** – City Boundaries

***Exhibit I*** – Water Districts and other Class A Purveyors Future Service Areas

***Exhibit J*** – Sewer Districts and Urban Growth Boundary

***Exhibit K*** – Fire Districts

***Exhibit L*** – School Districts

***Exhibit M*** – Hospital Districts

***Exhibit N*** – Library Districts

***Exhibit O*** – Tax Lots Divided by Proposed Boundaries

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

***Exhibit P*** – Vicinity Map with only Corporate Limits and De-Annexation Proposal Area.

### 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 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?

*The population of the area affected by the proposed action is estimated to be 3,275 persons. The District as a whole has a water population estimated in excess of 65,000 so the percentage of the District impacted by the action is less than 5%.*

2. Territory (number of acres)

*The area of the territory proposed for annexation is approximately 247 acres (0.4 square miles). The existing District corporate limits is approximately 29 square miles.*

3. Population density

*The de-annexation area consists of approximately 247 acres located within the City of Issaquah. Assuming an average population of 2.10 persons per residence (per City of Issaquah) and a population of approximately 3,275, the population density could be estimated at approximately 13 persons per acre.*

4. Assessed valuation

*Based on King County Assessor information for 2021, the assessed valuation of the land and improvements within the proposed for de-annexation area is \$697,737,427. The total assessed valuation of land and improvements within the District's corporate limits is in excess of \$19 billion.*

#### B. Land Use



1. Existing: *The current zoning is Urban Village that includes the following uses: single family and multifamily residential, commercial, and municipal uses such as park-and-ride, fire station, school. In addition, one area is zoned as Urban Village-Lakeside zoning that is used for gravel mining operations.*
2. Proposed: immediate or long-range  
*The proposed action will not change the land use, which is zoned for Urban Village. The de-annexation area is incorporated within the City of Issaquah boundaries. In addition, the area used for gravel mining operations has Urban Village-Lakeside zoning and may eventually be changed from mining to Urban Village development.*

#### 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?

*The proposed action is in conformance with the GMA. Specific GMA goals, as stated in RCW 36.70A.020, that apply to this annexation include:*

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

*The water service de-annexation reflects decisions made between adjacent water purveyors for efficient provision of water service now and in the future.*

- (12) *Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.*

*The de-annexation area, except for the area that is a part of the gravel mining operation, is already being provided water service by the City of Issaquah. The portion of the gravel mining operations included in the de-annexation can be provided water service most efficiently by the City the Issaquah. The de-annexation is intended to provide clarity of the water service boundaries between the District and the City.*

2. King County Comprehensive Plan/Ordinances

- a) How does County planning under the Growth Management Act (GMA) relate to this proposal?

*County planning under the GMA relates to this proposal at the Countywide level through the Countywide Planning and Comprehensive Plan polices (see answers to following sections), and the East King County Coordinated Water Supply Plan which provided for joint boundaries for water purveyors.*

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

**Note:** Notices of Intention for Municipal actions should reference, at a minimum, relevant policies from the following King County Comprehensive Plan Chapters: Chapter 1 - Regional Planning; Chapter 2 - Urban Communities (Section I; Section II); Chapter 7 - Utilities and Facilities.

Notices of Intention for Special Purpose District actions should reference, at a minimum, relevant policies from the following King

County Comprehensive Plan Chapters: Chapter 1 - Regional Planning; Chapter 2 - Urban Communities (Section I; Section II); Chapter 7 - Utilities and Facilities.

*The following King County Comprehensive Plan, 2016 Comprehensive Plan – updated July 24, 2020, policies specifically support this proposal. Specifically for water this area is subject to the East King County Coordinated Water Supply Plan. Both the District and the City of Issaquah are identified as Class A Water Systems in the East King County Water Supply Plan. This de-annexation will change the boundaries between the District and City and will be reported to the East King County Regional Water Association.*

**RP-101** King County shall strive to provide a high quality of life for all of its residents by working with cities, special purpose districts and residents to develop attractive, safe and accessible communities at appropriate urban and rural service levels; retain rural character and rural neighborhoods; support economic development; promote equity and social justice; preserve and maintain resource and open space lands; preserve the natural environment; and protect significant cultural and historic resources.

**RP-104** King County's planning should include multicounty, countywide, and subarea levels of planning. Working with residents, special purpose districts and cities as planning partners, the county shall strive to balance the differing needs identified across or within plans at these geographic levels.

**RP-119** King County shall prepare functional plans to identify countywide facility and service needs and define ways to fund these consistent with the King County Comprehensive Plan. Independent special purpose districts and other public agencies also prepare functional plans that should be considered by King County.

**F-101** King County, the cities, special purpose districts or local service providers shall plan as partners. King County's planning will focus on unclaimed urban unincorporated areas and cities' Potential Annexation Areas.

**F-204** King County should work with the cities, special purpose districts and other service providers to define regional and local services and to determine the appropriate providers of those services.

- c) What King County/Countywide Planning Policies specifically support this proposal?

**Note:** Notices of Intention for Municipal actions should reference, at a minimum, relevant policies from the following King County/Countywide Policies Chapters: Chapter II -Critical Areas; Chapter III Land Use Patterns; Chapter IV - Transportation; Chapter V Section D - Community Character and Open Space; and Chapter VII - Contiguous Orderly Development and Provision of Urban Services.

Notices of Intention for Special Purpose District actions should reference, at a minimum, relevant policies from the following King County/Countywide Policies Chapters: Chapter II - Critical Areas; Chapter III - Land Use Patterns; and Chapter VII - Contiguous Orderly Development and Provision of Urban Services.

*The 2021 King County Countywide Planning policies, Ordinance 19384, did not follow the same chapter outline as provided above in the Note. An attempt was made to identify the types of policies referenced in the Note.*

*Through regional planning, SPWSD and City of Issaquah identified the City as the logical provider of water services to the de-annexation area. The following 2021 King County Countywide Planning policies, Ordinance 19384, specifically support this proposal:*

**PF-6** Ensure that all residents have access to a safe, reliably maintained, and sustainable drinking water source that meets present and future needs.

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

*The City of Issaquah zoning of the de-annexation area as zoned as Urban Village that includes the following uses: single family and multifamily residential, commercial, and municipal uses such as park-and-ride, fire station, school. In addition, one area is zoned as Urban Village-Lakeside zoning that is used for gravel mining operations. City of Issaquah zoning identifies an average of 2.1 dwelling units per acre.*

- e) 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.

*The area is currently contained within the City of Issaquah, and Issaquah's land use policies would prevail in this annexation. No changes are anticipated in the regulations associated with the provision of water services by the City of Issaquah.*

**D. Jurisdictional Comprehensive Plan/Franchise (Applies to Cities and to Special Purpose Districts)**

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

*The area is designated as urban and is within the City of Issaquah's city limits. The proposed de-annexation area within the City of Issaquah's water service area. A portion of the area was in the SPWSD's water service boundary as established by the East King County Coordinated Water Supply Plan and the joint water service boundary between SPWSD and the City of Issaquah will be adjusted as a result of this de-annexation.*

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

*Not applicable*

3. When was your Comprehensive Plan approved? Does this plan meet requirements set by the State of Washington? Does this plan meet requirements set by King County?

*The SPWSD 2018 Water Comprehensive Plan was approved by the SPWSD Board by Resolution No. 4959 on May 11, 2020. The Water Comprehensive Plan was approved by King County by Ordinance 19069 on March 24, 2020 and the State Department of Health letter dated April 23, 2020.*

4. Is this 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?

**Note:** The proponent is required to provide written confirmation that the jurisdiction's Comprehensive Plan is current and that the Plan confirms the jurisdiction's authority to change or create new boundaries.

A proponent representing a city shall ensure that the City Comprehensive Plan is on file with the Office of the King County Executive Office of Performance, Strategy, and Budget (Karen Wolf) or shall provide a copy of the current Comprehensive Plan with the Notice of Intention.

A proponent representing a Special Purpose District shall ensure that the Special Purpose District Comprehensive Plan is on file with King County Natural Resources and Parks Department or shall provide a copy of the current Comprehensive Plan with the Notice of Intention.

*The SPWSD 2018 Water Comprehensive Plan reflected the de-annexation proposal.*

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

*A franchise is not required as the de-annexation area is completely within the City of Issaquah.*

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

*Yes, an Interlocal Agreement with City of Issaquah for Water Service Area Boundary Adjustment Services executed February 2013 – **Exhibit Q**.*

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

*Not applicable*

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

*According to City of Issaquah zoning, the land use designation of the de-annexation area is Urban Village. The area is within the City of Issaquah boundaries and the land use designation is set through the City of Issaquah Comprehensive Plan.*

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

1. Estimate City expenditures  
*The area is located in the City of Issaquah. The SPWSD de-annexation action will not impact City expenditures.*
2. Estimate City revenues to be gained  
*The area is located in the City of Issaquah. The SPWSD de-annexation action will not impact City revenues.*
3. Estimate County revenues lost  
*The SPWSD de-annexation action will not impact County revenues.*
4. Estimate County expenditure reduction  
*The SPWSD de-annexation action will not impact County expenditures.*
5. Estimate fire district revenue lost  
*None. The City of Issaquah contracts with Eastside Fire and Rescue for fire services in this area, and the area will remain within contracted service area of Eastside Fire and Rescue.*
6. Estimate fire district expenditure reduction  
*None. The City of Issaquah contracts with Eastside Fire and Rescue for fire services in this area, and the area will remain within contracted service area of Eastside Fire and Rescue.*

F. 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?

*The de-annexation area is presently incorporated within the City of Issaquah, and is included in the City of Issaquah water service area.*

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 City of Issaquah was notified by letter dated March 1, 2022. The following supporting documents are attached as **Exhibit R**.*

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

*The City of Issaquah did not take any action within 60 days of the notice of the proposal to withdraw territory from SPWSD.*

- Transfer of territory has been accomplished in accord with applicable state law (e.g., RCW 36.93, RCW 35A.14, RCW 35.14).

*The de-annexation action is being pursued through the Boundary Review Board. The entire area is already within the City of Issaquah and the City provides and will provide water service to the de-annexation area.*

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

a) Directly or by contract?

*Water service in the de-annexation area is provided or will be provided by direct service from the City of Issaquah.*

b) Storage location(s), capacity?

*The de-annexation area is provided from storage tanks owned and operated by the City of Issaquah.*

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

*The de-annexation area is provided from mains owned and operated by the City of Issaquah.*

d) Pressure station location and measured flow

*The de-annexation area is provided from facilities owned and operated by the City of Issaquah.*

e) Capacity available?

*Water service in the de-annexation area is provided or will be provided from the City of Issaquah.*

f) Water source (wells, Seattle, etc.)

*Water service in the de-annexation area is already provided from the City of Issaquah and the water supply source is from Cascade Water Alliance's regional supply.*

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

*Not applicable.*

2. Sewer Service

a) Directly or by contract?

*Sewer service is currently provided by direct service from the City of Issaquah to the portion of the de-annexation area east of 9th Avenue NE, except for the Vue Apartments located at 906 NE Lilac St. Sewer service is currently provided by direct service from SPWSD to the Vue Apartments located at 906 NE Lilac St. Future sewer service to the portion of de-annexation area west of 9th Avenue NE will be provided direct service from SPWSD when installed.*

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

*The portion of the de-annexation area in the City of Issaquah's sewer service area is provided from mains owned and operated by the City of Issaquah.*

*The portion of the de-annexation area in the SPWSD's sewer service area is provided by eight inch diameter gravity collection mains. Additional mains extended in this area would most likely be eight inch diameter mains*

c) Gravity or Lift Station required?

*The existing sewer within the SPWSD sewer service area utilizes a gravity collection system. Future sewer within the SPWSD sewer service area would be gravity. All of the sewer from the SPWSD sewer service area flows to the Freegard (SE 56th) Lift Station located at the intersection of SE 56th Street and 220th Avenue SE.*

*The de-annexation area within the City of Issaquah's sewer service area is provided from gravity mains owned and operated by the City of Issaquah*

- d) Disposal (Metro; city or district treatment plant)?

*The SPWSD and the City of Issaquah sends all sewage collected to the King County Metro system, for treatment by King County.*

- e) Capacity available?

*The de-annexation area within the City of Issaquah's sewer service area is fully developed and is being provided service by the City of Issaquah.*

*The SPWSD currently has sewer capacity available to provide service to the properties included within the SPWSD sewer service area, at their current zoning.*

3. Fire service

- a) Directly or by contract?
- b) Nearest station(s)
- c) Response time?
- d) Are they fully manned? How many part time and full time personnel?
- e) Major equipment at station location (including type and number of emergency vehicles)?
- f) How many fully certified EMT/D-Fib personnel do you have?
- g) What fire rating applies?
- h) Source of dispatch?

*Fire service will not change as a result of the annexation. The City of Issaquah contracts with Eastside Fire and Rescue for the provision of fire services in this area.*

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.

*No, water service is or will be provided the City of Issaquah.*

2. Describe the topography and natural boundaries of the proposal.

*The water de-annexation area is located on the Grand Ridge plateau above the central core of the City of Issaquah, north of I-90. The area is characterized by rolling hills and some steep areas and a portion of the western boundary includes the North Fork Issaquah Creek. The northern boundary follows the water service area boundary of the Sammamish Plateau Water and Sewer District.*

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?

*The portion of the water de-annexation area located east of 9th Avenue NE is fully developed. The portion located west of 9th Avenue NE is currently part of an active gravel mining operation and additional growth is not projected in this area in the next ten years based upon conversations with management at the mining operations.*

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.

*None.*

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)?

*City of Issaquah currently provides water service to the portions of the de-annexation area east of 9th Avenue NE. The de-annexation would not impact the cost of service already provided by the City of Issaquah.*

*If the City of Issaquah were not able to continue to provide water service, Sammamish Plateau Water and Sewer District could provide water service but this would require additional water infrastructure to serve the higher elevations of the de-annexation area.*

### III. FACTORS and OBJECTIVES

Please evaluate this proposal based upon the factors listed in RCW 36.93.170 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.

#### **RCW 36.93.170 – Factors to be considered by board – Incorporation proceedings exempt from state environmental policy act**

- (1) Population and territory; population density; land area and land 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 RCW; 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;

*Within the de-annexation area, the City of Issaquah zoning identifies the area as Urban Village. The continuation of the provision of water service from the City of Issaquah will not alter the zoning or comprehensive plan use designation. The de-annexation will not impact the growth projections of adjacent areas or the potential location of community facilities.*

- (2) 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; probable future needs for such services and controls; probable effect of proposal or alternative on cost and adequacy of services and controls in area and adjacent area; the effect on the finances, debt structure, and contractual obligations and rights of all affected governmental units; and

*The de-annexation will continue provision of water service to the area from a Class A Water system. The provision of water service from the City of Issaquah should not impact the other governmental units providing services to this area.*

- (3) 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 de-annexation will not impact mutual economic or social interests of the adjacent areas or the local government structure. The continued provision of water service from the City of Issaquah will not change the local government land use agency or land use proposals.*

**RCW 36.93.180 – Objectives of boundary review board.**

- (1) Preservation of natural neighborhoods and communities;

*The de-annexation will not change any natural neighborhood or community boundary.*

- (2) Use of physical boundaries, including but not limited to bodies of water, highways, and land contours;

*The de-annexation area is in a hilly, but no major physical boundaries, and the de-annexation boundary is not based on any physical boundaries.*

- (3) Creation and preservation of logical service areas;

*The de-annexation will remove areas from SPWSD water service area where service is being provided by the City of Issaquah, eliminating an overlap of water service areas.*

- (4) Prevention of abnormally irregular boundaries;

*The de-annexation will not create any irregular boundaries.*

- (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.*

- (6) Dissolution of inactive special purpose districts;

*The SPWSD will remain an active special purpose district.*

- (7) Adjustment of impractical boundaries;

*The de-annexation will remove areas from SPWSD water service area where service is being provided by the City of Issaquah, eliminating an overlap of water service areas.*

- (8) Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character; and

*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.

*All of the property included in the water de-annexation area has an urban land use designation.*

**EXHIBIT A**

RESOLUTION 5097

OF THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT  
FIXING A DATE FOR A PUBLIC HEARING ON THE INTENT TO WITHDRAW AN  
AREA FROM THE DISTRICT'S CORPORATE BOUNDARIES  
ISSAQUAH HIGHLANDS & URBAN VILLAGE WATER DE-ANNEXATION

**SAMMAMISH PLATEAU WATER & SEWER DISTRICT  
KING COUNTY, WASHINGTON**

**RESOLUTION NO. 5097**

RESOLUTION OF THE BOARD OF COMMISSIONERS OF SAMMAMISH PLATEAU WATER AND SEWER DISTRICT, KING COUNTY, WASHINGTON, FIXING THE DATE, TIME AND PLACE FOR PUBLIC HEARING ON THE INTENT TO WITHDRAW AN AREA FROM THE DISTRICT'S CORPORATE BOUNDARIES REFERRED TO AS ISSAQUAH HIGHLANDS & URBAN VILLAGE WATER DE-ANNEXATION.

**WHEREAS**, the City of Issaquah ("City") is currently, and will be in the future providing water service for the territory proposed for de-annexation from the Sammamish Plateau Water and Sewer District ("District") for the provision of water service to the specific area described in Exhibit "A" hereto, and is referred to as the "Issaquah Highlands & Urban Village Water De-Annexation"; and

**WHEREAS**, the City and the District agreed upon the water service area boundary adjustment by interlocal agreement effective date of February 28, 2013; and

**WHEREAS**, the District is using the resolution procedure to withdrawal the territory pursuant to RCW 57.28.035; and

**WHEREAS**, the District has undertaken compliance with Chapter 43.21C RCW and, upon review of the Environmental Checklist, the District General Manager, who is the District responsible official under SEPA, has prepared a proposed Declaration of Non-Significance for said withdrawal; now, therefore,

**BE IT RESOLVED**, by the Board of Commissioners of Sammamish Plateau Water & Sewer District, King County, Washington, as follows:

1. That a Public Hearing be schedule for public comment on the proposed de-annexation on June 6, 2022 commencing at the hour of 5:00 P.M., or as soon thereafter as can be heard. The public hearing will be held both in-person at the District Office located at 1510 228th Ave SE, Sammamish, WA 98075 and virtually using the Zoom meeting platform.

Notice of the public hearing shall be given in the manner provided by law. At that public hearing, the District Board of Commissioners shall determine whether the territory should be de-annexed from the District subject, however, to the review, approval, disapproval or modification by the Washington State Boundary Review Board of King County and the King County Council.

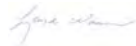
**ADOPTED** by the Board of Commissioners of Sammamish Plateau Water and Sewer District, King County, Washington, at a regular open public meeting held on the 2nd day of May, 2022.

**Individual Commissioner's  
Vote on this Resolution:**

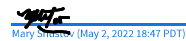
Approved:	<input checked="" type="checkbox"/>
Opposed:	<input type="checkbox"/>
Abstained:	<input type="checkbox"/>
Absent:	<input type="checkbox"/>
Approved:	<input checked="" type="checkbox"/>
Opposed:	<input type="checkbox"/>
Abstained:	<input type="checkbox"/>
Absent:	<input type="checkbox"/>
Approved:	<input checked="" type="checkbox"/>
Opposed:	<input type="checkbox"/>
Abstained:	<input type="checkbox"/>
Absent:	<input type="checkbox"/>
Approved:	<input checked="" type="checkbox"/>
Opposed:	<input type="checkbox"/>
Abstained:	<input type="checkbox"/>
Absent:	<input type="checkbox"/>
Approved:	<input type="checkbox"/>
Opposed:	<input type="checkbox"/>
Abstained:	<input type="checkbox"/>
Absent:	<input checked="" type="checkbox"/>

  
Ryika Hooshangi (May 2, 2022 18:44 PDT)

Ryika Hooshangi, President and Commissioner



Lloyd Warren, Vice President and Commissioner

  
Mary Shustov (May 2, 2022 18:47 PDT)

Mary Shustov, Secretary and Commissioner



Tom Harman, Commissioner



Nav Ota, Commissioner

EXHIBIT A

LEGAL DESCRIPTION & DEPICTION

**SAMMAMISH PLATEAU WATER  
AND SEWER DISTRICT**

**WATER DE-ANNEXATION, ISSAQUAH HIGHLANDS  
& URBAN VILLAGE – LAKESIDE**

**MARCH 7TH, 2022**

THAT PORTION OF THE SOUTHWEST AND THE SOUTHEAST QUARTERS OF SECTION 22 AND THE SOUTHWEST AND THE SOUTHEAST QUARTERS OF SECTION 23, ALL IN TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 22;  
THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 3,315 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 22;  
THENCE NORTH ALONG SAID WEST LINE, A DISTANCE OF 1,157 FEET TO THE SOUTHERLY RIGHT OF WAY OF SE ISSAQUAH FALL CITY ROAD;  
THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY, 324 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;  
THENCE EAST ALONG SAID NORTH LINE AND THE NORTH LINE OF SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 2,774 FEET TO A POINT 240 FEET DISTANT WEST FROM THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER;  
THENCE NORTHEASTERLY, 412 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23 DISTANT 340 FEET NORTH FROM THE SOUTHWEST CORNER THEREOF;  
THENCE NORTH ALONG SAID WEST LINE, 709 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SE BLACK NUGGET ROAD;  
THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN TO THE CENTER OF SECTION LINE OF SAID SECTION 23;



**DAVID EVANS  
AND ASSOCIATES INC.**

Page 1 of 2

20300 Woodinville Snohomish Rd NE  
Suite A | Woodinville, WA 98072  
p: 425.415.2000  
f: 425.486.5059  
deainc.com

n00000162\0600info\sv\0699survey\legal\descriptions\preliminary\de-annex water iss hl lakeside lgl.docx

THENCE NORTH ALONG SAID CENTER OF SECTION LINE TO THE CENTER OF SAID SECTION 23 AND THE EASTERLY LINE OF AREA ANNEXED BY THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT AS DESCRIBED IN KING COUNTY ORDINANCE 8989 APPROVED JUNE 9, 1989;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE, A DISTANCE OF 2,860 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23;

THENCE WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2,420 FEET TO THE POINT OF BEGINNING;

CONTAINING 247 ACRES, MORE OR LESS;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

WRITTEN BY: VVB

CHECKED BY: CPC

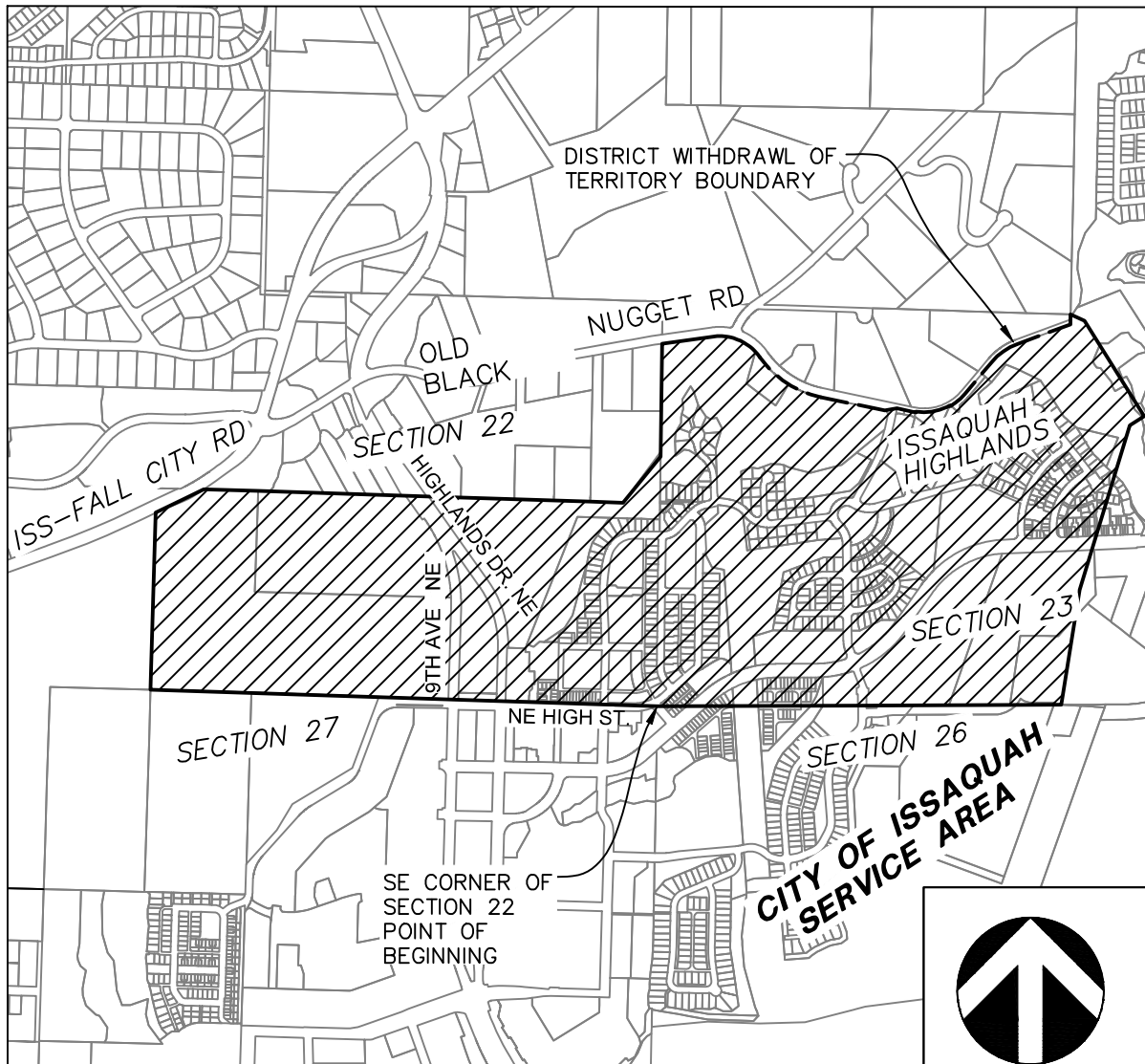


3/02/22

SAMMAMISH PLATEAU WATER AND SEWER DISTRICT  
WATER DE-ANNEXATION, ISSAQUAH HIGHLANDS  
& URBAN VILLAGE - LAKESIDE

JOB # SAMM00000162  
MARCH 7, 2022

SE 1/4 SEC. 22 & SW 1/4 SEC. 23, TWP. 24N., RGE. 6E



THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL.



**DAVID EVANS  
AND ASSOCIATES INC.**  
20300 Woodinville Snohomish Rd NE  
Suite A - Woodinville, WA 98072  
Phone: 425.415.2000

SV-BD-SAMM0162.dwg



**EXHIBIT B**

RESOLUTION 5109

OF THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT  
TO DE-ANNEX A TERRITORY FOR WATER SERVICE KNOWN AS  
ISSAQUAH HIGHLANDS & URBAN VILLAGE WATER DEANNEXATION  
SUBJECT TO THE REVIEW, APPROVAL, DISAPPROVAL OR MODIFICATION BY  
THE KING COUNTY BOUNDARY REVIEW BOARD AND THE KING COUNTY  
COUNCIL

**SAMMAMISH PLATEAU WATER & SEWER DISTRICT  
KING COUNTY, WASHINGTON**

**RESOLUTION NO. 5109**

RESOLUTION OF THE BOARD OF COMMISSIONERS OF SAMMAMISH PLATEAU WATER AND SEWER DISTRICT, KING COUNTY, WASHINGTON, STATING ITS INTENT TO WITHDRAW FROM THE DISTRICT WATER SERVICE AREA A TERRITORY KNOWN AS **ISSAQUAH HIGHLANDS & URBAN VILLAGE WATER DE-ANNEXATION** SUBJECT TO THE REVIEW, APPROVAL, DISAPPROVAL OR MODIFICATION BY THE KING COUNTY BOUNDARY REVIEW BOARD AND THE KING COUNTY COUNCIL.

**WHEREAS**, the City of Issaquah ("City") is currently, and will be in the future providing water service for the territory proposed for de-annexation from the Sammamish Plateau Water and Sewer District ("District") for the provision of water service to the specific area described in Exhibit "A" hereto, and is referred to as the "Issaquah Highlands & Urban Village Water De-Annexation"; and

**WHEREAS**, the City and the District agreed upon the water service area boundary adjustment by interlocal agreement effective date of February 28, 2013; and

**WHEREAS**, the District is using the resolution procedure to withdrawal the territory pursuant to RCW 57.28.035; and

**WHEREAS**, the District Board of Commissioners accepted and entertained said intent to withdraw and, pursuant to Resolution No. 5097, fixed the date of hearing on said proposed withdrawal at 5:00 P.M., June 6, 2022, at the Sammamish Plateau Water and Sewer District Offices located at 1510 - 228th Avenue SE, Sammamish, WA 98075, and virtually using the Zoom meeting platform with the purpose of said hearing being to receive public comment whether the said territory should be withdrawn from the District all subject, however, to the approval, disapproval or modification by the King County Boundary Review Board; and

**WHEREAS**, said notice of hearing was published in the Seattle Times, newspaper of general circulation in the territory proposed to be withdrawn, on May 23, 2022 and May 30, 2022; and

**WHEREAS**, a public hearing was conducted at the time and place stated in said notice and all interested persons were given an opportunity to appear and voice approval or disapproval of the withdrawal of territory; and

**WHEREAS**, the Board of Commissioners concluded, after holding the public hearing, that withdrawal of the territory from the District's water service area would be in the best interest of the District and that the properties within the subject territory to be withdrawn would also benefit from withdrawal; now therefore,

**BE IT RESOLVED**, by the Board of Commissioners of Sammamish Plateau Water & Sewer District, King County, Washington, as follows:

Resolution No. 5109

1. The recitals set forth above are hereby fully incorporated herein by this reference.
2. The Board of Commissioners hereby finds that the withdrawal of territory will be of benefit to such territory because it is currently and will be in the future receive timely and reasonable water service from the City of Issaquah to such territory; and the withdrawal of such territory will be conducive to the general welfare of the balance of the District because it will avoid cost to provide service to this area.
3. The Board of Commissioners hereby affirms its intention to withdraw the territory described in Exhibit "A" hereto from the areas for water service therein described, with such withdrawal subject to review, approval, disapproval or modification by the Washington State Boundary Review Board for King County and the King County Council.
4. The Board of Commissioner's Notice of Intention shall be filed with said Boundary Review Board and the King County Council as provided by law.
5. The District shall secure all governmental approvals as necessary to effect said withdrawn territory in conformance with the District's Comprehensive Plans and adopted policies.

**ADOPTED** by the Board of Commissioners of Sammamish Plateau Water and Sewer District, King County, Washington, at a regular open public meeting held on the 6th day of June, 2022.

**Individual Commissioner's  
Vote on this Resolution:**

Approved:	<input checked="" type="checkbox"/>
Opposed:	<input type="checkbox"/>
Abstained:	<input type="checkbox"/>
Absent:	<input type="checkbox"/>
Approved:	<input checked="" type="checkbox"/>
Opposed:	<input type="checkbox"/>
Abstained:	<input type="checkbox"/>
Absent:	<input type="checkbox"/>
Approved:	<input checked="" type="checkbox"/>
Opposed:	<input type="checkbox"/>
Abstained:	<input type="checkbox"/>
Absent:	<input type="checkbox"/>
Approved:	<input checked="" type="checkbox"/>
Opposed:	<input type="checkbox"/>
Abstained:	<input type="checkbox"/>
Absent:	<input type="checkbox"/>

  
Ryika Hooshangi (Jun 6, 2022 17:41 PDT)

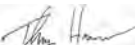
Ryika Hooshangi, President and Commissioner



Lloyd Warren, Vice President and Commissioner

  
Mary Shustov (Jun 6, 2022 18:37 PDT)

Mary Shustov, Secretary and Commissioner



Tom Harman, Commissioner

  
Nav Otal

Nav Otal, Commissioner

**SAMMAMISH PLATEAU WATER  
AND SEWER DISTRICT**

**WATER DE-ANNEXATION, ISSAQUAH HIGHLANDS  
& URBAN VILLAGE – LAKESIDE**

**MARCH 7TH, 2022**

THAT PORTION OF THE SOUTHWEST AND THE SOUTHEAST QUARTERS OF SECTION 22 AND THE SOUTHWEST AND THE SOUTHEAST QUARTERS OF SECTION 23, ALL IN TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 22;  
THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 3,315 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 22;  
THENCE NORTH ALONG SAID WEST LINE, A DISTANCE OF 1,157 FEET TO THE SOUTHERLY RIGHT OF WAY OF SE ISSAQUAH FALL CITY ROAD;  
THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY, 324 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;  
THENCE EAST ALONG SAID NORTH LINE AND THE NORTH LINE OF SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 2,774 FEET TO A POINT 240 FEET DISTANT WEST FROM THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER;  
THENCE NORTHEASTERLY, 412 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23 DISTANT 340 FEET NORTH FROM THE SOUTHWEST CORNER THEREOF;  
THENCE NORTH ALONG SAID WEST LINE, 709 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SE BLACK NUGGET ROAD;  
THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN TO THE CENTER OF SECTION LINE OF SAID SECTION 23;



**DAVID EVANS  
AND ASSOCIATES INC.**

Page 1 of 2

20300 Woodinville Snohomish Rd NE  
Suite A | Woodinville, WA 98072  
p: 425.415.2000  
f: 425.486.5059  
deainc.com

100000162\0600info\sv\0699survey\legal\descriptions\preliminary\de-annex water iss hl lakeside lgl.docx

THENCE NORTH ALONG SAID CENTER OF SECTION LINE TO THE CENTER OF SAID SECTION 23 AND THE EASTERLY LINE OF AREA ANNEXED BY THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT AS DESCRIBED IN KING COUNTY ORDINANCE 8989 APPROVED JUNE 9, 1989;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE, A DISTANCE OF 2,860 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23;

THENCE WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2,420 FEET TO THE POINT OF BEGINNING;

CONTAINING 247 ACRES, MORE OR LESS;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

WRITTEN BY: VVB

CHECKED BY: CPC

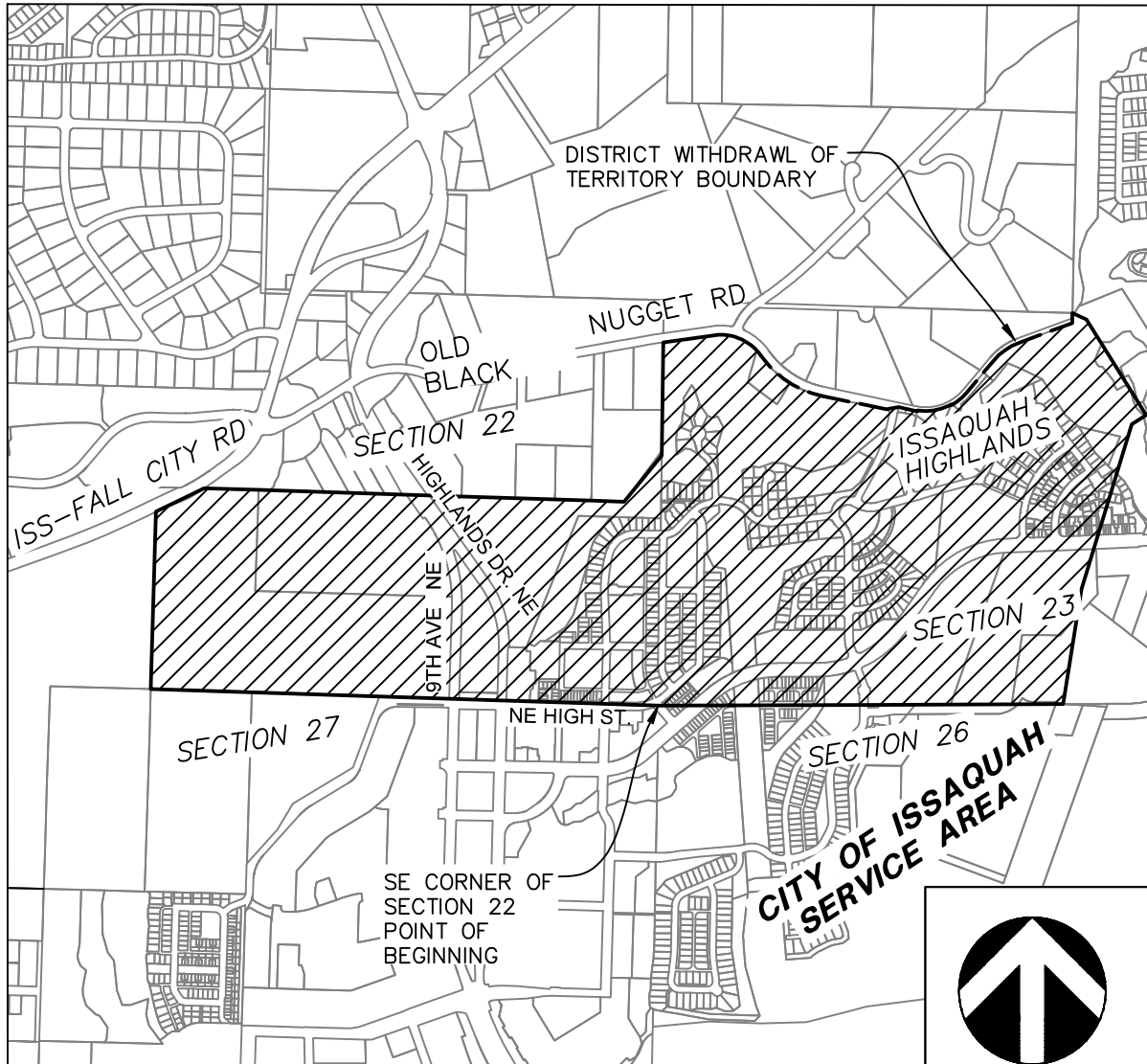


3/02/22

SAMMAMISH PLATEAU WATER AND SEWER DISTRICT  
WATER DE-ANNEXATION, ISSAQUAH HIGHLANDS  
& URBAN VILLAGE - LAKESIDE

JOB # SAMM00000162  
MARCH 7, 2022

SE 1/4 SEC. 22 & SW 1/4 SEC. 23, TWP. 24N., RGE. 6E



THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL.



**DAVID EVANS  
AND ASSOCIATES INC.**  
20300 Woodinville Snohomish Rd NE  
Suite A - Woodinville, WA 98072  
Phone: 425.415.2000

SV-BD-SAMM0162.dwg

**EXHIBIT C**

**COMPLETED SEPA CHECKLIST**

# **SEPA ENVIRONMENTAL CHECKLIST**

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## ***A. Background*** [\[HELP\]](#)

1. Name of proposed project, if applicable:

*Issaquah Highlands & Urban Village Water De-Annexation from Sammamish Plateau Water & Sewer District*



2. Name of applicant:

*Sammamish Plateau Water and Sewer District ("District")*

3. Address and phone number of applicant and contact person:

*1510 – 228th Ave SE, Sammamish, WA 98075*

*425-392-6256*

*Attn: Jay Regenstreif, Planning Engineer*

4. Date checklist prepared:

*March 1, 2022*

5. Agency requesting checklist:

*Sammamish Plateau Water & Sewer District*

6. Proposed timing or schedule (including phasing, if applicable):

*Sammamish Plateau Water & Sewer District Public Hearing – June 2022*

*Submit to King County Boundary Review Board & King County Council – 3rd Quarter 2022*

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

*No, the areas proposed for withdrawal from the Sammamish Plateau Water Service Area are or will be provided water service from the City of Issaquah*

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

*SEPA review and determination for the existing District Comprehensive Water Plans.*

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.

*None that the District is aware of.*

10. List any government approvals or permits that will be needed for your proposal, if known.

*Notice of Intention to the Boundary Review Board*

*Approval of the King County Council*

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.)

*In the 1980s the District completed two annexations, Annexation 85-1 for Water and Sewer Service and Annexation 88-1 for Water Service only. Portions of these two annexation areas were subsequently annexed into the City of Issaquah. There are portions of the area annexed to the City of Issaquah where water service is or will be provided by the City of Issaquah.*

*This project is to remove those areas previously annexed for water service that are or will be provided service by the City of Issaquah from the District's water service area.*

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.

*Issaquah Highlands & Urban Village Water De-Annexation area is generally located in and adjacent to the Issaquah Highlands area,*

- *east of 234th Ave SE (if extended),*
- *north of the SE 64th alignment (if extended including stretches of NE High Street and College Dr),*
- *south of SE 60th alignment (if extended including NE Lupine St) between SE Issaquah-Fall City Road and 244th Ave SE (if extended),*
- *south of SE Black Nugget Rd between 244th Ave SE (if extended) and west of a line that extends south and east approximately 420 feet east of the 244th alignment, and then south and west to the SE 64th alignment (if extended) approximately 245 feet west of the 244th alignment.*

*See Exhibit A – Legal Description and Exhibit B – Vicinity Map.*

## **B. Environmental Elements** [\[HELP\]](#)

### **1. Earth** [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other The site includes a range of flat to rolling areas, with some steep slopes.

b. What is the steepest slope on the site (approximate percent slope)?

*Approximately 90 percent, in an area that is part of a current gravel pit mining operation.*

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

*The soil types include AkF – Alderwood and Kitsap soils, very steep, NeC – Neilton very gravelly loamy sand, 2 to 15 percent slopes, EvC - Everett very gravelly sandy loam, 8 to 15 percent; EvD – Everett very gravelly sandy loam, 15 to 30 percent slopes, and AgC – Alderwood gravelly sandy loam, 8 to 15 percent slopes.*

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

*None known. A portion of the area is in a quarry area and is part of an active gravel mining operation.*

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

*There is no fill or grading proposed as part of this withdrawal of water service territory.*

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

*No clearing or construction is proposed as part of this withdrawal of water service territory.*

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

*No new impervious areas will occur as a result of the withdrawal of water service territory.*

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

*Not applicable.*

## **2. Air** [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

*No emissions will result from the withdrawal of water service territory.*

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

*No.*

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

*Not applicable.*

## **3. Water** [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 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.

*The North Fork Issaquah Creek and an unnamed tributary to the North Fork Issaquah Creek cross through the northwestern corner and northeastern corner, respectively, of the site proposed for withdrawal from the District's water service area.*

- 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.

*No.*

- 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.

*Not applicable.*

- 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.

*Not applicable.*

- b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities

withdrawn from the well. Will water be discharged to groundwater? 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.

*The withdrawal of water service territory will not result in the discharge of waste material into the ground.*

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.

*The withdrawal of water service territory will not generate runoff. The Issaquah Highlands and Urban Village developments in portions of the withdrawal area have storm drainage systems. The areas that are currently part of the Lakeside gravel mining operation includes ponds that are used for detention and retention, and infiltration.*

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

*The withdrawal of water service territory will not result in any waste materials entering ground or surface waters.*

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

*Not applicable.*

#### 4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other  
☒ evergreen tree: fir, cedar, pine, other  
☒ shrubs  
☒ grass  
☐ pasture  
☐ crop or grain  
☐ Orchards, vineyards or other permanent crops.  
☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other  
☐ water plants: water lily, eelgrass, milfoil, other  
☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

*None.*

- c. List threatened and endangered species known to be on or near the site.

*None known.*

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

*Not applicable.*

- e. List all noxious weeds and invasive species known to be on or near the site.

*Not applicable.*

## **5. Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:  
mammals: deer, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

- b. List any threatened and endangered species known to be on or near the site.

*None known.*

- c. Is the site part of a migration route? If so, explain.

*The area is part of the Pacific Flyway*

- d. Proposed measures to preserve or enhance wildlife, if any:

*None proposed.*

- e. List any invasive animal species known to be on or near the site.

*None known.*

## **6. Energy and Natural Resources** [\[help\]](#)

- 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.

*The proposal to withdraw water service territory does not require energy.*

- b. Would your project affect the potential use of solar energy by adjacent properties?  
If so, generally describe.

*No.*

- 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:

*Not applicable.*

## 7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

*The proposal to withdraw water service territory will not result in environmental health hazards.*

- 1) Describe any known or possible contamination at the site from present or past uses.

*None known.*

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

*Not applicable.*

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

*Not applicable.*

- 4) Describe special emergency services that might be required.

*None.*

- 5) Proposed measures to reduce or control environmental health hazards, if any:

*None.*

### b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

*None.*

- 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.

*None.*

- 3) Proposed measures to reduce or control noise impacts, if any:

*Not applicable.*

## 8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

*The area currently includes a bus transit center, self-storage building, fire station, elementary school, residential uses, and one area is part of an active gravel mining operation.*

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

*No.*

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

*No.*

c. Describe any structures on the site.

*The area currently includes a bus transit center and associated parking lot, self-storage building, fire station, elementary school, single-family and multi-family structures.*

d. Will any structures be demolished? If so, what?

*No structures will be demolished as part of the withdrawal of water service territory.*

e. What is the current zoning classification of the site?

*Urban Village and Urban Village – Lakeside.*

f. What is the current comprehensive plan designation of the site?

*Urban.*

g. If applicable, what is the current shoreline master program designation of the site?

*Not applicable.*

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

*Yes. The northwest corner of the area is classified as Erosion Hazard, Steep Slopes, and also includes the North Fork Issaquah Creek. There is also a potential wetland identified in the property that is part of the gravel mining area, but a review of earlier aerial photographs indicates the area identified as wetland has been subject to apparent grading activities in the past.*

i. Approximately how many people would reside or work in the completed project?

*Not applicable.*

j. Approximately how many people would the completed project displace?

*None.*

k. Proposed measures to avoid or reduce displacement impacts, if any:

*None.*

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

*None.*

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

*None.*

## **9. Housing** [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

*None.*

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

*None.*

- c. Proposed measures to reduce or control housing impacts, if any:

*None.*

## **10. Aesthetics** [\[help\]](#)

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

*The withdrawal of water service territory will not result in the addition of any new structures.*

- b. What views in the immediate vicinity would be altered or obstructed?

*None*

- c. Proposed measures to reduce or control aesthetic impacts, if any:

*None*

## **11. Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

*None.*

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

*No.*

- c. What existing off-site sources of light or glare may affect your proposal?

*None.*

- d. Proposed measures to reduce or control light and glare impacts, if any:

*None.*

## **12. Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

*There is an elementary school in the area included in the withdrawal from water service territory.*

- b. Would the proposed project displace any existing recreational uses? If so, describe.

*No.*

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

*None.*

## **13. Historic and cultural preservation** [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

*No.*

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts,



or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

*None known. There may have been studies associated with the Issaquah Highlands urban village development.*

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

*There are no impacts anticipated with the withdrawal of water service territory.*

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

*None.*

#### **14. Transportation** [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

*The area included in the withdrawal of water service territory is served primarily by Highlands Dr. NE, 9th Ave NE, NE High Street and NE Park Drive.*

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

*Yes. The Issaquah Highlands Park and Ride is located within the area.*

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

*None.*

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

*No.*

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

*No.*

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

*None.*

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

*No.*

- h. Proposed measures to reduce or control transportation impacts, if any:

*None.*

### 15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

*No.*

- b. Proposed measures to reduce or control direct impacts on public services, if any.

*None.*

### 16. Utilities [\[help\]](#)

- 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.

*The area included in the withdrawal of water service territory from the District is or will be provided water service by the City of Issaquah.*

### C. Signature [\[HELP\]](#)

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: \_\_\_\_\_

Name of signee Jay Regenstreif

Position and Agency/Organization Planning Engineer,

Sammamish Plateau Water & Sewer District

Date Submitted: March 1, 2022

## D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to 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?

*The withdrawal of water service territory from the District will not result in any increase in discharges. The eastern portion of the area has been developed and is receiving water service from the City of Issaquah. The western portion of the area is already part of a gravel mining operation, and the clarification of the future water service provider to this area when eventually redeveloped will not change discharges.*

Proposed measures to avoid or reduce such increases are:

*None.*

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

*The withdrawal of water service territory from the District will not result in any new impacts to plants, animals, fish or marine life. .*

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

*None.*

3. How would the proposal be likely to deplete energy or natural resources?

*The withdrawal of water service territory from the District will not cause any additional depletion of energy or natural resources.*

Proposed measures to protect or conserve energy and natural resources are:

*None.*

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?

*The withdrawal of water service territory from the District will not cause any additional impacts to environmentally sensitive areas. The eastern portion of the area has been developed. The western portion of the area is already part of a gravel mining operation, and this use and any future redevelopment of the site will be subject to environmental permitting and protection requirements under the City of Issaquah development process.*

Proposed measures to protect such resources or to avoid or reduce impacts are:

*None.*

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?

*The withdrawal clarifies the provider of water service to the area as it is used currently or redeveloped.*

Proposed measures to avoid or reduce shoreline and land use impacts are:

*None.*

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

*The withdrawal of water service territory from the District will not increase demands on transportation or public services. The withdrawal clarifies the provider of water service to the area as it is currently used or as it is redeveloped.*

Proposed measures to reduce or respond to such demand(s) are:

*None.*

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

*None known.*

EXHIBIT A  
LEGAL DESCRIPTION

**SAMMAMISH PLATEAU WATER  
AND SEWER DISTRICT**

WATER DE-ANNEXATION, ISSAQUAH HIGHLANDS  
& URBAN VILLAGE – LAKESIDE

MARCH 7TH, 2022

THAT PORTION OF THE SOUTHWEST AND THE SOUTHEAST QUARTERS OF SECTION 22 AND  
THE SOUTHWEST AND THE SOUTHEAST QUARTERS OF SECTION 23, ALL IN TOWNSHIP 24  
NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 22;  
THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 3,315 FEET  
TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID  
SOUTHWEST QUARTER OF SECTION 22;  
THENCE NORTH ALONG SAID WEST LINE, A DISTANCE OF 1,157 FEET TO THE SOUTHERLY  
RIGHT OF WAY OF SE ISSAQUAH FALL CITY ROAD;  
THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY, 324 FEET TO THE  
NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;  
THENCE EAST ALONG SAID NORTH LINE AND THE NORTH LINE OF SOUTH HALF OF THE  
SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 2,774 FEET TO A POINT 240  
FEET DISTANT WEST FROM THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE  
SOUTHEAST QUARTER;  
THENCE NORTHEASTERLY, 412 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST  
QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23 DISTANT 340 FEET NORTH  
FROM THE SOUTHWEST CORNER THEREOF;  
THENCE NORTH ALONG SAID WEST LINE, 709 FEET TO THE SOUTHERLY RIGHT OF WAY  
LINE OF SE BLACK NUGGET ROAD;  
THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN TO THE CENTER OF  
SECTION LINE OF SAID SECTION 23;



DAVID EVANS  
AND ASSOCIATES INC.

Page 1 of 2

20300 Woodinville Snohomish Rd NE  
Suite A | Woodinville, WA 98072  
p: 425.415.2000  
f: 425.486.5059  
deainc.com

n00000162\0600info\sv\0699survey\legal\descriptions\preliminary\de-annex water iss hl lakeside lgl.docx

EXHIBIT A  
LEGAL DESCRIPTION (CONTINUED)

THENCE NORTH ALONG SAID CENTER OF SECTION LINE TO THE CENTER OF SAID SECTION 23 AND THE EASTERLY LINE OF AREA ANNEXED BY THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT AS DESCRIBED IN KING COUNTY ORDINANCE 8989 APPROVED JUNE 9, 1989;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE, A DISTANCE OF 2,860 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23;

THENCE WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2,420 FEET TO THE POINT OF BEGINNING;

CONTAINING 247 ACRES, MORE OR LESS;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

WRITTEN BY: VVB  
CHECKED BY: CPC



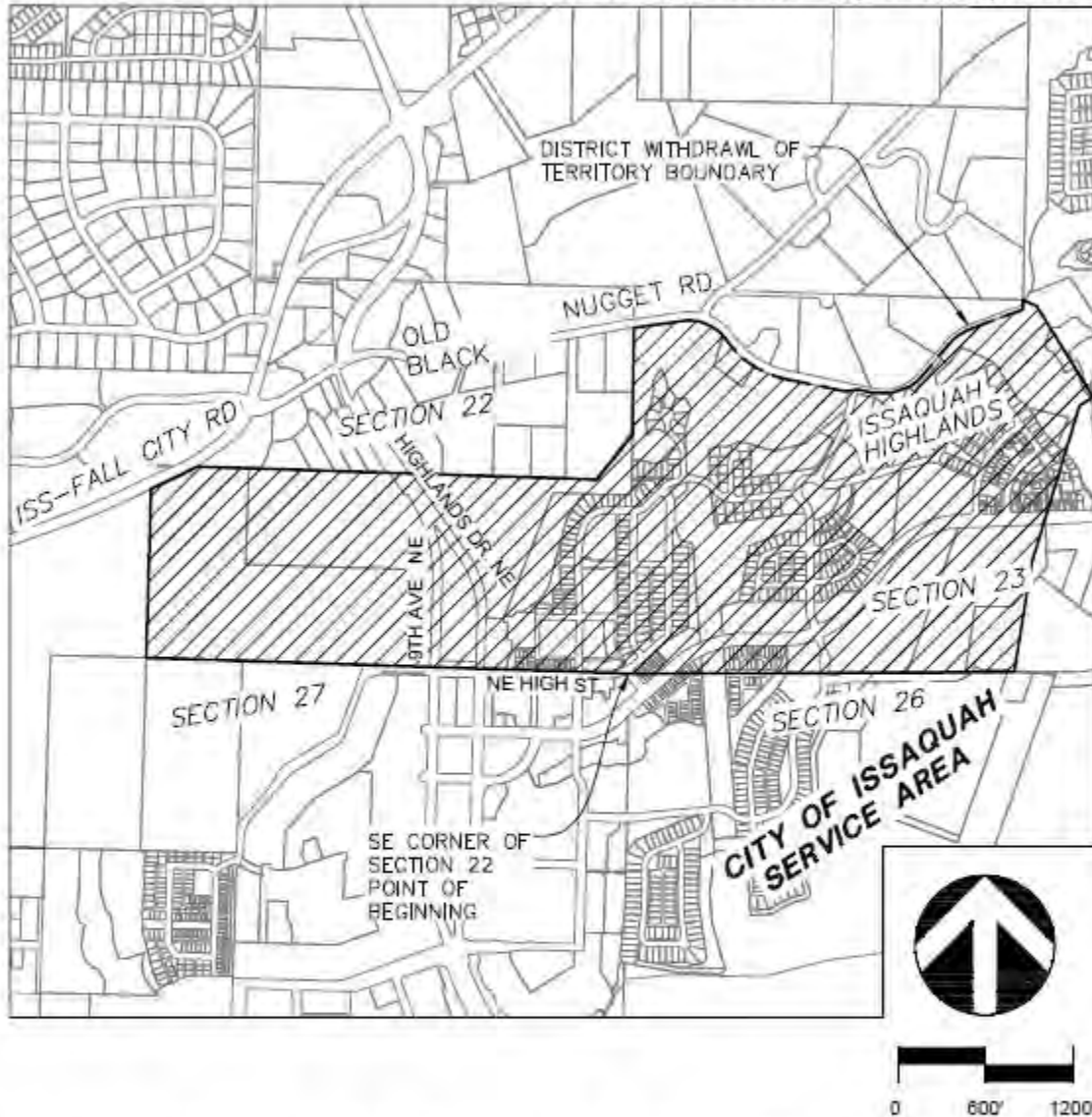
3/02/22

EXHIBIT A  
LEGAL DESCRIPTION (CONTINUED)

SAMMAMISH PLATEAU WATER AND SEWER DISTRICT  
WATER DE-ANNEXATION, ISSAQUAH HIGHLANDS  
& URBAN VILLAGE - LAKESIDE

JOB # SAMM00000162  
MARCH 7, 2022

SE 1/4 SEC. 22 & SW 1/4 SEC. 23, TWP. 24N., RGE. 6E



THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL.



**DAVID EVANS  
AND ASSOCIATES INC.**  
20300 Woodinville Snohomish Rd NE  
Suite A - Woodinville, WA 98072  
Phone: 425.415.2000

SV-BD-SAMM0162.dwg



The map displays the Sammamish and Issaquah areas. Key features include:

- District Boundaries:** Indicated by a solid blue line.
- Existing Water Boundary:** Indicated by a dashed blue line.
- Future Water Boundary:** Indicated by a dashed red line.
- City of Issaquah:** Indicated by a solid blue outline.
- Water De-Annexation Area:** Indicated by a purple shaded area.

Geographical labels on the map include:

- Roads:** NE Union Hill Rd, 208th Ave NE, NE Redmond Fall City Rd, 244th Ave NE, 228th Ave NE, 212th Ave SE, 228th Ave SE, SE Duane Hill Rd, SE Issaquah Fall City Rd, SE Kluhanie Blvd, NW Sammamish Rd, NE 10th Ave, NE 12th Ave, NE 14th Ave, NE 16th Ave, NE 18th Ave, NE 20th Ave, NE 22nd Ave, NE 24th Ave, NE 26th Ave, NE 28th Ave, NE 30th Ave, NE 32nd Ave, NE 34th Ave, NE 36th Ave, NE 38th Ave, NE 40th Ave, NE 42nd Ave, NE 44th Ave, NE 46th Ave, NE 48th Ave, NE 50th Ave, NE 52nd Ave, NE 54th Ave, NE 56th Ave, NE 58th Ave, NE 60th Ave, NE 62nd Ave, NE 64th Ave, NE 66th Ave, NE 68th Ave, NE 70th Ave, NE 72nd Ave, NE 74th Ave, NE 76th Ave, NE 78th Ave, NE 80th Ave, NE 82nd Ave, NE 84th Ave, NE 86th Ave, NE 88th Ave, NE 90th Ave, NE 92nd Ave, NE 94th Ave, NE 96th Ave, NE 98th Ave, NE 100th Ave, NE 102nd Ave, NE 104th Ave, NE 106th Ave, NE 108th Ave, NE 110th Ave, NE 112th Ave, NE 114th Ave, NE 116th Ave, NE 118th Ave, NE 120th Ave, NE 122nd Ave, NE 124th Ave, NE 126th Ave, NE 128th Ave, NE 130th Ave, NE 132nd Ave, NE 134th Ave, NE 136th Ave, NE 138th Ave, NE 140th Ave, NE 142nd Ave, NE 144th Ave, NE 146th Ave, NE 148th Ave, NE 150th Ave, NE 152nd Ave, NE 154th Ave, NE 156th Ave, NE 158th Ave, NE 160th Ave, NE 162nd Ave, NE 164th Ave, NE 166th Ave, NE 168th Ave, NE 170th Ave, NE 172nd Ave, NE 174th Ave, NE 176th Ave, NE 178th Ave, NE 180th Ave, NE 182nd Ave, NE 184th Ave, NE 186th Ave, NE 188th Ave, NE 190th Ave, NE 192nd Ave, NE 194th Ave, NE 196th Ave, NE 198th Ave, NE 200th Ave, NE 202nd Ave, NE 204th Ave, NE 206th Ave, NE 208th Ave, NE 210th Ave, NE 212nd Ave, NE 214th Ave, NE 216th Ave, NE 218th Ave, NE 220th Ave, NE 222nd Ave, NE 224th Ave, NE 226th Ave, NE 228th Ave, NE 230th Ave, NE 232nd Ave, NE 234th Ave, NE 236th Ave, NE 238th Ave, NE 240th Ave, NE 242nd Ave, NE 244th Ave, NE 246th Ave, NE 248th Ave, NE 250th Ave, NE 252nd Ave, NE 254th Ave, NE 256th Ave, NE 258th Ave, NE 260th Ave, NE 262nd Ave, NE 264th Ave, NE 266th Ave, NE 268th Ave, NE 270th Ave, NE 272nd Ave, NE 274th Ave, NE 276th Ave, NE 278th Ave, NE 280th Ave, NE 282nd Ave, NE 284th Ave, NE 286th Ave, NE 288th Ave, NE 290th Ave, NE 292nd Ave, NE 294th Ave, NE 296th Ave, NE 298th Ave, NE 300th Ave, NE 302nd Ave, NE 304th Ave, NE 306th Ave, NE 308th Ave, NE 310th Ave, NE 312nd Ave, NE 314th Ave, NE 316th Ave, NE 318th Ave, NE 320th Ave, NE 322nd Ave, NE 324th Ave, NE 326th Ave, NE 328th Ave, NE 330th Ave, NE 332nd Ave, NE 334th Ave, NE 336th Ave, NE 338th Ave, NE 340th Ave, NE 342nd Ave, NE 344th Ave, NE 346th Ave, NE 348th Ave, NE 350th Ave, NE 352nd Ave, NE 354th Ave, NE 356th Ave, NE 358th Ave, NE 360th Ave, NE 362nd Ave, NE 364th Ave, NE 366th Ave, NE 368th Ave, NE 370th Ave, NE 372nd Ave, NE 374th Ave, NE 376th Ave, NE 378th Ave, NE 380th Ave, NE 382nd Ave, NE 384th Ave, NE 386th Ave, NE 388th Ave, NE 390th Ave, NE 392nd Ave, NE 394th Ave, NE 396th Ave, NE 398th Ave, NE 400th Ave, NE 402nd Ave, NE 404th Ave, NE 406th Ave, NE 408th Ave, NE 410th Ave, NE 412nd Ave, NE 414th Ave, NE 416th Ave, NE 418th Ave, NE 420th Ave, NE 422nd Ave, NE 424th Ave, NE 426th Ave, NE 428th Ave, NE 430th Ave, NE 432nd Ave, NE 434th Ave, NE 436th Ave, NE 438th Ave, NE 440th Ave, NE 442nd Ave, NE 444th Ave, NE 446th Ave, NE 448th Ave, NE 450th Ave, NE 452nd Ave, NE 454th Ave, NE 456th Ave, NE 458th Ave, NE 460th Ave, NE 462nd Ave, NE 464th Ave, NE 466th Ave, NE 468th Ave, NE 470th Ave, NE 472nd Ave, NE 474th Ave, NE 476th Ave, NE 478th Ave, NE 480th Ave, NE 482nd Ave, NE 484th Ave, NE 486th Ave, NE 488th Ave, NE 490th Ave, NE 492nd Ave, NE 494th Ave, NE 496th Ave, NE 498th Ave, NE 500th Ave, NE 502nd Ave, NE 504th Ave, NE 506th Ave, NE 508th Ave, NE 510th Ave, NE 512nd Ave, NE 514th Ave, NE 516th Ave, NE 518th Ave, NE 520th Ave, NE 522nd Ave, NE 524th Ave, NE 526th Ave, NE 528th Ave, NE 530th Ave, NE 532nd Ave, NE 534th Ave, NE 536th Ave, NE 538th Ave, NE 540th Ave, NE 542nd Ave, NE 544th Ave, NE 546th Ave, NE 548th Ave, NE 550th Ave, NE 552nd Ave, NE 554th Ave, NE 556th Ave, NE 558th Ave, NE 560th Ave, NE 562nd Ave, NE 564th Ave, NE 566th Ave, NE 568th Ave, NE 570th Ave, NE 572nd Ave, NE 574th Ave, NE 576th Ave, NE 578th Ave, NE 580th Ave, NE 582nd Ave, NE 584th Ave, NE 586th Ave, NE 588th Ave, NE 590th Ave, NE 592nd Ave, NE 594th Ave, NE 596th Ave, NE 598th Ave, NE 600th Ave, NE 602nd Ave, NE 604th Ave, NE 606th Ave, NE 608th Ave, NE 610th Ave, NE 612nd Ave, NE 614th Ave, NE 616th Ave, NE 618th Ave, NE 620th Ave, NE 622nd Ave, NE 624th Ave, NE 626th Ave, NE 628th Ave, NE 630th Ave, NE 632nd Ave, NE 634th Ave, NE 636th Ave, NE 638th Ave, NE 640th Ave, NE 642nd Ave, NE 644th Ave, NE 646th Ave, NE 648th Ave, NE 650th Ave, NE 652nd Ave, NE 654th Ave, NE 656th Ave, NE 658th Ave, NE 660th Ave, NE 662nd Ave, NE 664th Ave, NE 666th Ave, NE 668th Ave, NE 670th Ave, NE 672nd Ave, NE 674th Ave, NE 676th Ave, NE 678th Ave, NE 680th Ave, NE 682nd Ave, NE 684th Ave, NE 686th Ave, NE 688th Ave, NE 690th Ave, NE 692nd Ave, NE 694th Ave, NE 696th Ave, NE 698th Ave, NE 700th Ave, NE 702nd Ave, NE 704th Ave, NE 706th Ave, NE 708th Ave, NE 710th Ave, NE 712nd Ave, NE 714th Ave, NE 716th Ave, NE 718th Ave, NE 720th Ave, NE 722nd Ave, NE 724th Ave, NE 726th Ave, NE 728th Ave, NE 730th Ave, NE 732nd Ave, NE 734th Ave, NE 736th Ave, NE 738th Ave, NE 740th Ave, NE 742nd Ave, NE 744th Ave, NE 746th Ave, NE 748th Ave, NE 750th Ave, NE 752nd Ave, NE 754th Ave, NE 756th Ave, NE 758th Ave, NE 760th Ave, NE 762nd Ave, NE 764th Ave, NE 766th Ave, NE 768th Ave, NE 770th Ave, NE 772nd Ave, NE 774th Ave, NE 776th Ave, NE 778th Ave, NE 780th Ave, NE 782nd Ave, NE 784th Ave, NE 786th Ave, NE 788th Ave, NE 790th Ave, NE 792nd Ave, NE 794th Ave, NE 796th Ave, NE 798th Ave, NE 800th Ave, NE 802nd Ave, NE 804th Ave, NE 806th Ave, NE 808th Ave, NE 810th Ave, NE 812nd Ave, NE 814th Ave, NE 816th Ave, NE 818th Ave, NE 820th Ave, NE 822nd Ave, NE 824th Ave, NE 826th Ave, NE 828th Ave, NE 830th Ave, NE 832nd Ave, NE 834th Ave, NE 836th Ave, NE 838th Ave, NE 840th Ave, NE 842nd Ave, NE 844th Ave, NE 846th Ave, NE 848th Ave, NE 850th Ave, NE 852nd Ave, NE 854th Ave, NE 856th Ave, NE 858th Ave, NE 860th Ave, NE 862nd Ave, NE 864th Ave, NE 866th Ave, NE 868th Ave, NE 870th Ave, NE 872nd Ave, NE 874th Ave, NE 876th Ave, NE 878th Ave, NE 880th Ave, NE 882nd Ave, NE 884th Ave, NE 886th Ave, NE 888th Ave, NE 890th Ave, NE 892nd Ave, NE 894th Ave, NE 896th Ave, NE 898th Ave, NE 900th Ave, NE 902nd Ave, NE 904th Ave, NE 906th Ave, NE 908th Ave, NE 910th Ave, NE 912nd Ave, NE 914th Ave, NE 916th Ave, NE 918th Ave, NE 920th Ave, NE 922nd Ave, NE 924th Ave, NE 926th Ave, NE 928th Ave, NE 930th Ave, NE 932nd Ave, NE 934th Ave, NE 936th Ave, NE 938th Ave, NE 940th Ave, NE 942nd Ave, NE 944th Ave, NE 946th Ave, NE 948th Ave, NE 950th Ave, NE 952nd Ave, NE 954th Ave, NE 956th Ave, NE 958th Ave, NE 960th Ave, NE 962nd Ave, NE 964th Ave, NE 966th Ave, NE 968th Ave, NE



## **EXHIBIT D**

### **SEPA DETERMINATION OF NON-SIGNIFICANCE**

**SEPA Rules**

WAC 197-11-970 **Determination of nonsignificance (DNS).**

**DETERMINATION OF NONSIGNIFICANCE**

Description of proposal: This project is to remove those areas previously annexed for water service that are or will be provided service by the City of Issaquah from the District's water service area


Proponent Sammamish Plateau Water and Sewer District Planning Department.

Location of proposal, including street address, if any: Issaquah Highlands & Urban Village Water De-Annexation area is generally located in and adjacent to the Issaquah Highlands area, east of 234th Ave SE (if extended), north of the SE 64th alignment (if extended including stretches of NE High Street and College Dr), south of SE 60th alignment (if extended including NE Lupine St) between SE Issaquah-Fall City Road and 244th Ave SE (if extended), south of SE Black Nugget Rd between 244th Ave SE (if extended) and west of a line that extends south and east approximately 420 feet east of the 244th alignment, and then south and west to the SE 64th alignment (if extended) approximately 245 feet west of the 244th alignment..

Lead Agency: Sammamish Plateau Water and Sewer District

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- ☐ There is no comment period for this DNS
- ☒ This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 15 days from the date below. Comments must be submitted by March 25, 2022.

Responsible official: John C. Krauss  
Position/title: General Manager  
Sammamish Plateau Water and Sewer District Phone (425) 392-6256  
Address: 1510 - 228th Avenue SE, Sammamish, Washington 98075  
Date: 03/09/2022 Signature 

(OPTIONAL)

- ☐ You may appeal this determination to (name) \_\_\_\_\_  
at (location) \_\_\_\_\_  
no later than (date) \_\_\_\_\_  
by (method) \_\_\_\_\_  
You should be prepared to make specific factual objections.  
Contact \_\_\_\_\_ to read or ask about the procedures  
for SEPA appeals.

- ☒ There is no agency appeal.

## **EXHIBIT E**

### **AGENCY DISTRIBUTION LIST FOR THE SEPA DETERMINATION OF NON-SIGNIFICANCE AND ASSOCIATED CHECKLIST**

Lucy Sloman, Land Development Mgr  
City of Issaquah  
P.O. BOX 1307  
Issaquah, Washington 98027-1308

Department of Health, Kelly Cooper  
Environmental Health Division  
SEE EMAIL ONLY - no US Mail PO Box  
47820  
Olympia, Washington 98504-7820

Issaquah Schools Admin. Bldg.  
565 NW Holly St.  
Issaquah, Washington 98027

King County Boundary Review Board  
400 Yesler Way, Room 240  
Seattle, Washington 98104

Inslee, Best, Doezie & Ryder, P.S.  
Eric Frimodt  
Skyline Tower, Suite 500  
10900 NE 4th Street  
Bellevue, Washington 98004

Mike Gagliardo  
Cascade Water Alliance  
520 112th Avenue NE, Suite 400  
Bellevue, Washington 98004

City of Sammamish  
Planning Department  
801 - 228th Avenue SE  
Sammamish, Washington 98075

Robert Pancoast  
East King County Regional Water Assoc  
P.O. Box 699  
Carnation, Washington 98014

King County DPER  
Attn: Env. Div. East Samm. Planner  
35030 SE Douglas St, Ste. 210  
Snoqualmie, Washington 98065-9266

SEPA Desk  
Dept. of Fish & Wildlife  
16018 Mill Creek Blvd.  
Mill Creek, Washington 98012

Ecological Serv Div, State Supervisor  
U.S. Fish & Wildlife Service  
510 Desmond Dr. SE, Suite 102  
Lacey, Washington 98503

Department of Ecology  
Environmental Review Section  
MUST SUBMIT THROUGH SEPA RECORD  
SUBMITTAL no US Mail PO Box 47600  
Olympia, Washington 98504-7703

Eastside Fire & Rescue  
175 NW Newport Way  
Issaquah, Washington 98027

Katherine Fischer, Env Serv Sup  
King County Wastewater Treatment Div  
201 S Jackson St., MS KSC-NR-0505  
Seattle, Washington 98104-3856

NMFS NWR  
7600 Sand Point Way NE, Bldg 1  
Seattle, Washington 98115

Glen St. Amant  
Muckleshoot Indian Tribe Fisheries Div  
39015 - 172nd Ave SE  
Auburn, Washington 98092

## **EXHIBIT F**

### LEGAL DESCRIPTION

**SAMMAMISH PLATEAU WATER  
AND SEWER DISTRICT**

**WATER DE-ANNEXATION, ISSAQUAH HIGHLANDS  
& URBAN VILLAGE – LAKESIDE**

**MARCH 7TH, 2022**

THAT PORTION OF THE SOUTHWEST AND THE SOUTHEAST QUARTERS OF SECTION 22 AND THE SOUTHWEST AND THE SOUTHEAST QUARTERS OF SECTION 23, ALL IN TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 22;  
THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 3,315 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 22;  
THENCE NORTH ALONG SAID WEST LINE, A DISTANCE OF 1,157 FEET TO THE SOUTHERLY RIGHT OF WAY OF SE ISSAQUAH FALL CITY ROAD;  
THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY, 324 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;  
THENCE EAST ALONG SAID NORTH LINE AND THE NORTH LINE OF SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 2,774 FEET TO A POINT 240 FEET DISTANT WEST FROM THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER;  
THENCE NORTHEASTERLY, 412 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23 DISTANT 340 FEET NORTH FROM THE SOUTHWEST CORNER THEREOF;  
THENCE NORTH ALONG SAID WEST LINE, 709 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SE BLACK NUGGET ROAD;  
THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN TO THE CENTER OF SECTION LINE OF SAID SECTION 23;



**DAVID EVANS  
AND ASSOCIATES INC.**

Page 1 of 2

20300 Woodinville Snohomish Rd NE  
Suite A | Woodinville, WA 98072  
p: 425.415.2000  
f: 425.486.5059  
deainc.com

n00000162\0600info\sv\0699survey\legal\descriptions\preliminary\de-annex water iss hl lakeside lgl.docx

THENCE NORTH ALONG SAID CENTER OF SECTION LINE TO THE CENTER OF SAID SECTION 23 AND THE EASTERLY LINE OF AREA ANNEXED BY THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT AS DESCRIBED IN KING COUNTY ORDINANCE 8989 APPROVED JUNE 9, 1989;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE, A DISTANCE OF 2,860 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23;

THENCE WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2,420 FEET TO THE POINT OF BEGINNING;

CONTAINING 247 ACRES, MORE OR LESS;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

WRITTEN BY: VVB

CHECKED BY: CPC

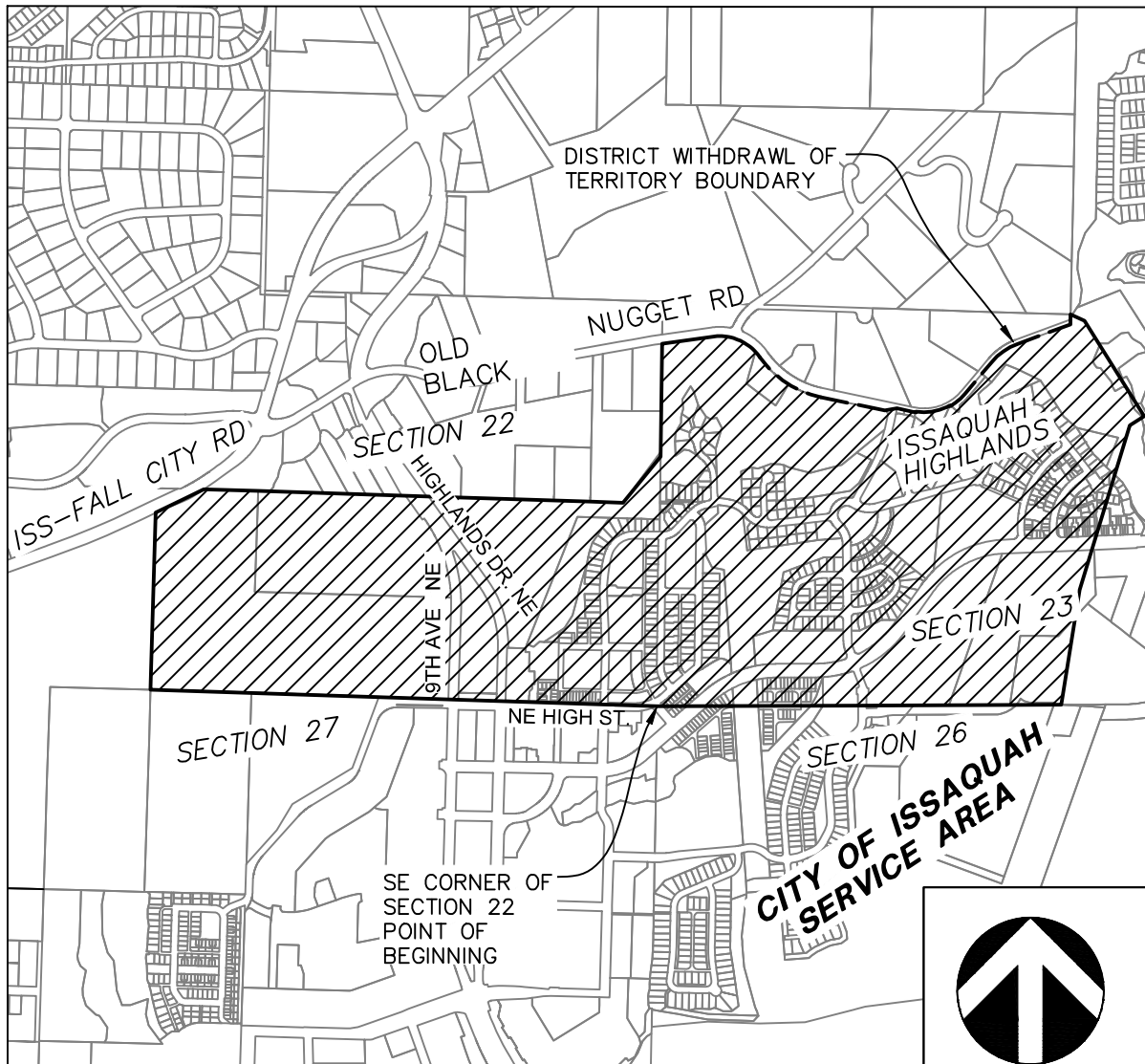


3/02/22

SAMMAMISH PLATEAU WATER AND SEWER DISTRICT  
WATER DE-ANNEXATION, ISSAQUAH HIGHLANDS  
& URBAN VILLAGE - LAKESIDE

JOB # SAMM00000162  
MARCH 7, 2022

SE 1/4 SEC. 22 & SW 1/4 SEC. 23, TWP. 24N., RGE. 6E



THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL.



**DAVID EVANS  
AND ASSOCIATES INC.**  
20300 Woodinville Snohomish Rd NE  
Suite A - Woodinville, WA 98072  
Phone: 425.415.2000

SV-BD-SAMM0162.dwg

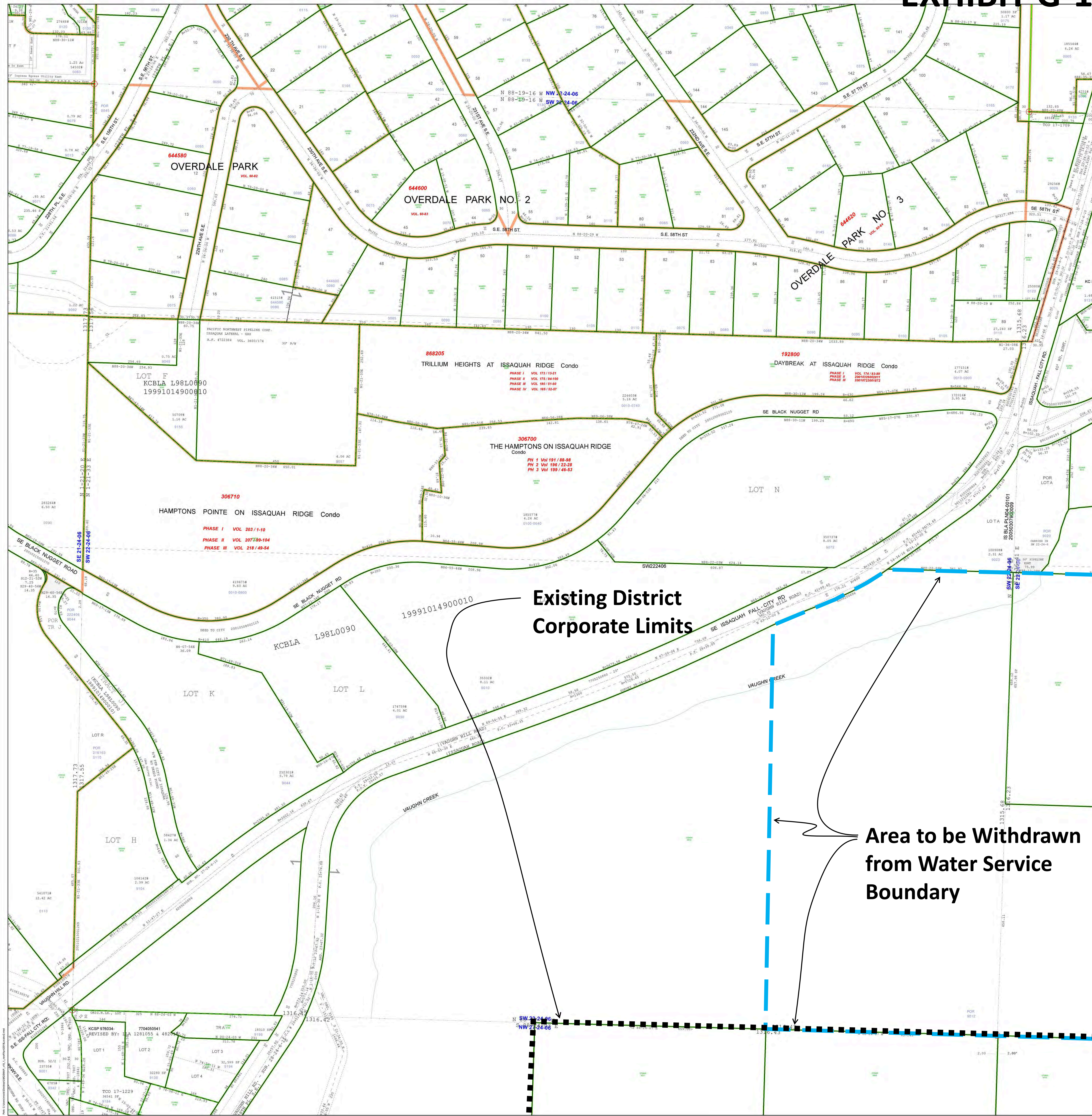
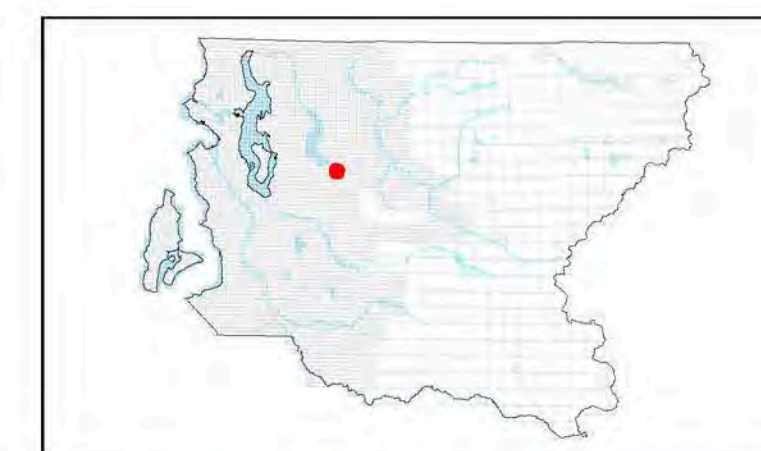


**EXHIBIT G-1**

**ASSESSOR'S MAP**

**SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 24, RANGE 6  
WITH DISTRICT CORPORATE AND DE-ANNEXATION AREA BOUNDARIES**





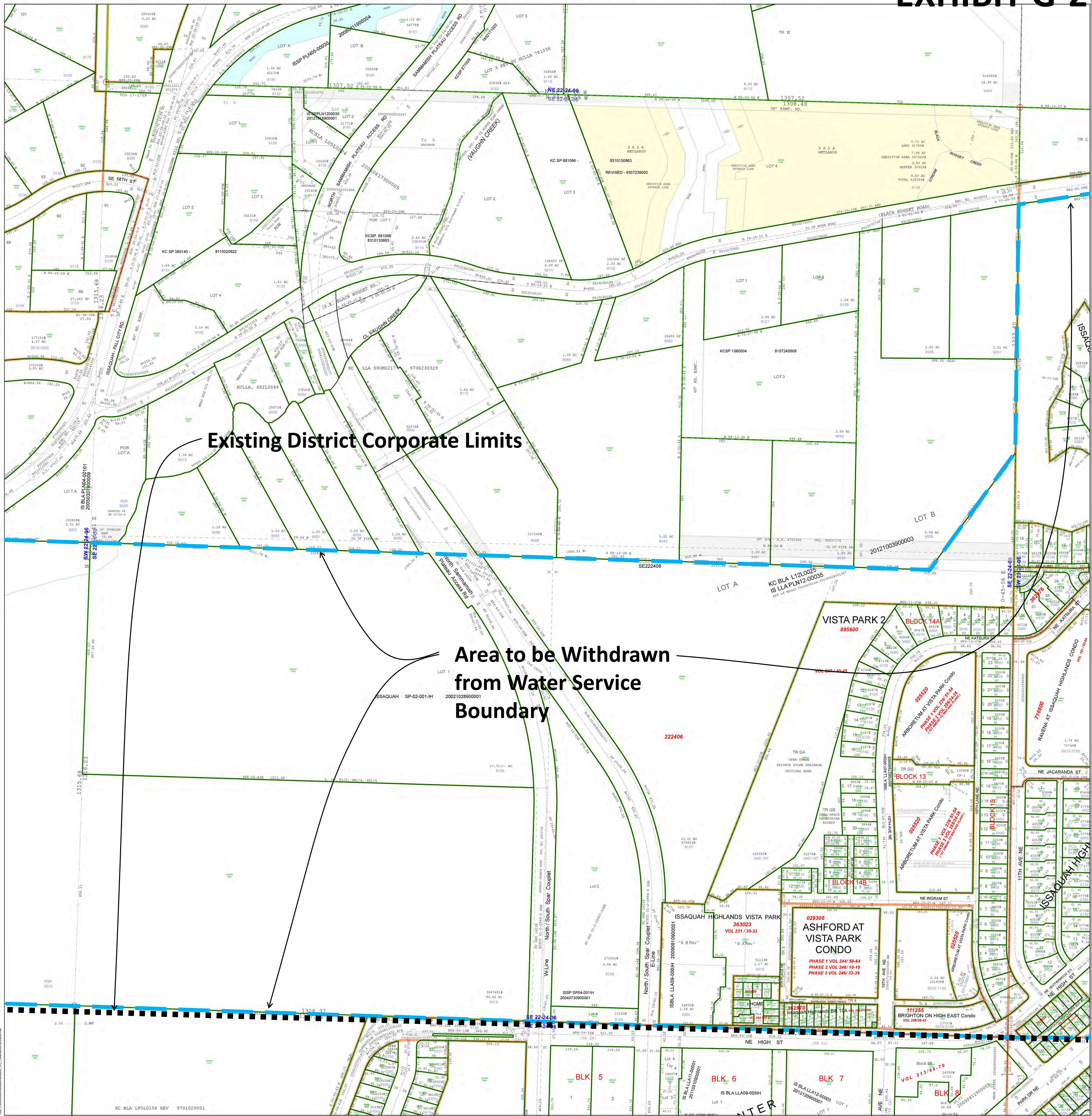


**EXHIBIT G-2**

ASSESSOR'S MAP

SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 24, RANGE 6  
WITH DISTRICT CORPORATE AND DE-ANNEXATION AREA BOUNDARIES





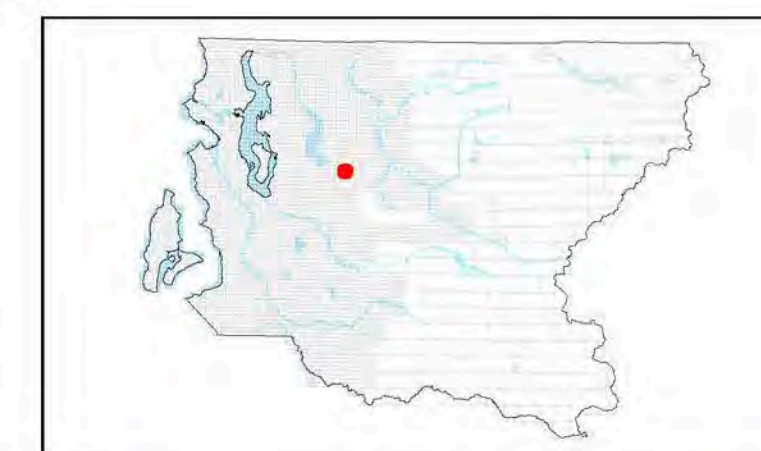


**EXHIBIT G-3**

ASSESSOR'S MAP

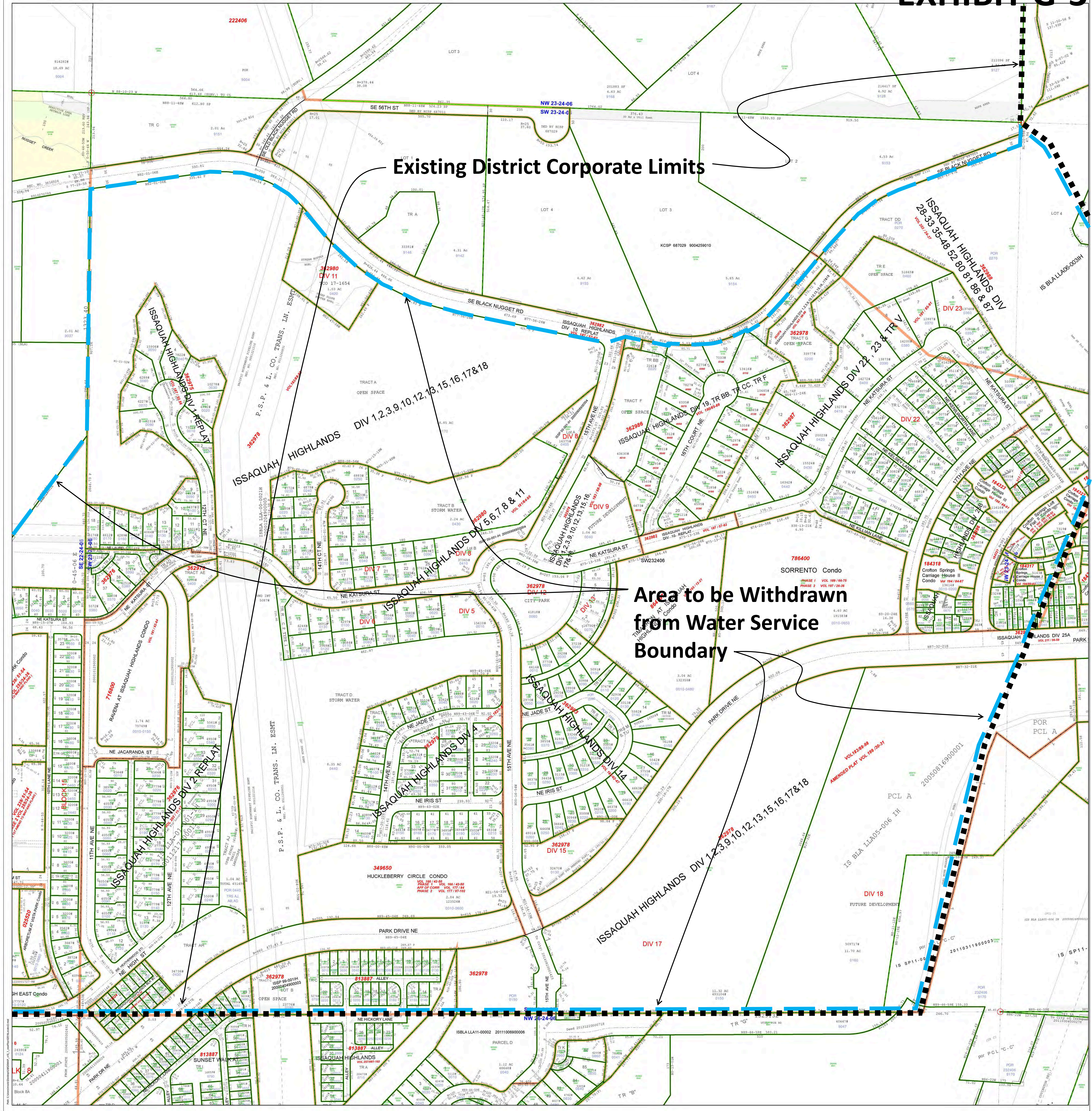
SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 24, RANGE 6  
WITH DISTRICT CORPORATE AND DE-ANNEXATION AREA BOUNDARIES





Existing District Corporate Limits

Area to be Withdrawn  
from Water Service  
Boundary



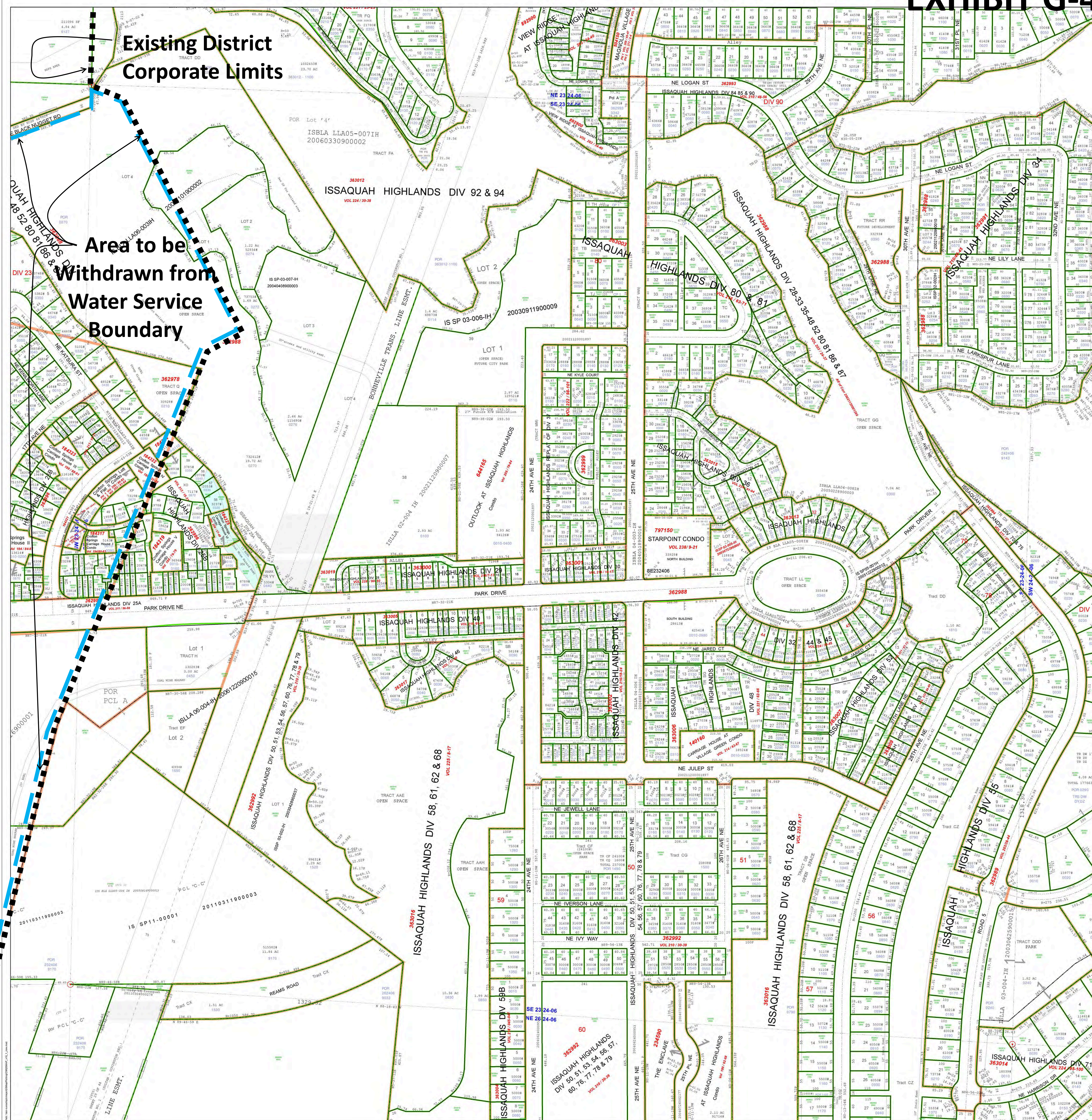


**EXHIBIT G-4**

ASSESSOR'S MAP

SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 24, RANGE 6  
WITH DISTRICT CORPORATE AND DE-ANNEXATION AREA BOUNDARIES





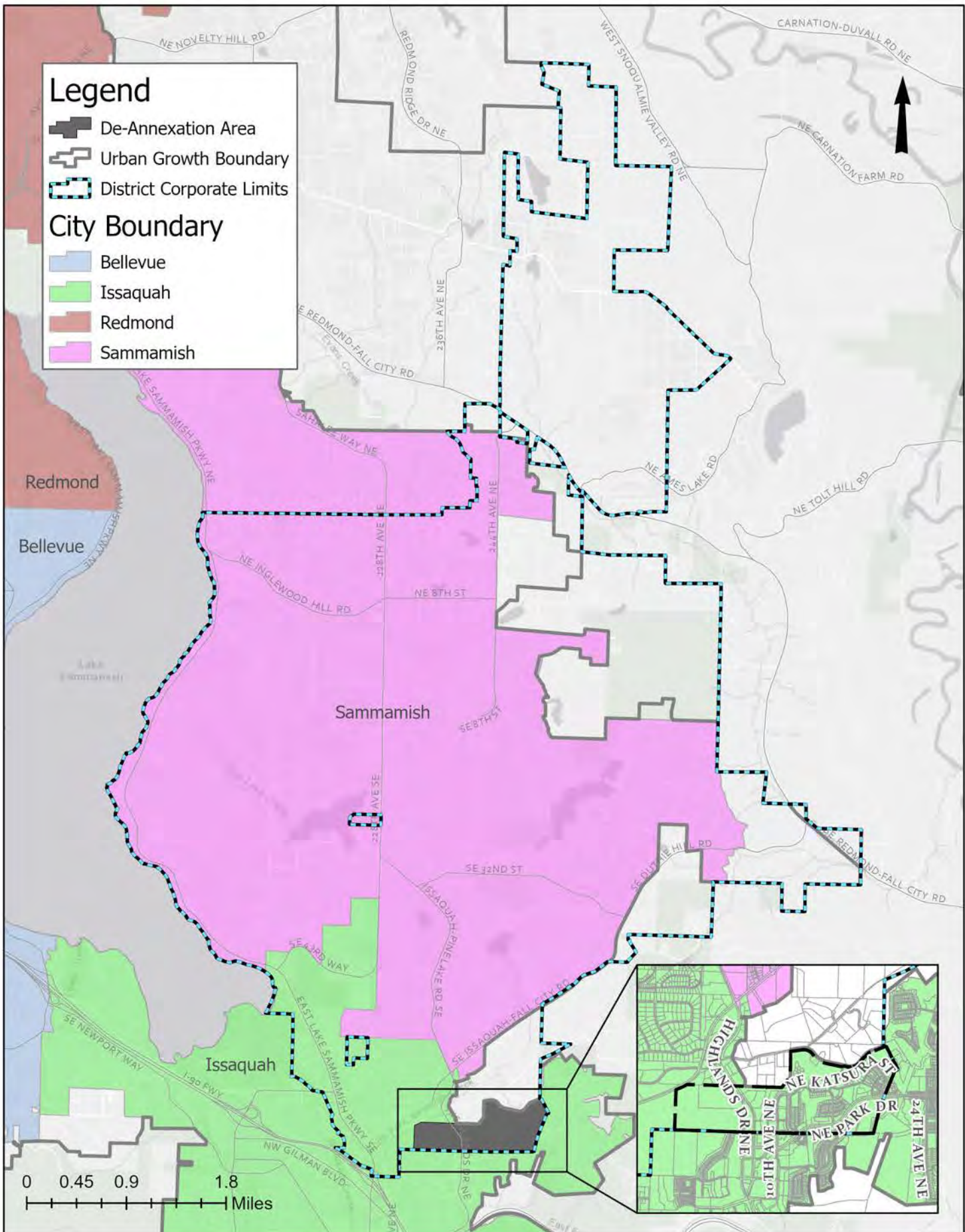


**EXHIBIT H**

VICINITY MAP

INDICATING CITY BOUNDARIES

WITH RESPECT TO THE DE-ANNEXATION FROM  
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT



# Issaquah Highlands & Urban Village Water De-Annexation

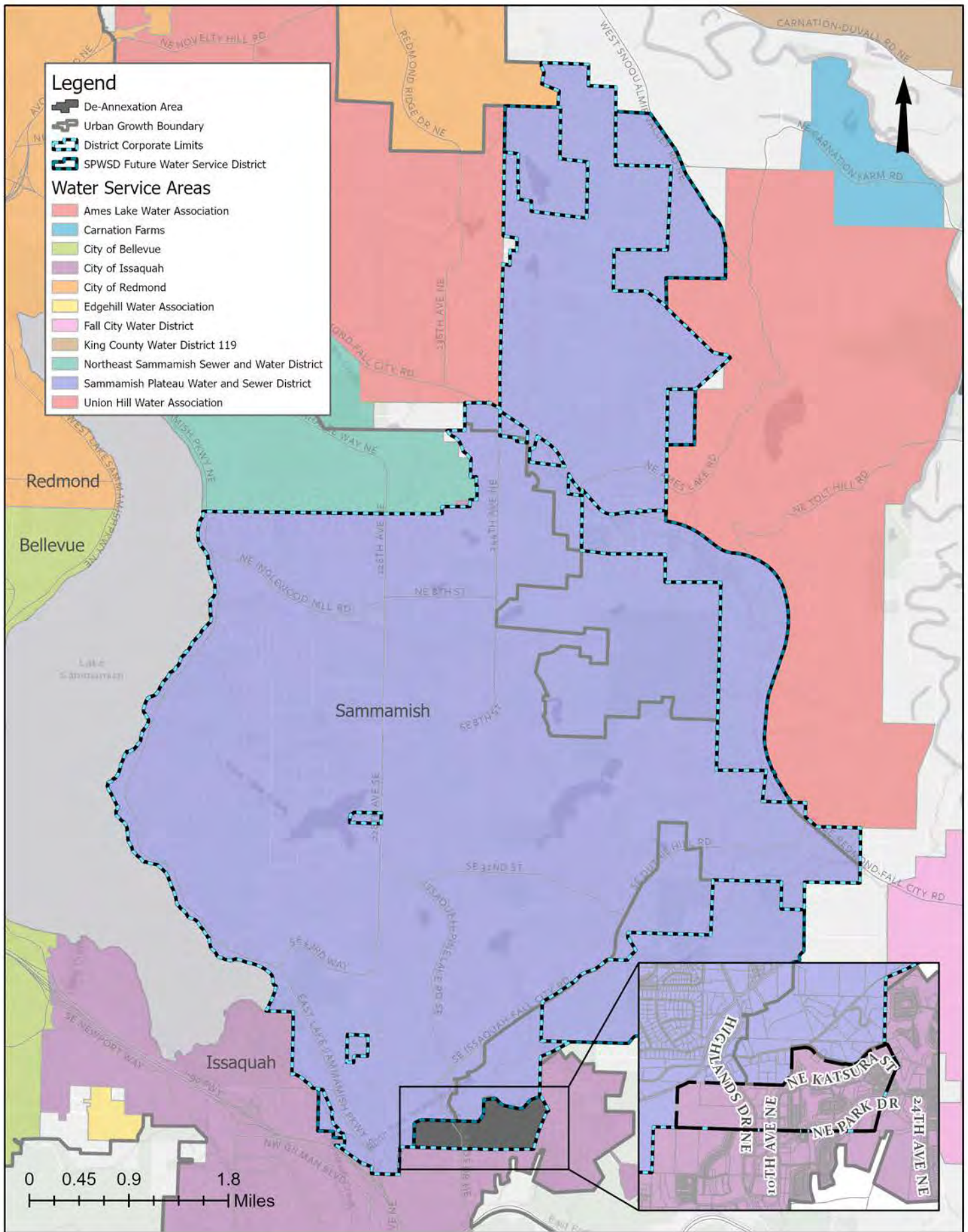
## Exhibit H - City Boundaries

**EXHIBIT I**

VICINITY MAP

INDICATING WATER PURVEYOR BOUNDARIES  
WITH RESPECT TO THE DE-ANNEXATION FROM  
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT





# Issaquah Highlands & Urban Village Water De-Annexation

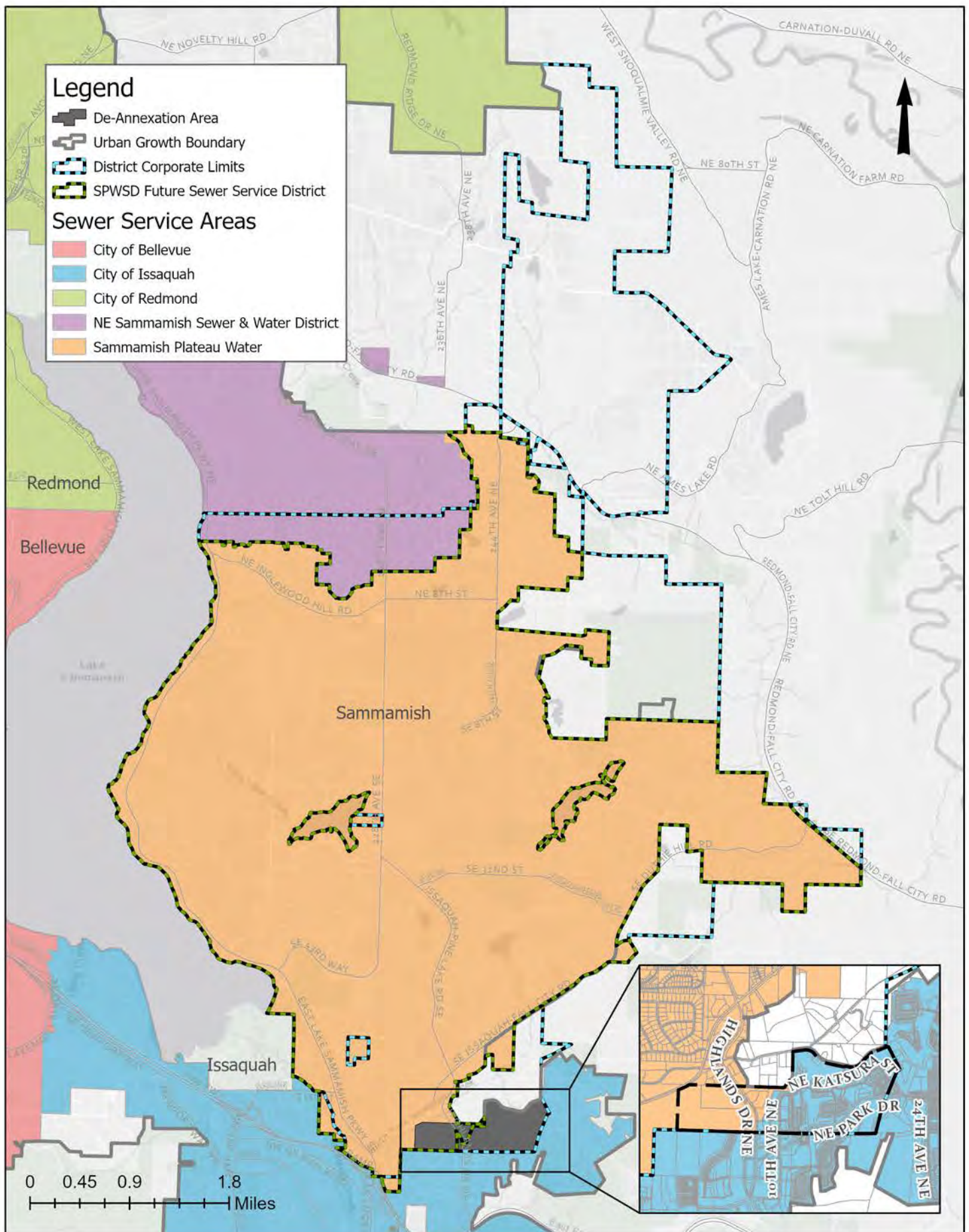
## Exhibit I - Water Districts and Class A Purveyors Future Service Areas

**EXHIBIT J**

VICINITY MAP

INDICATING SEWER PURVEYORS BOUNDARIES  
WITH RESPECT TO THE DE-ANNEXATION FROM  
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT





# Issaquah Highlands & Urban Village Water De-Annexation

## Exhibit J - Sewer Districts & Urban Growth Boundary

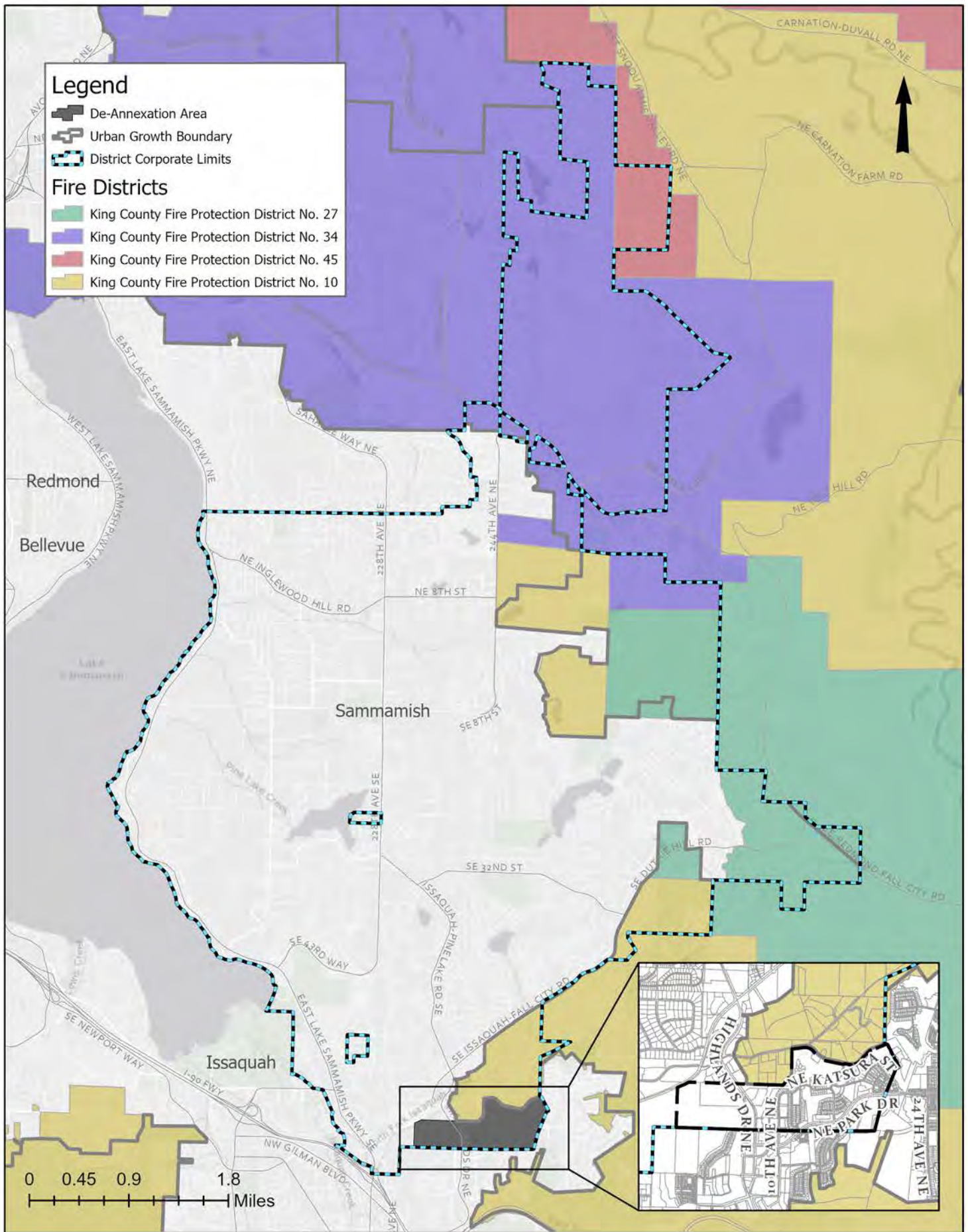
**EXHIBIT K**

VICINITY MAP

INDICATING FIRE DISTRICT BOUNDARIES

WITH RESPECT TO THE DE-ANNEXATION FROM  
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT





# Issaquah Highlands & Urban Village Water De-Annexation

## Exhibit K - Fire Districts



**EXHIBIT L**

VICINITY MAP

INDICATING SCHOOL DISTRICT BOUNDARIES  
WITH RESPECT TO THE DE-ANNEXATION FROM  
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT



**EXHIBIT M**

VICINITY MAP

INDICATING HOSPITAL DISTRICT BOUNDARIES  
WITH RESPECT TO THE DE-ANNEXATION FROM  
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT





**EXHIBIT N**

VICINITY MAP

INDICATING LIBRARY DISTRICT BOUNDARIES  
WITH RESPECT TO THE DE-ANNEXATION FROM  
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT

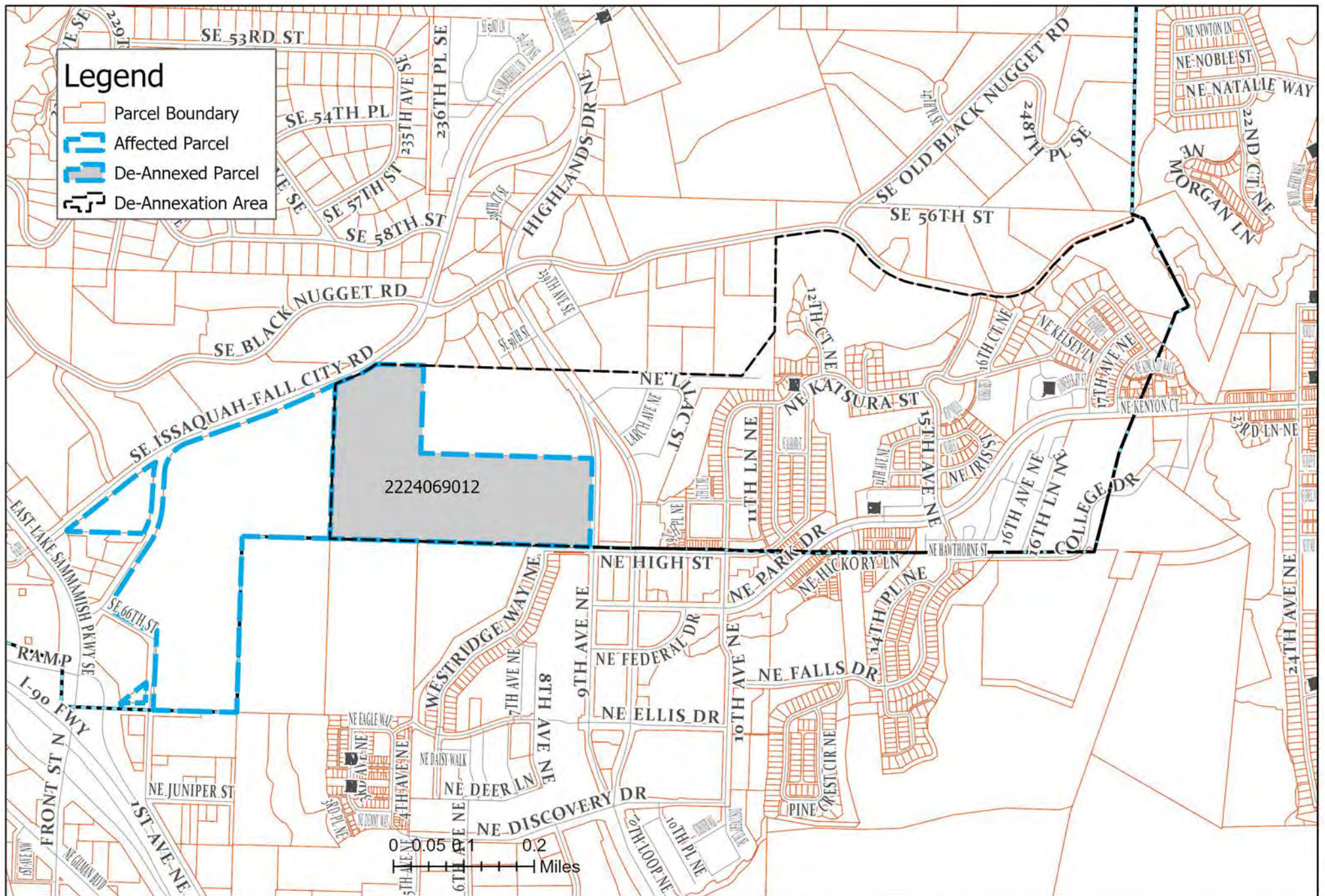




## **EXHIBIT O**

TAX LOTS DIVIDED BY PROPOSED BOUNDARIES  
WITH RESPECT TO THE DE-ANNEXATION FROM  
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT







**EXHIBIT P**

VICINITY MAP

INDICATING THE

SAMMAMISH PLATEAU WATER AND SEWER DISTRICT CORPORATE LIMITS AND  
THE DE-ANNEXATION AREA



**EXHIBIT Q**

INTERLOCAL AGREEMENT

## AGREEMENT

This ("Agreement") is made and entered into by and between the Sammamish Plateau Water and Sewer District, a Washington municipal corporation ("District") and the City of Issaquah ("City") (individually a "Party" and collectively the "Parties") for the purposes set forth below.

### SECTION 1: RECITALS

1.01 The District is a water-sewer special purpose district authorized and existing pursuant to Title 57 Revised Code of Washington (RCW). The District owns and operates water and sewer utility systems and provides retail utility services to customers located within the District's corporate and approved utility service area boundaries.

1.02 The City is an optional municipal code city authorized and existing pursuant to Title 35A RCW and other statutes. The City owns and operates water and sewer utility systems and provides retail utility services to customers located within the City's corporate and approved utility service area boundaries.

1.03 Portions of the District's and the City's utility service boundaries are adjacent.

1.04 The District's and the City's exclusive water service area boundaries have been established and approved pursuant to chapter 70.116 RCW, the Public Water System Coordination Act of 1977 (Act). In accordance with the East King County Coordinated Water System Plan (CWSP) prepared pursuant to the Act, the District and the City have been designated the exclusive water service purveyors within their respective authorized water service areas. The District's and the City's retail water service area boundaries have also been established and approved pursuant to water system plans approved by the Washington State Department of Health (DOH), King County and other public agencies with jurisdiction. The water system plans designate the District and the City as the exclusive water service purveyors within their respective authorized retail water service areas.

1.05 The District's and the City's retail sewer service area boundaries have been established and approved pursuant to comprehensive sewer system plans approved by the Washington State Department of Ecology, King County and other public agencies with jurisdiction. The comprehensive sewer system plans designate the District and the City as the exclusive sewer service providers within their respective authorized retail sewer service areas.

1.06 Lakeside Industries, Inc., a Washington corporation ("Lakeside" or "Owner"), owns certain undeveloped real property consisting of approximately thirteen (13) acres located adjacent to and partially fronting Highlands Drive NE located in Issaquah, as legally described and depicted on **Exhibit A** attached hereto and incorporated herein in full by this reference ("Property"). The Property is presently located within the District's corporate boundary and the District's exclusive water service area boundary as established by the CWSP. The Property is

presently located within the District's exclusive sewer service area boundary as established pursuant to the District's approved comprehensive sewer system plan.

1.07 The Parties and Lakeside have undertaken studies to determine if the Property is developed whether the District or the City is the most logical provider of retail water and sewer service to the Property based on the sizing and proximity of the Parties' respective water and sewer systems to the Property. Based on the studies, the Parties and Lakeside have determined, if the Property is developed, that (a) the City is the most logical provider of retail water service to the Property, and (b) the District is the most logical provider of retail sewer service to the Property. Based on these determinations, Lakeside has requested the Parties adjust their respective water service area boundaries to indicate and reflect the Property is within the City's designated exclusive water service area. However, the Parties desire to confirm that the Property shall remain within the District's sewer service area boundary, unless otherwise changed pursuant to law.

1.08 The Parties now desire to adjust the Parties' exclusive retail water service areas relative to the Property and the purpose of this Agreement is to undertake and conclude the adjustment of the Parties' respective exclusive water service area boundaries as agreed relative to the Property.

THEREFORE, in consideration of the terms and conditions set forth herein, the Parties agree as follows:

#### Section 1: Water Service Area Boundary Adjustment

2.01 The Recitals set forth above are incorporated herein in full by this reference.

2.02 The Parties agree the District's water service area boundary is hereby modified and adjusted to delete the Property from the District's exclusive water service area boundary and to add the Property to the City's exclusive water service area boundary on the Effective Date of this Agreement, subject to the City and Lakeside obtaining any approvals of such water service area boundary adjustment required by public agencies with jurisdiction such as the East King County Regional Water Association, DOH and King County. It is the intent of the Parties the City shall be the designated exclusive water service provider for the Property pursuant to the CWSP, and that the District shall cease to be the designated exclusive water service provider for the Property as of the Effective Date of this Agreement.

2.03 The Parties shall amend their respective water systems plans as appropriate to document and formalize the water service area boundary adjustment provided for in this Section 2.

2.04 The Parties agree that there are no other agreements to adjust the Parties' respective existing water service area boundaries other than the agreement to adjust their water service area boundaries relative to the Property provided in this Section 2, including no agreement with respect to adjoining property owned by Lakeside.

### Section 3: No Adjustment to Sewer Service Area Boundary

3.01 The Parties recognize, acknowledge and agree the Parties have not agreed to any modification or adjustment to their respective sewer service area boundaries relative to the Property or any other property, and the Property shall remain within the District's corporate and exclusive sewer service area boundary unless otherwise changed by law.

3.02 The Parties agree the District is and shall remain the designated exclusive sewer service provider for the Property unless and until, by further agreement of the Parties or by law, such designation is modified, amended or changed as provided by law.

3.03 The Parties agree, if Lakeside or its successors in interest or ownership develop the Property, it is anticipated the Property shall connect to and receive water service from the City's water system. In that event, upon the completion of the development, or redevelopment, of the Property, and connection to the City's water system, the City shall bill the owner of the Property for water service provided in accordance with the applicable statutes, and City ordinances, policies and procedures regarding the provision of water service to the Property; provided, the District shall provide sewer service to any such development of the Property and, upon the completion of the development, connection of the development to the City's water system and billing by the City to the owner of the property or owner's agents for water service, the City shall provide District with the data and information regarding water consumption by the development as established by the City's water consumption metering at and by the development on the Property. The City shall provide such water consumption data to the District no less frequently than every two (2) months, and within ten (10) days of the City's reading or receipt of water consumption data from the City's meter(s) serving the Property. The water consumption data shall be measured by cubic feet of water provided to the development and to the Property. The consumption data shall be provided by the City to the District in an electronic format csv file which shall include uniquely identifiable customer information in accordance with applicable utility industry standards. The District agrees that this data and information is subject to the Public Records Act and any public disclosure of such data and/or information shall comply with said Act.

3.04 The Parties agree, with respect to any development of the Property requiring sewer service from the District, the District shall be entitled to receive all sewer fees, rates and charges, including applicable general and local sewer connection charges, from the owner of the Property while the Property is located within the District's corporate or sewer service area boundaries, or due and owing to the District pursuant to any contract or agreement the District may enter into with the owner of the Property while the Property was located within the District's corporate or sewer service area boundary.

### Section 4: General

4.01 This Agreement is made under, and shall be governed by and construed in accordance with the laws of the State of Washington. Venue and jurisdiction of any lawsuit involving this Agreement shall exist exclusively in state and federal courts in King County, Washington. If either Party breaches or threatens to breach this Agreement, the other Party shall be entitled to seek all legal, injunctive or other equitable relief, and the Parties agree that any violation

or breach of this Agreement will cause the other Party irreparable harm for purposes of seeking equitable relief only.

2.07 All notices and/or correspondence hereunder, shall be mailed, faxed or hand-delivered and addressed as follows:

To District:

General Manager  
Sammamish Plateau Water & Sewer District  
1510 228th Avenue SE  
Sammamish, Washington 98075  
Phone: 425-392-6256, Fax: 425-391-5389.

To City:

Public Works Director  
City of Issaquah  
1775 - 12th Avenue NW  
Issaquah, WA 98027  
Phone: 425-837-3426, Fax: 425-837-3439

4.02 This Agreement states the entire agreement between the Parties as to the subject of this Agreement, superseding all prior communications and agreements between the Parties. If any part or provision of this Agreement is held invalid or unenforceable as written, it shall not affect any other part. If any part of this Agreement is held to be unenforceable as written, it shall be enforced to the maximum extent allowed under applicable law.

4.03 The waiver of any breach of this Agreement or failure to enforce any provision of this Agreement shall not waive any later breach.

4.04 The term "Party" as used in this Agreement shall include, but not be limited to, the Party's employees, staff, agents, contractors, sub-contractors and any other persons, parties or entities providing services to the Party for the purposes set forth herein.

4.05 This Agreement shall be effective on the date by which both Parties have executed this Agreement ("Effective Date").

4.06 This Agreement may be executed in counterparts, each of which shall be deemed an original and with the same effect as if the Parties had signed the same document. All such counterparts shall be construed together and shall constitute one instrument, but in making proof hereof it shall only be necessary to produce one such counterpart.

4.07 The Parties represent and warrant this Agreement has been duly approved and authorized by their respective legislative authorities, that each Party has the full power and authority to enter into this Agreement and to carry out the actions required of them by this Agreement, and all persons signing this Agreement in a representative capacity represent and warrant they have the full power and authority to bind their respective municipal entities.

4.08 In the event of any conflict, claim or dispute between the Parties arising out of or relating to the subject matter of this Agreement, whether or not such conflict, claim or dispute has its basis in law or in equity, the prevailing party shall be entitled to receive from the non-prevailing party all reasonable costs and expenses of every sort whatsoever including, but not limited to, arbitrators' fees, mediation fees, deposition costs, expert witness fees, accounting expenses and actual attorneys' fees incurred or expended, whether or not arbitration or court proceedings are initiated, and including all such costs or expenses incurred or expended in arbitration, in trial, or on appeal.

IN WITNESS WHEREOF, the Parties have executed this Agreement as set forth below.

SAMMAMISH PLATEAU WATER &  
SEWER DISTRICT

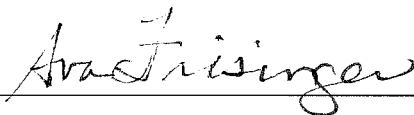
CITY OF ISSAQUAH

By 

Name: John C. Krauss

Title: General Manager

Date: 2/28/13

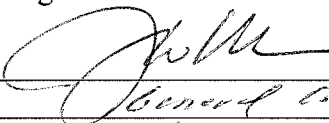
By 

Name: Ava Frisinger

Title: Mayor

Date: 2/4/13

Approved as to Form  
District Legal Counsel

By:   
Its: General Counsel  
Dated: 2/5/13

Approved as to Form  
Office of the City Attorney

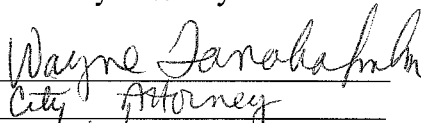
By:   
Its: City Attorney  
Dated: 2/4/13



EXHIBIT A  
LEGAL DESCRIPTION

ALL LOCATED IN THE SE 1/4 OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 06 EAST,  
W.M., KING COUNTY, WASHINGTON AS FOLLOWS:

LOT A KC BLA #L12L0025 & ISSAQUAH LLA #PLN 12-00035 REC #20121003900003 SD  
BLA & LLA BEING POR OF E 1/4 OF N 1/2 LY S OF BLACK NUGGET RD TGW POR S 1/2 LY  
ELY OF NORTH SAMMAMISH PLATEAU ACCESS RD & NLY & WLY OF VISTA PARK 2 & N  
OF ISSAQUAH HIGHLANDS VISTA PARK ALL IN SE 1/4

Mayor Frisinger  
City of Issaquah

AMF 3/19/13  
Initial Date

John C. Krauss, General Manager  
Sammamish Plateau Water & Sewer District

JK 3/22/13  
Initial Date

**EXHIBIT R**

DOCUMENTATION SUPPORTING DE-ANNEXATION AREA  
FROM SAMMAMISH PLATEAU WATER AND SEWER DISTRICT

City of Issaquah notification letter dated March 1, 2022

March 1, 2022

Gary Schimek, Utilities Engineering Manager  
City of Issaquah  
PO Box 1307  
Issaquah, WA 98027

Re: Withdrawal of Water and Sewer Service Territory from Sammamish Plateau Water

Dear Mr. Schimek:

The Sammamish Plateau Water and Sewer District is following the process to complete a two service boundary changes in the Issaquah Highlands Urban Village and Urban Village-Lakeside areas that will withdraw water and sewer service territory from the District, clarifying that these areas will be provided by the City of Issaquah.

The District plans to pursue these two withdrawal actions by the Resolution Method identified in RCW 57.28.035. One of the requirements of the Resolution Method is as follows:

*... Whenever the board of commissioners proposes to commence the withdrawal of any portion of its territory located within a city or town using the alternative procedures herein authorized, it shall first notify such city or town of their [its] intent to withdraw the territory. If the legislative authority of the city or town takes no action within sixty days of receipt of notification, the district may proceed with the resolution method.*

At their December 19, 2011 meeting the District Board of Commissioners approved, by motion, for District staff to notify the City of Issaquah of the District's intent to commence the Withdrawal of Territory. The effort was indeed initiated in 2011, but resources were then redirected to other projects and the action stalled. It is being restarted at this time to complete the withdrawal of territory. In the interim there have been activities to solidify and verify this intent, including the 2013 Agreement for the Lakeside Issaquah Terrace Apartments which agreed on provision of water service by the City of Issaquah and sewer service by the District.

This letter is the formal notification to the City of Issaquah that will start the 60 day period for the City of Issaquah to take action, if the City does not want the District to proceed with either of the Withdrawal of Territory actions under the Resolution Method.

The service boundary changes proposed include:

- Issaquah Highlands Sewer De-annexation:

This action will remove from the District's sewer service area a portion of the area annexed to the District in 1985 for water and sewer service. This area is currently fully developed and provided sewer service by the City of Issaquah.

- Issaquah Highlands & Urban Village Water De-Annexation:

This action will remove from the District's water service area a portion of the areas annexed to the District in 1985 for water and sewer service, and in 1988 for water service only. This area annexed to the District in 1988 is currently fully developed and provided water service by the City of Issaquah. The area annexed to the District in 1985 is partially developed, with that area provided water service by the City of Issaquah. The remaining area is a portion of the Urban Village-Lakeside area and, when developed, will be provided water service by the City of Issaquah.

Maps depicting the two de-annexation areas are attached to clarify the areas that are part of the proposed actions. If you have questions on these two proposed actions to withdraw water service territory and sewer service territory from the District's service areas, please contact our office.

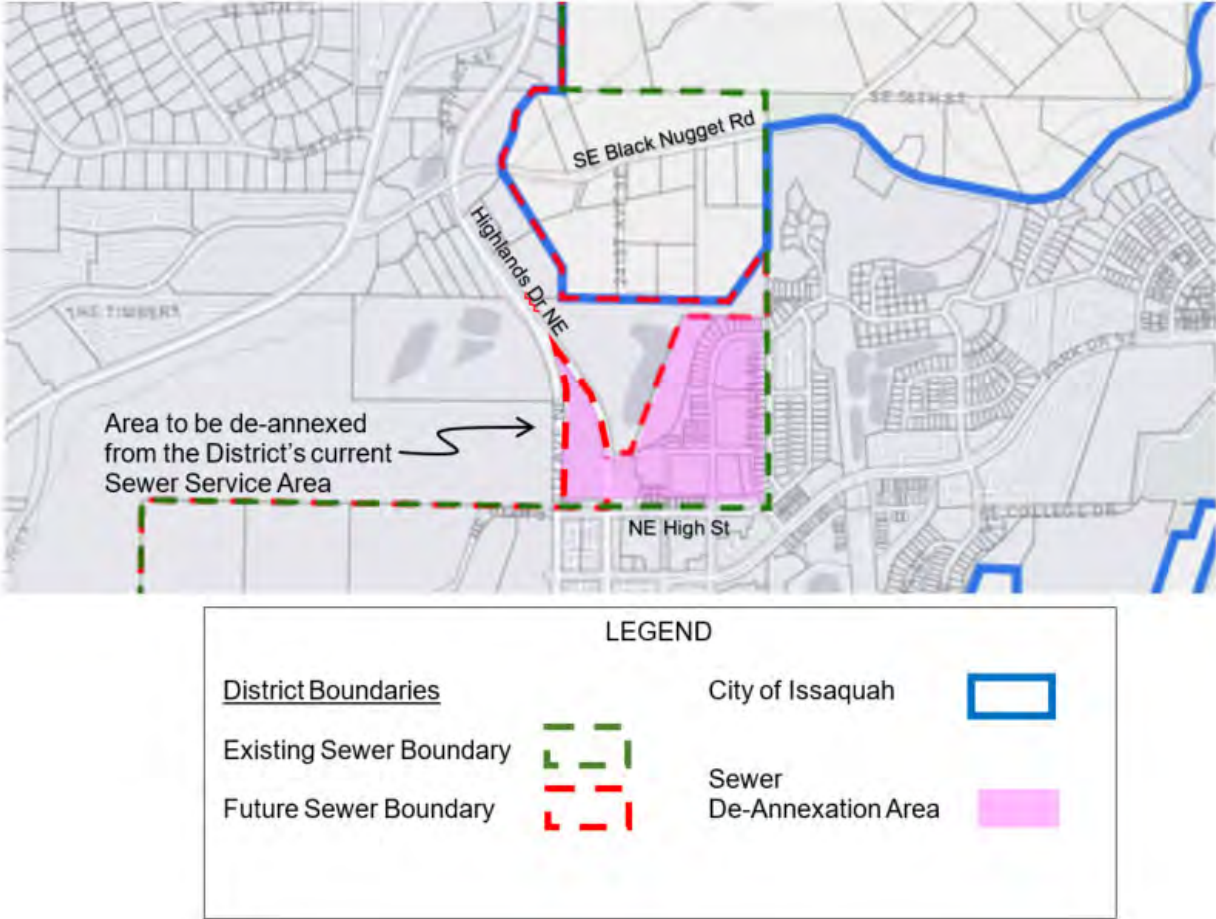
Sincerely

A handwritten signature in black ink that reads "Jay Regenstreif". The signature is fluid and cursive, with the first name "Jay" being more prominent.

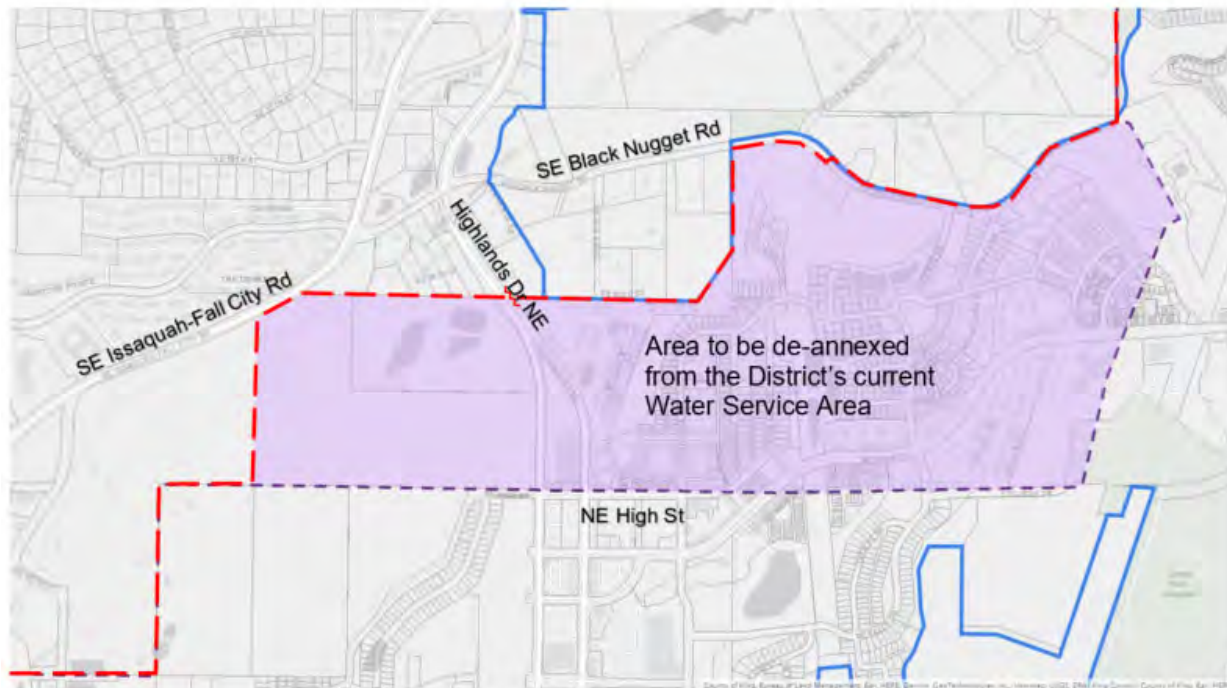
Jay Regenstreif, P.E.  
Planning Engineer




Encl.

**Issaquah Highlands Sewer De-Annexation from Sammamish Plateau Water & Sewer District**



# Issaquah Highlands & Urban Village Water De-Annexation from Sammamish Plateau Water & Sewer District



LEGEND		
<u>District Boundaries</u>		
Existing Water Boundary		City of Issaquah 
Future Water Boundary		Water De-Annexation Area 