

**NOTICE OF INTENTION
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT
SILER RIDGE WATER ANNEXATION**

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SILER RIDGE WATER ANNEXATION**

I. ADVANCE COURTESY NOTIFICATION

Advance Courtesy Notification package was submitted to the Boundary Review Board on May 9, 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 annexation of the approximately 120 acres in size to the Sammamish Plateau Water & Sewer District for water service. The action was initiated by property owner petition per RCW 57.24.070. The Siler Ridge water annexation area is located north of NE Union Hill Road, west of 260th Ave NE (if extended), east of 268th Ave NE (if extended) and south of NE 65th St (if extended). More specifically this area is in the South Half of the Southwest Quarter of Section 12, Township 25 North, Range 6 East, and the portion of the Northwest Quarter of Section 13, Township 25 North, Range 6 East that is north of NE Union Hill Road. The site is accessed from NE Union Hill Road.

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

Certified copies of Resolutions

Exhibit A – Resolution 5125, which accepted the petition and set public hearing date.

Exhibit B – Resolution 5135, which states the District's intent in 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)).

The action was initiated by property owner petition per RCW 57.24.070. The District has a petition representing 100% of the area, more than 60% of the area required for a proposed annexation. Certification of sufficiency of petition, per RCW 35A.01.040 (4), was received from King County Assessor dated July 20, 2022.

Exhibit C-1 – Petition for Annexation

Exhibit C-2 – Annexation Petition Certification dated July 20, 2022.

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 D – Completed SEPA Checklist

Exhibit E – Determination of Non-significance

Exhibit F – 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 G – 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 H-1 – Assessor's Map of Southwest Quarter of Section 12, Township 25, Range 6

Exhibit H-2 – Assessor's Map of Northwest Quarter of Section 13, Township 25, 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.

Not Applicable.

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

Not Applicable.

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

Exhibit I – City Boundaries

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

Exhibit K – Sewer Districts and Urban Growth Boundary

Exhibit L – Fire Districts

Exhibit M – School Districts

Exhibit N – Hospital Districts

Exhibit O – Library Districts

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 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 area is currently vacant and forested. However, the area is being proposed for subdivision that would result in approximately 65 people residing within the proposed annexation area in the developed lots. Therefore, the population of the area affected by the proposed action is estimated to be 65 persons. The District as a whole has a population estimated in excess of 65,000, so the percentage of the District impacted by the action is about 0.10%.

2. Territory (number of acres)

The area of the territory proposed for annexation is approximately 120 acres (0.1875 square miles). The area of the existing District corporate limits is approximately 29 square miles.

3. Population density

Using the approximate population following subdividing the property in the annexation area of 65 persons, the population density could be estimated at approximately 0.54 persons per acre.

4. Assessed valuation

Based on King County Assessor information for 2021, the assessed valuation of the territory proposed for annexation is \$15,707. 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 existing use is currently vacant but is Classified Forest Land (>20 acres). The existing zoning is RA-5, Rural area, one dwelling unit per 5 acres.*
2. Proposed: immediate or long-range
The proposed action will not change the zoning. The annexation area is in unincorporated within King County jurisdiction.

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:

- (11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.*

The annexation is supported by a petition of the property owners included within the annexation area.

- (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 water facilities adjacent to the annexation area can accommodate the proposed development of the currently vacant properties.

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 policies (see answers to following sections), and the East King County Coordinated Water System 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 System Plan. The District is identified as a Class A Water System in the East King County Water System Plan for water service provision to the annexation area.

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-102 King County shall work with cities, special purpose districts, other local service providers and residents to identify and distinguish local, countywide and regional services. Over time, cities will assume primary responsibility for coordinating the provision of local services delivery in urban areas. In general, the county will continue to provide local services delivery within the Rural Area and Natural Resource Lands. Special purpose districts may still provide services, where appropriate. The county will also assume primary responsibility for coordinating the provision of countywide services, including countywide services that must be delivered within city boundaries. The county will also work with cities, special purpose districts, and other counties to identify regional service and facility needs and develop strategies to provide them.

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.

F-233 In both the Urban Growth Area and Rural Areas of King County, all new construction and all new subdivisions shall be served by an existing Group A public water systems except in the circumstance when no Group A public water system can provide service in a timely and reasonable manner per Revised Code of Washington 70.116.060 and 43.20.260 or when no existing system is willing and able to provide safe and reliable potable water with reasonable economy and efficiency per Revised Code of Washington 19.27.097.

- 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 has been identified as the logical provider of water services to the 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.)

King County zoning identifies the annexation area as zoned RA-5, or rural area with 1 dwelling unit per 5 acres.

- 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.

No this annexation is not within a city or within a city's potential annexation area. The area is contained within King County, and County land use policies would prevail in this annexation. No changes are anticipated in the regulations associated with the provision of water service by the District.

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 rural and is within King County's jurisdiction. The proposed annexation area is adjacent to the District's water service area. Also, the East King County Coordinated Water System Plan has identified the District as the logical water service provider to the annexation area.

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 reflects this annexation proposal in the District's future water service area.

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

The annexation area is completely within King County jurisdiction. The District does not have a franchise with the County. However, the District does obtain Street Use Permits from the County for work in the County Right-of-Way. There are no County right-of-ways within the annexation area.

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

No.

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

No.

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

The land use designation of the proposed annexation area is RA-5, rural area, one dwelling unit per 5 acres. The area is currently within the County's boundaries and the land use designation is set through the County's Comprehensive Plan.

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

1. Estimate City expenditures

Not applicable. The area is located in King County.

2. Estimate City revenues to be gained

Not applicable. The area is located in King County.

3. Estimate County revenues lost

The SPWSD Annexation action will not impact County revenues.

4. Estimate County expenditure reduction

The SPWSD Annexation action will not impact County expenditures.

5. Estimate fire district revenue lost

The SPWSD Annexation action will not impact fire districts' revenue as the area will remain within their jurisdictions.

6. Estimate fire district expenditure reduction

The SPWSD Annexation action will not impact fire districts' expenditures as the area will remain within their jurisdictions.

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 proposed annexation area is presently within King County's jurisdiction. The annexation area is currently vacant and not currently receiving water service. The District has been identified as the logical water service provider through the East King County Coordinated Water System Plan. Therefore, the proposed annexation is within the District's future water service area and this annexation will change the boundary to be within the District's current 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;

Not applicable. The District was identified as the logical water service provider through regional planning to serve the annexation area and the annexation area has been included in the District's future water service area. In addition, as the annexation area was part of the District's future water service area before the Joint Municipal Utilities Services Agreement with Cascade Water Alliance (CWA) was executed, CWA agreed approval from their agency to expand the District's water service area was not required for this annexation.

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

Not applicable.

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

The annexation action is being pursued through the Boundary Review Board.

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?

The annexation area does not currently receive water services as the properties are vacant. When properties are developed, water service in the annexation area would be provided by direct service from the District within the District's Cascade View Zone.

- b) Storage location(s), capacity?

The annexation area is located in the Cascade View Zone of the District and within the zone includes two storage tanks for a combined storage of 875,000 gallons.

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

Eight inch diameter ductile iron mains are currently adjacent to the annexation area and would be used to serve the annexation area. Additional mains will be extended to provide water service to the annexation through Developer Extension.

- d) Pressure station location and measured flow

There is no service currently to this annexation area so the annexation does not utilize pressure reducing stations.

- e) Capacity available?

SPWSD has water supply capacity available to provide water service to meet the current and future demands based upon development plans of the properties.

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

The SPWSD obtains water supply for this area from two groundwater wells, with additional supply from the regional system through the Cascade Water Alliance.

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

A Developer Extension Agreement would be used to extend the existing water mains and services to the annexation area. The Siler Ridge area, which includes the annexation area, is proposed for subdivision, and there will be water mains extended to provide service through the development process. The proposed Plat known as Siler Ridge Plat21-0007 is for 41 lots, with 24 of the lots located in the Siler Ridge Water Annexation area.

2. Sewer Service

- a) Directly or by contract?

The area is rural and not allowed to have sewer service.

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

Not applicable.

- c) Gravity or Lift Station required?

Not applicable.

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

Not applicable.

- e) Capacity available?

Not applicable.

3. Fire service

- a) Directly or by contract?

Fire service will not change as a result of the annexation. King County Fire District No. 45 provides fire services in the upper portion of the annexation area which includes parcels 1225069051, 9050, 9049, and 9013. King County Fire District No. 34 provides fire services in the lower portion of the annexation area, which includes parcels 1325069091 and 9005.

- b) Nearest station(s)

The nearest King County Fire District No. 45 station is located at 15600 1st Ave NE, Duvall, WA 98019, Station 166 (Headquarters Station).

The nearest King County Fire District No. 34 station is located at 5021 264th Ave NE, Redmond, WA 98053, Station 14.

- c) Response time?

Will not be impacted by the annexation.

- d) Are they fully manned? How many part time and full time personnel?
Not applicable.
- e) Major equipment at station location (including type and number of emergency vehicles)?
Not applicable.
- f) How many fully certified EMT/D-Fib personnel do you have?
Not applicable.
- g) What fire rating applies?
Not applicable.
- h) Source of dispatch?
Not applicable.

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 annexation agreement has been required for the Siler Ridge Water Annexation Area.
- 2. Describe the topography and natural boundaries of the proposal.
The annexation area is characterized as rolling and hilly. The steepest slope is approximately 15% in the northeast corner of the area. The North, South, and West boundaries of the annexation area are adjacent to the current water service area of SPWSD.
- 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 annexation area is currently vacant and the annexation proposal will not affect the number of people residing in the area, but a proposed plat of this area would result in approximately 65 people who would reside in the developed lots that fall within the annexation area.
- 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.
Service delivery to the area is dependent on completion of the Developer Extension as part of the proposed subdivision in the Siler Ridge area.
- 6. Briefly state your evaluation of the present adequacy, cost, or rates of service to the area and how you see future needs and costs increasing. Is there any other alternative source available for such service(s)?
Water service is currently not available to the annexation area. Through Developer Extension would water facilities be extended to provide water service from SPWSD, the identified logical water service provider.

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 annexation area, King County zoning identifies the area as zoned RA-5, or rural area with 1 dwelling unit per 5 acres. Provision of water service from the SPWSD will not alter the zoning or comprehensive plan use designation. The annexation to the SPWSD 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 annexation of the Siler Ridge area would receive the provision of water service to the area from a Class A Water system. The provision of water service from SPWSD 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 annexation of the Siler Ridge area into the SPWSD Corporate Limits will not impact mutual economic or social interests of the adjacent areas or the local government structure. Provision of water service from SPWSD 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 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 annexation boundary is not based on any physical boundaries.

(3) Creation and preservation of logical service areas;

SPWSD was identified as the logical water service provider to the annexation area through the East King County Coordinated Water System Plan. The annexation action will update the District's current water service area boundary to match the District's future water service area boundary.

- (4) Prevention of abnormally irregular boundaries;

The annexation area is adjacent to the District's current SPWSD Corporate Limits and will not result in 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;

Not applicable.

- (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 annexation area has a rural land use designation and no change to this designation will occur as a resulting of the annexation.

EXHIBIT A

RESOLUTION 5125

OF THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT
ENTERTAINING A PETITION FOR THE ANNEXATION OF TERRITORY KNOWN AS
SILER RIDGE WATER ANNEXATION
TO THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT
AND FIXING A DATE FOR A PUBLIC HEARING

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

RESOLUTION NO. 5125

RESOLUTION OF THE BOARD OF COMMISSIONERS OF SAMMAMISH PLATEAU WATER AND SEWER DISTRICT, KING COUNTY, WASHINGTON, ENTERTAINING A PETITION FOR THE ANNEXATION OF A TERRITORY KNOWN AS THE **SILER RIDGE WATER ANNEXATION** AND FIXING THE DATE, TIME AND PLACE FOR A PUBLIC HEARING.

WHEREAS, a petition ("Petition") for the annexation of territory to the Sammamish Plateau Water and Sewer District ("District"), for the provision of water service to the specific area described in Exhibit "A" hereto, has been filed with the District Board of Commissioners and is referred to as the "Siler Ridge Water Annexation"; and

WHEREAS, within the territory for which annexation is petitioned, the area for which water service is proposed is contiguous to the District's current boundary; and

WHEREAS, the Petition is signed by the owners of not less than sixty percent (60%) of the territory of land for which annexation is petitioned; and

WHEREAS, it appears that the Petition complies with the provisions of Chapter 57.24 RCW, and that a public hearing thereon should be held in the manner provided by law; and

WHEREAS, the District has undertaken compliance with Chapter 43.21C RCW and, upon review of the Environmental Checklist, the District 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. The Petition for the annexation to the District of a territory of land situated in King County, Washington, described in Exhibit "A" and as shown per vicinity map marked Exhibit "B" attached hereto and both by the reference incorporated herein in full, complies with the requirements of RCW 57.24.
2. The territory sought to be annexed is contiguous to the District corporate boundary as shown per vicinity map marked Exhibit "B" attached hereto. The Petition is in writing, filed with the Board of said District and signed by owners according to the records of King County Records, Elections and Licensing Services Division and signed by not less than sixty percent (60%) of the territory for which annexation is petitioned, and the Petition sets forth a description of the property sought

to be annexed to for water service according to government legal subdivisions of legal plats, and is accompanied by a map which outlines the property sought to be annexed.

3. The Board of Commissioners of Sammamish Plateau Water and Sewer District, King County, Washington, hereby accepts and will consider the Petition.

4. A Public Hearing on the Petition shall be held on September 12, 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.

5. 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 annexed to 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 1st day of August, 2022.

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

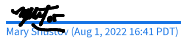
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Opposed:	<input type="checkbox"/>
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Ryika Hooshangi (Aug 1, 2022 15:50 PDT)

Ryika Hooshangi, President and Commissioner



Lloyd Warren, Vice President and Commissioner


Mary Shustov (Aug 1, 2022 16:41 PDT)

Mary Shustov, Secretary and Commissioner

Tom Harman, Commissioner



Nav Ota, Commissioner

EXHIBIT A

SILER RIDGE WATER ANNEXATION
LEGAL DESCRIPTION AND DEPICTION

CORE DESIGN, INC.
Bothell WA 98011

Core Project No: 20098
06/20/2022

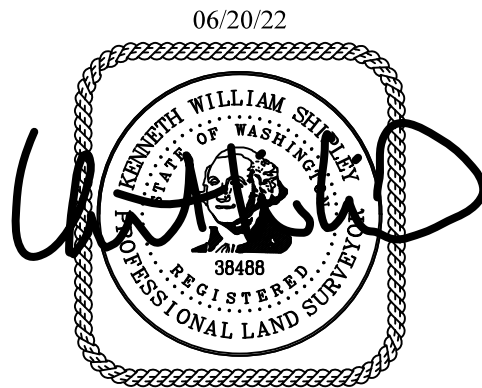
Exhibit "A"

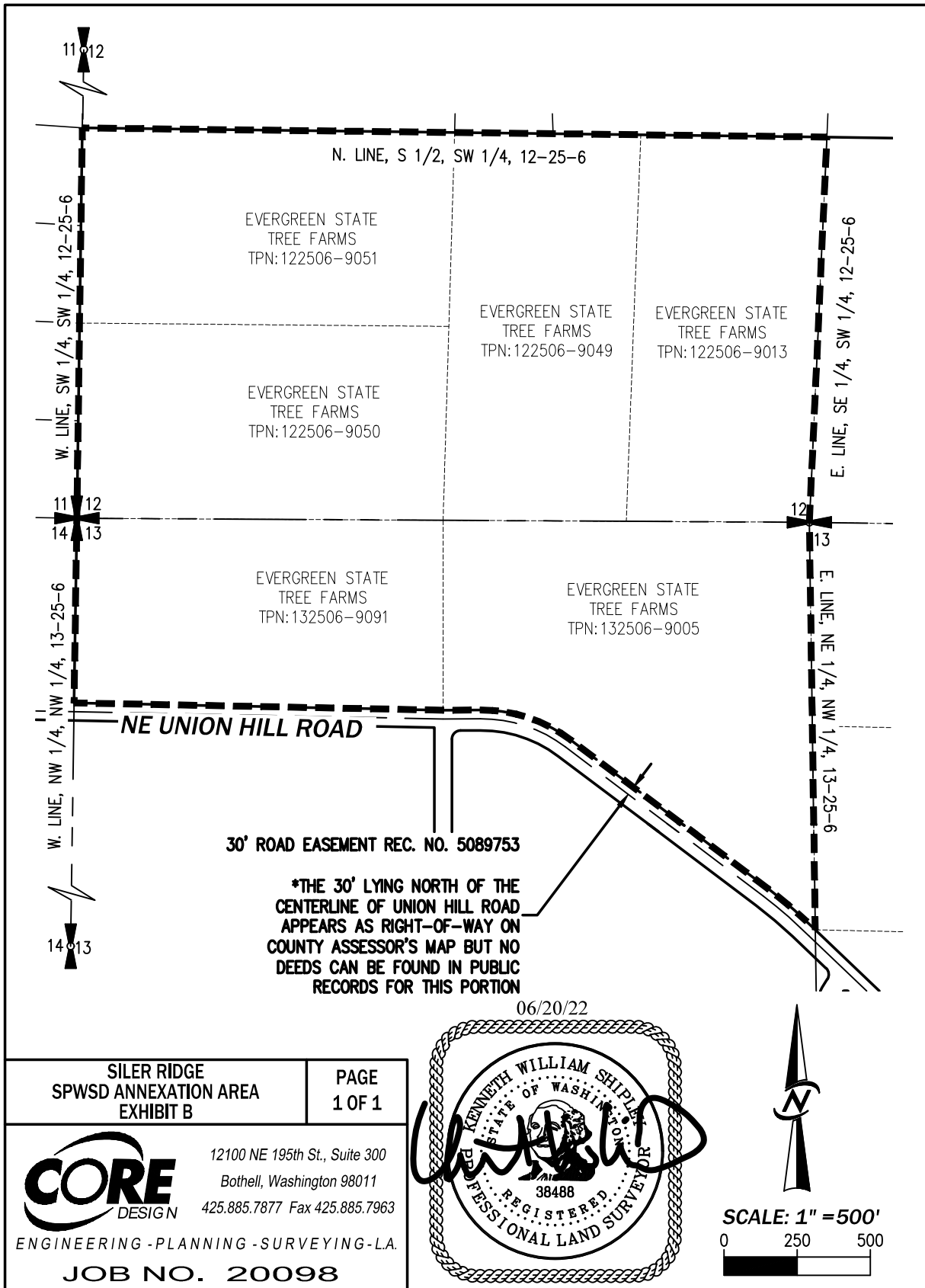
Legal Description – SPWSD Annexation Area

That portion of Section 13, Township 25 North, Range 6 East, Willamette Meridian, in King County, Washington, described as follows:

That portion of the North half of the Northwest quarter lying North of the northerly right-of-way margin of Union Hill Road;

TOGETHER WITH the South half of the Southwest quarter of Section 12, Township 25 North, Range 6 East, Willamette Meridian, in King County, Washington.





SILER RIDGE
SPWSD ANNEXATION AREA
EXHIBIT B

PAGE
1 OF 1



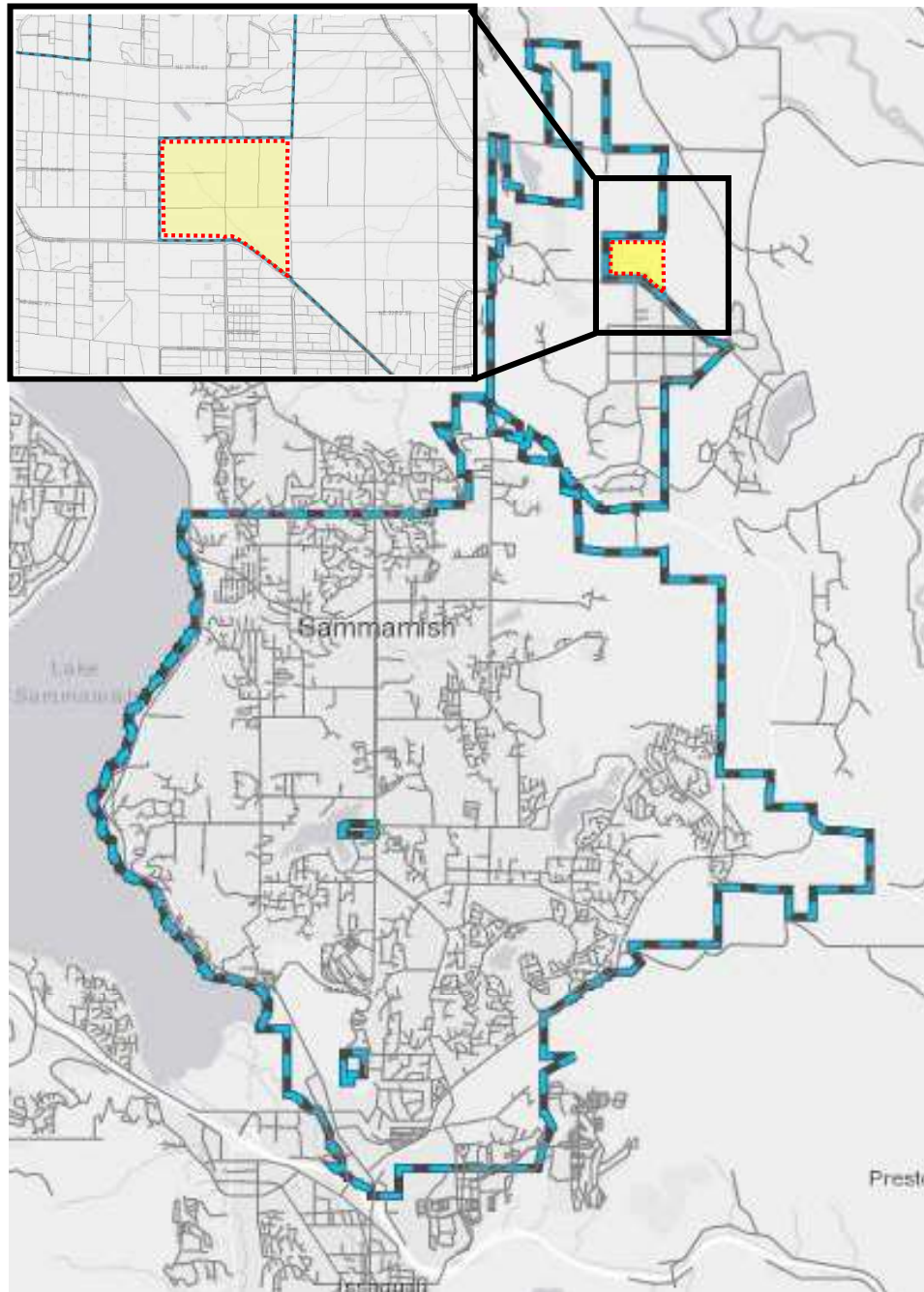
12100 NE 195th St., Suite 300
Bothell, Washington 98011
425.885.7877 Fax 425.885.7963



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JOB NO. 20098

EXHIBIT B

SILER RIDGE WATER ANNEXATION
VICINITY MAP



LEGEND	
District Corporate Boundary	
Territory to be Annexed	

SECRETARY'S CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting Secretary of the Board of Commissioners of Sammamish Plateau Water and Sewer District, King County, Washington (the "District"), and keeper of the records of the Board of Commissioners (herein called the "Board") DO HEREBY CERTIFY:

1. That the attached is a true and correct copy of Resolution No. 5125 (herein called the "Resolution") of the Board as finally adopted at a regular meeting of the Board held on the 1st day of August, 2022, and duly recorded in my office.

2. That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a quorum was present throughout the meeting and a legally sufficient number of members of the Board voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed, and that I am authorized to execute this certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of September, 2022.


By 
Mary Shustov (Sep 12, 2022 17:51 PDT)
Mary Shustov
Secretary of the Board

EXHIBIT B

RESOLUTION 5135

OF THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT
TO ANNEX A TERRITORY FOR WATER SERVICE KNOWN AS
SILER RIDGE WATER ANNEXATION

TO THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT
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. 5135

RESOLUTION OF THE BOARD OF COMMISSIONERS OF SAMMAMISH PLATEAU WATER AND SEWER DISTRICT, KING COUNTY, WASHINGTON, STATING ITS INTENT TO ANNEX A TERRITORY FOR WATER SERVICE GENERALLY REFERRED TO AS **SILER RIDGE WATER ANNEXATION**, SUBJECT TO THE REVIEW, APPROVAL, DISAPPROVAL OR MODIFICATION BY THE KING COUNTY BOUNDARY REVIEW BOARD AND THE KING COUNTY COUNCIL.

WHEREAS, a petition ("Petition") for the annexation of territory to the Sammamish Plateau Water and Sewer District ("District"), for the provision of water service to the specific areas described in Exhibit "A" hereto and incorporated herein by this reference, has been filed with the District Board of Commissioners and is referred to as the "Siler Ridge Water Annexation"; and

WHEREAS, the District Board of Commissioners adopted Resolution No. 5125 on August 1, 2022, which described the areas of land sought to be annexed to the District for water service and which determined that the petition for annexation complies with the requirements of law as provided to the satisfaction of the Board of Commissioners, to wit:

1. The Petition complies with the provisions of Chapter 57.24 RCW.
2. The territory sought to be annexed is contiguous to the District's corporate boundary.
3. The petition was in writing, filed with the District Board of Commissioners, was signed by the owners, according to the records of the King County Department of Assessment of not less than sixty percent (60%) of the property sought to be annexed, according to government legal subdivisions and legal plats, and was accompanied by a map which outlines the territory sought to be annexed; and

WHEREAS, the District Board of Commissioners accepted and entertained said petition and, pursuant to Resolution No. 5125, fixed the date of hearing on said proposed annexation at 5:00 P.M., September 12, 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 annexed to the District all subject, however, to the approval, disapproval or modification by the King County Boundary Review Board and King County Council; and

WHEREAS, said notice of hearing was published in the Seattle Times on August 29, 2022 and September 5, 2022, and copies of said notice were posted in three or more public places within the area proposed for annexation on August 15, 2022; and

WHEREAS, the Seattle Times is a newspaper of general circulation in the territory proposed to be annexed; 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 annexation of the territory; and

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

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

1. The recitals set forth above are hereby fully incorporated herein by this reference.
2. The Board of Commissioners hereby affirms its intention to annex the territory described in Exhibit "A" hereto to the District with the areas water service therein described, with such annexation 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. That the District shall secure all governmental approvals as necessary to complete said annexation and the approval to provide water service within the annexation territory in conformance with the District's Water Comprehensive Plan and adopted policies.

CONTINUES ON NEXT PAGE

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 12th day of September, 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 (Sep 12, 2022 17:52 PDT)

Ryika Hooshangi, President and Commissioner



Lloyd Warren, Vice President and Commissioner


Mary Shustov (Sep 12, 2022 18:14 PDT)

Mary Shustov, Secretary and Commissioner



Tom Harman, Commissioner



Nav Ota, Commissioner

EXHIBIT A
LEGAL DESCRIPTION & DEPICTION

CORE DESIGN, INC.
Bothell WA 98011

Core Project No: 20098
06/20/2022

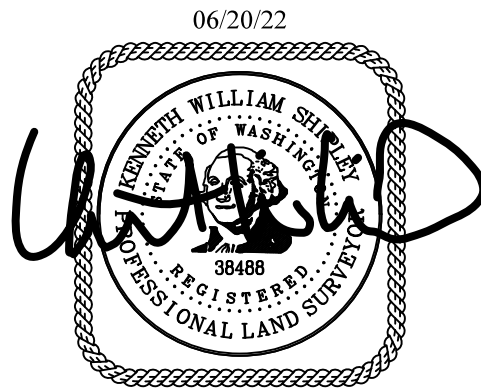
Exhibit "A"

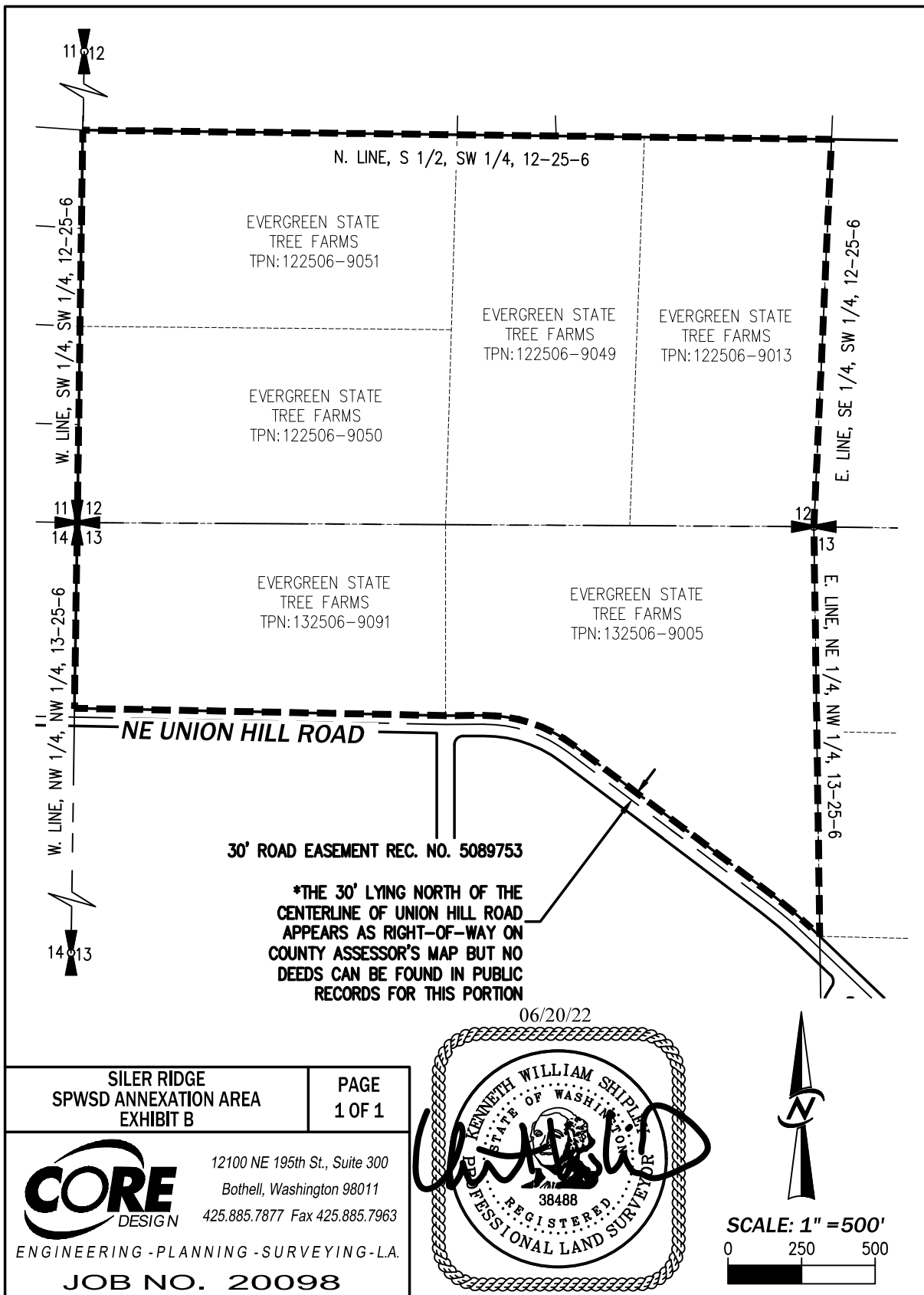
Legal Description – SPWSD Annexation Area

That portion of Section 13, Township 25 North, Range 6 East, Willamette Meridian, in King County, Washington, described as follows:

That portion of the North half of the Northwest quarter lying North of the northerly right-of-way margin of Union Hill Road;

TOGETHER WITH the South half of the Southwest quarter of Section 12, Township 25 North, Range 6 East, Willamette Meridian, in King County, Washington.





SILER RIDGE
SPWSD ANNEXATION AREA
EXHIBIT B

PAGE
1 OF 1



12100 NE 195th St., Suite 300
Bothell, Washington 98011
425.885.7877 Fax 425.885.7963

ENGINEERING - PLANNING - SURVEYING - L.A.

JOB NO. 20098

SECRETARY'S CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting Secretary of the Board of Commissioners of Sammamish Plateau Water and Sewer District, King County, Washington (the "District"), and keeper of the records of the Board of Commissioners (herein called the "Board") DO HEREBY CERTIFY:

1. That the attached is a true and correct copy of Resolution No. 5135 (herein called the "Resolution") of the Board as finally adopted at a regular meeting of the Board held on the 12th day of September, 2022, and duly recorded in my office.

2. That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a quorum was present throughout the meeting and a legally sufficient number of members of the Board voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed, and that I am authorized to execute this certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of September, 2022.


By 
Mary Shustov (Sep 12, 2022 18:29 PDT)
Mary Shustov
Secretary of the Board

EXHIBIT C-1

PETITION FOR ANNEXATION
TO
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT

**PETITION FOR ANNEXATION TO
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT**

TO: BOARD OF COMMISSIONERS
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT

We, the undersigned, constituting the owners, according to the records of the King County Auditor, of not less than 60% of the area of land described in Exhibit "A" attached hereto and by this reference made a part hereof, respectfully petition that said property be annexed to Sammamish Plateau Water and Sewer District of King County, Washington as provided by RCW 57.24.070 through RCW 57.24.100.

We further state that the annexation of said territory will be conducive to the public health, welfare and convenience and will be of special benefit to the land included within the boundaries of said territory.

PARCEL NUMBERS 1225069013, 1225069049, 1225069050, 1225069051, 1325069005,
& 1325069091

NAME (Printed) EVERGREEN STATE TREE FARMS

SIGNATURE *Eddie C. Bauer* DATE 7/10/22

AS THE: President

PROPERTY LEGAL DESCRIPTION

THAT PORTION OF SECTION 13, TOWNSHIP 25 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY MARGIN OF UNION HILL ROAD;

TOGETHER WITH THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 25 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

LEGAL DESCRIPTION FOR SILER RIDGE ANNEXATION

CORE DESIGN, INC.
Bothell WA 98011

Core Project No: 20098
06/20/2022

Exhibit "A"

Legal Description – SPWSD Annexation Area

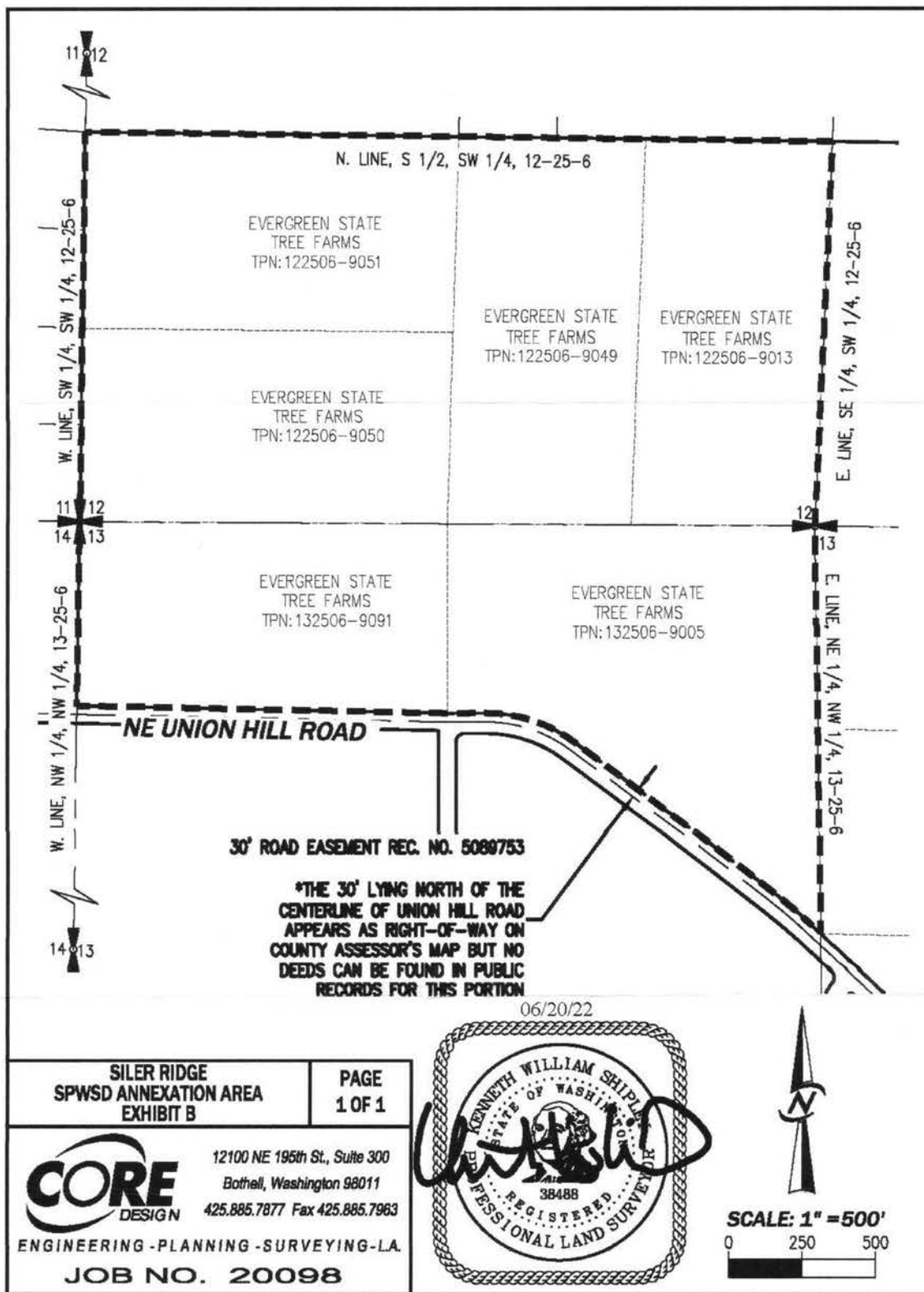
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TOGETHER WITH the South half of the Southwest quarter of Section 12, Township 25 North, Range 6 East, Willamette Meridian, in King County, Washington.

06/20/22





SILER RIDGE
SPWSD ANNEXATION AREA
EXHIBIT B

PAGE
1 OF 1



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JOB NO. 20098

12100 NE 195th St., Suite 300
Bothell, Washington 98011
425.885.7877 Fax 425.885.7963

EXHIBIT C-2

ANNEXATION PETITION CERTIFICATION
FROM THE
KING COUNTY DEPARTMENT OF ASSESSMENTS



King County

Department of Assessments

Accounting Division

201 S. Jackson Street, KSC-AS-0708
Seattle, WA 98104

(206) 263-2381 FAX (206) 296-0106

Email: assessor.info@kingcounty.gov

<http://www.kingcounty.gov/assessor/>

John Wilson
Assessor

ANNEXATION PETITION CERTIFICATION

THIS IS TO CERTIFY that the petition submitted July 20th, 2022, to the King County Department of Assessments by Marissa Huntley, Executive Assistant with Sammamish Plateau Water, supporting the annexation of the property described as Siler Ridge Annexation, has been examined, the property taxpayers, tax parcel numbers, and assessed values of each property listed thereon carefully compared with the King County tax roll records, and as a result of such examination, found to be sufficient under the provisions of the Revised Code of Washington, Section 35A.01.040.

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

Dated this 20th day of July 2022

Al Dams

John Wilson, King County Assessor

Cert of Sufficiency Siler Ridge 7.20.2022

Final Audit Report

2022-07-20

Created:	2022-07-20
By:	Danielle Petty (dapetty@kingcounty.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAZ4Nvfln0u_m3hr7me46j3mBxSUJq9_q1

"Cert of Sufficiency Siler Ridge 7.20.2022" History






-  Document created by Danielle Petty (dapetty@kingcounty.gov)
2022-07-20 - 4:49:42 PM GMT
-  Document emailed to al dams (al.dams@kingcounty.gov) for signature
2022-07-20 - 4:50:01 PM GMT
-  Email viewed by al dams (al.dams@kingcounty.gov)
2022-07-20 - 4:50:05 PM GMT
-  Document e-signed by al dams (al.dams@kingcounty.gov)
Signature Date: 2022-07-20 - 5:01:05 PM GMT - Time Source: server
-  Agreement completed.
2022-07-20 - 5:01:05 PM GMT

EXHIBIT D

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:

Siler Ridge Annexation to Sammamish Plateau Water & Sewer District for Water Service

2. Name of applicant:

Sammamish Plateau Water and Sewer District

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

*Sammamish Plateau Water and Sewer District
1510 228th SE
Sammamish, WA 98029
(425) 392-6256*

4. Date checklist prepared:

June 10, 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 – November 2022
Submit to King County Boundary Review Board & King County Council – 1st Quarter 2023*

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

Yes. The Siler Ridge area is proposed for subdivision, and there will be water mains extended to provide service through the development process.

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

SEPA Determination will be completed with the proposed Siler Ridge Plat development

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.

Yes, the property covers a portion of a proposed Plat known as Siler Ridge PLAT21-0007. The Siler Ridge Plat is proposed for 41 lots, with 24 of these lots located in the Siler Ridge Annexation area.

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.)

Annex approximately 120 acres of the proposed Siler Ridge plat to the District for water service.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Siler Ridge Annexation area is located north of NE Union Hill Road, west of 260th Ave NE (if extended), east of 268th Ave NE (if extended) and south of NE 65th St (if extended). More specifically this area is in the South Half of the Southwest Quarter of Section 12, Township 25 North, Range 6 East, and the portion of the Northwest Quarter of Section 13, Township 25 North, Range 6 East that is north of NE Union Hill Road. The site is accessed from NE Union Hill Road. 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 _____

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

The steepest slope appears to be approximately 15% in the northeast corner of the area.

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 primarily AgC – Alderwood gravelly sandy loam, 6 to 15 percent slopes, a small area of Sk – Seattle Muck, and an area along the eastern boundary of AkF – Alderwood and Kitsap soils – very steep.

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

None known.

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 annexation.

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 annexation.

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 annexation.

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 annexation.

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.

There is an unnamed stream or drainage in the southwest portion of the property and another drainage in the northeast corner. Both drain to Ames Creek. There are also wetlands identified around the southwest drainage and another small wetland along the northern edge of the 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 annexation will not result in the discharge of waste materials into the ground. The preliminary plat proposed for the site will use individual single family lot septic tanks and drainfields.

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 annexation will not generate runoff.

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

The annexation 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 annexation proposal 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 annexation proposal 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 is currently vacant and forested. Properties to the south, west and north have single family residences, although some are vacant. The property to the east is vacant and forested.

- 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?

The property has been designated forest land pursuant to Subsection (3) RCW 84.33.120 or 84.33.130.

- 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.

There are no existing structures on the site.

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

No.

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

RA-5, Rural 5 acres.

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

Rural

- 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, there is an area designated as wetland crossing a portion of the property from near the southeast corner, extending to the north and east.

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

The annexation proposal will not affect the number of people residing in the area, but the proposed plat of this area would result in approximately 65 people would reside in the developed lots.

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

None.

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

Not applicable.

- 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.

The annexation proposal will not provide any housing units.

- 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 annexation action 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?

None.

- 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 no recreation opportunities in the immediate vicinity of the annexation area.

- 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.

- 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 annexation action.

- 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 annexation area is accessed from NE Union Hill Road between 260th Ave NE and 268th Ave NE

- 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?

No. The nearest transit stop is approximately 6 miles away.

- 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 annexation will not generate the need for any new utilities. The Sammamish Plateau Water and Sewer District does provide water service to the annexation area.

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 Regenstrief

Position and Agency/Organization Planning Engineer,

Sammamish Plateau Water & Sewer District

Date Submitted: June 20, 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 annexation proposal will not result in any increase in discharges. The area is proposed for development as 24 single family lots, and will receive water service from the District.

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 annexation proposal will not result in any new impacts to plants, animals, fish or marine life. However, the proposed plat of this area will include disruption to the existing vegetation and fauna that currently live on the property.

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

None for the annexation. The plat proposal will consider mitigation to environmental disruptions under the King County development process.

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

The annexation proposal will not cause any additional depletion of energy or natural resources.

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

None for the annexation proposal.

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 annexation proposal will not cause any additional impacts to environmentally sensitive areas. Future development of the area will be subject to environmental permitting and protection requirements under the King County 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 annexation will not affect land or shoreline use.

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 annexation proposal will not increase demands on transportation or public services. The annexation clarifies the provider of water service to the area.

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

CORE DESIGN, INC.
Bothell WA 98011

Core Project No: 20098
06/20/2022

Exhibit "A"

Legal Description – SPWSD Annexation Area

That portion of Section 13, Township 25 North, Range 6 East, Willamette Meridian, in King County, Washington, described as follows:

That portion of the North half of the Northwest quarter lying North of the northerly right-of-way margin of Union Hill Road;

TOGETHER WITH the South half of the Southwest quarter of Section 12, Township 25 North, Range 6 East, Willamette Meridian, in King County, Washington.

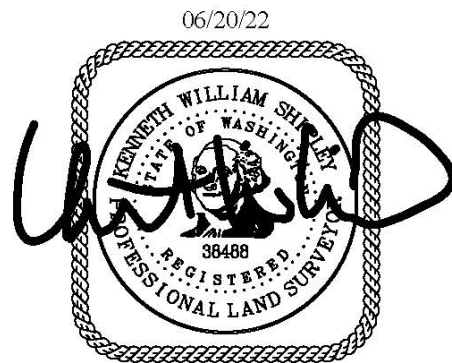


EXHIBIT A
LEGAL DESCRIPTION (Continued)

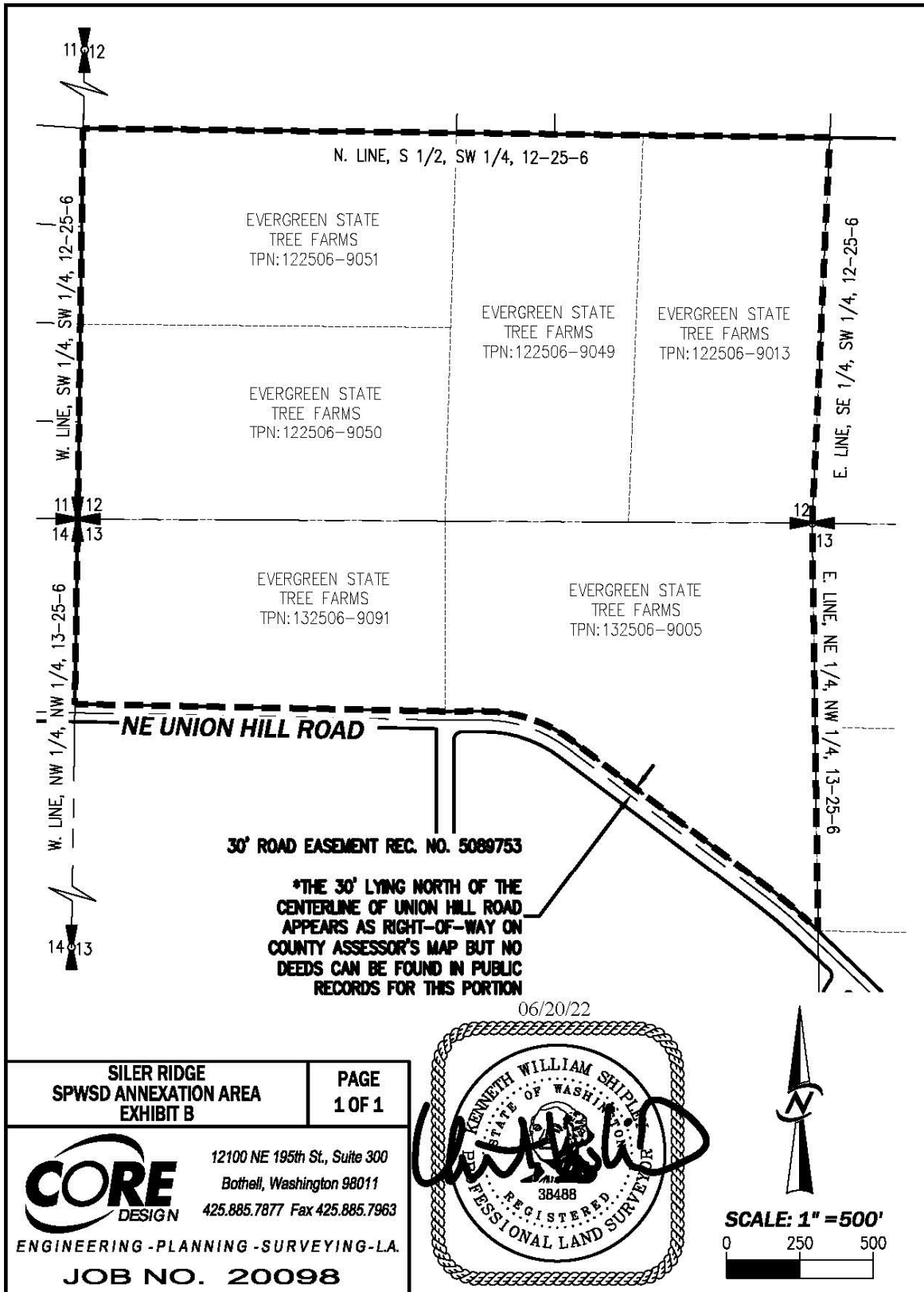
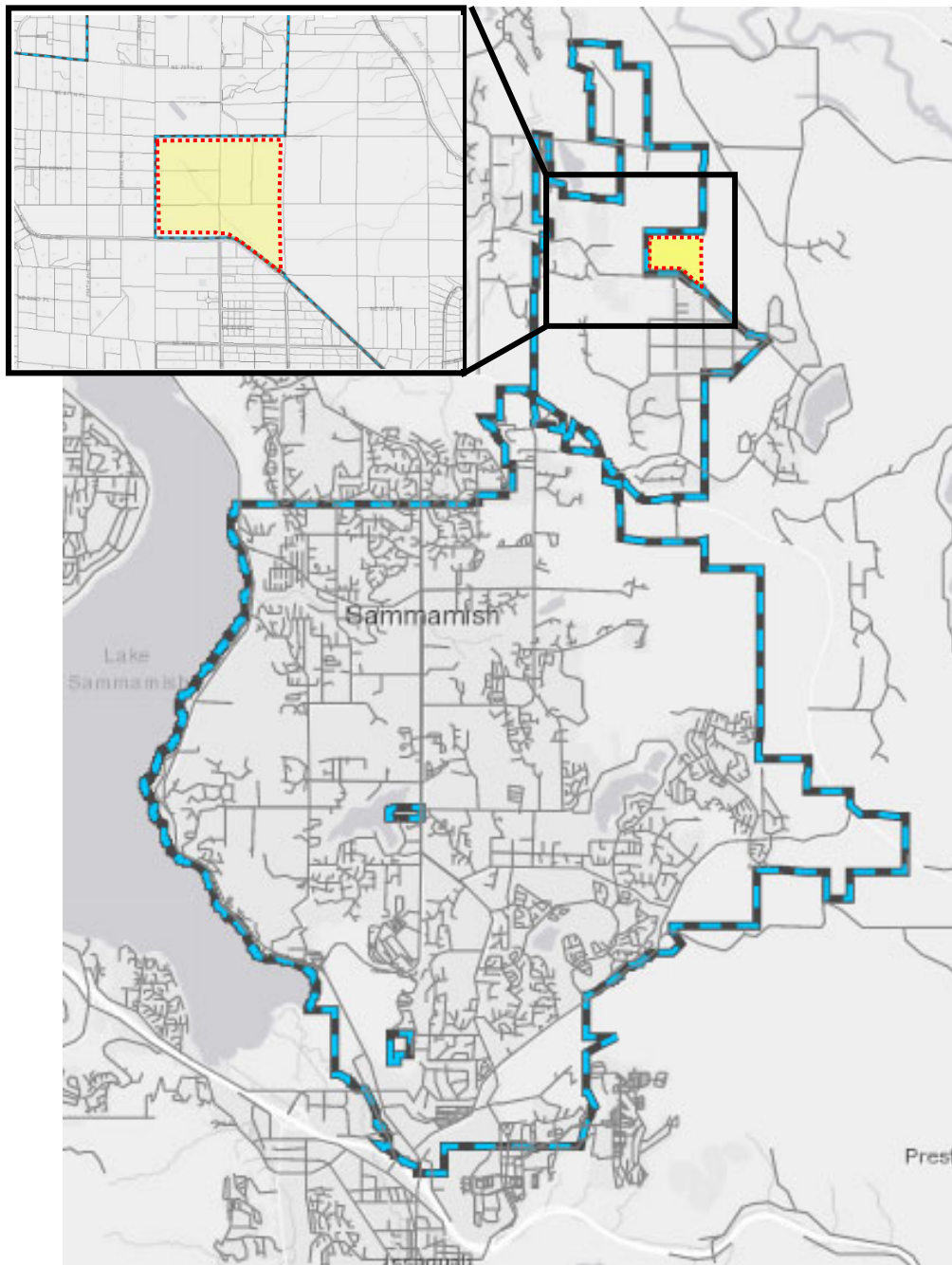


EXHIBIT B
VICINITY MAP
SILER RIDGE AREA (WATER)





LEGEND	
District Corporate Boundary	
Territory to be Annexed	

EXHIBIT E

SEPA DETERMINATION OF NON-SIGNIFICANCE

SEPA Rules

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

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: Annex approximately 120 acres of the proposed Siler Ridge plat to the District for water service.


Proponent Sammamish Plateau Water and Sewer District Engineering Department.

Location of proposal, including street address, if any: The Siler Ridge Annexation area is located north of NE Union Hill Road, west of 260th Ave NE (if extended), east of 268th Ave NE (if extended) and south of NE 65th St (if extended). More specifically this area is in the South Half of the Southwest Quarter of Section 12, Township 25 North, Range 6 East, and the portion of the Northwest Quarter of Section 13, Township 25 North, Range 6 East that is north of NE Union Hill Road.

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 July 8, 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: 06/21/2022 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 F

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

Department of Ecology
Environmental Review Section
MUST SUBMIT THROUGH SEPA
RECORD SUBMITTAL

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

Ames Lake Water Association
P.O. BOX 691
Fall City, Washington 98024

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

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

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

Department of Health, Kelly Cooper
Environmental Health Division
SEE EMAIL ONLY

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

Fire District #34
8450 – 161th Ave NE
Redmond, Washington 98052

City of Redmond
15670 NE 85th St.
Redmond, Washington 98052

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

Ray Hoffman
Cascade Water Alliance
520 112th Avenue NE, Suite 400
Bellevue, Washington 98004

East King County RWA
Nicole DeNovio c/o NESSWD
3600 Sahalee Way NE
Sammamish, Washington 98074

Katherine Fischer, Env Services Super
KC Wastewater Treatment Division
201 S Jackson St., MS KSC-NR-0505
Seattle, Washington 98104-3856

Lake Washington School District
P.O. BOX 97039
Redmond, Washington 98073

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

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

EXHIBIT G

LEGAL DESCRIPTION

CORE DESIGN, INC.
Bothell WA 98011

Core Project No: 20098
06/20/2022

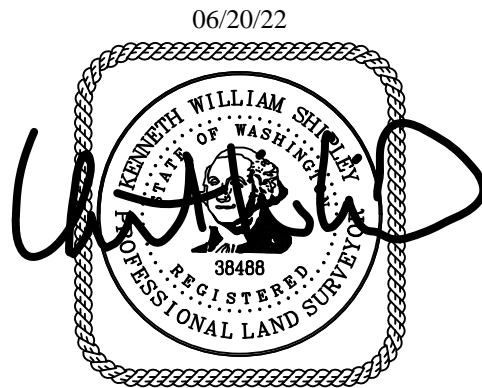
Exhibit "A"

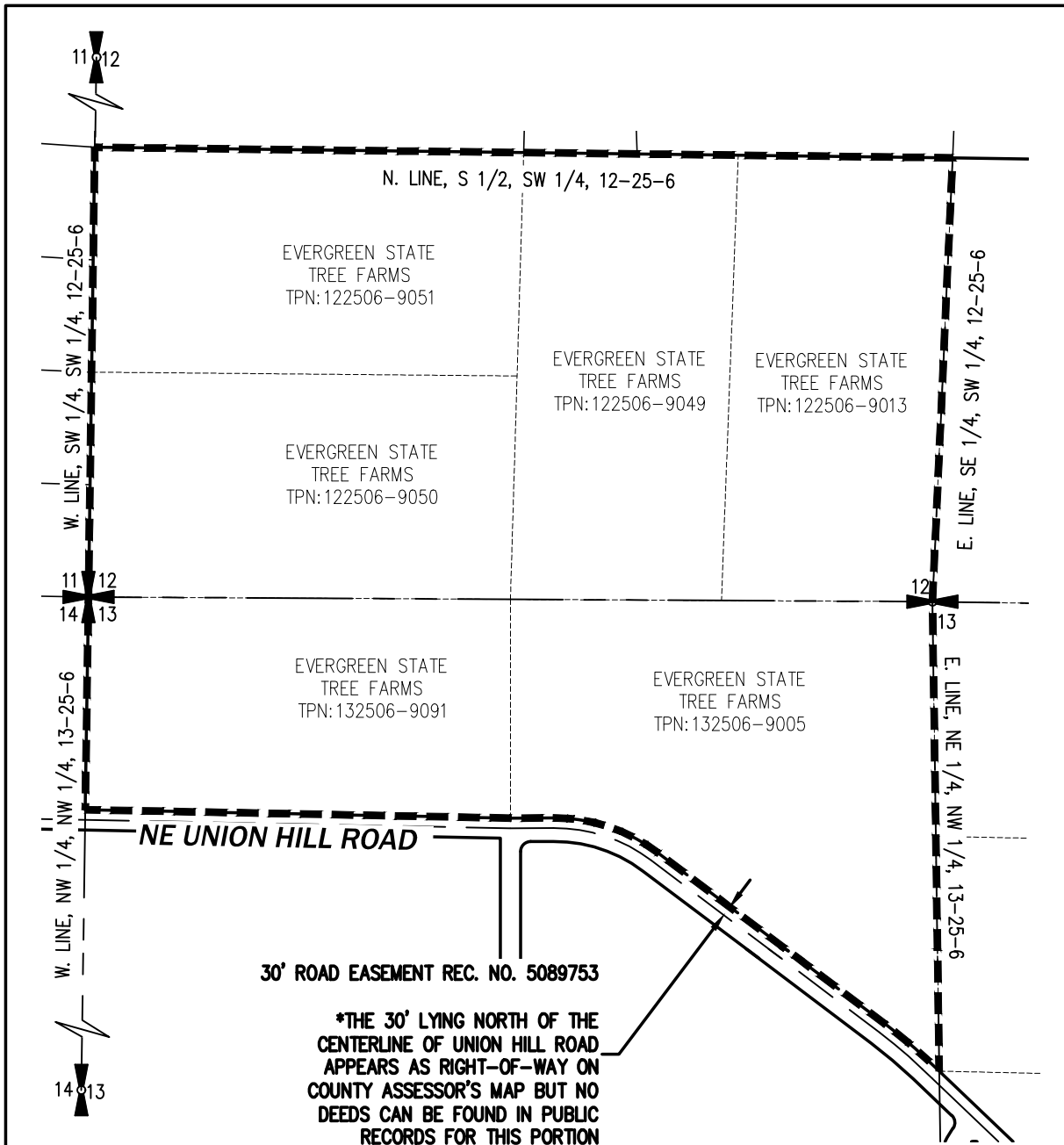
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That portion of the North half of the Northwest quarter lying North of the northerly right-of-way margin of Union Hill Road;

TOGETHER WITH the South half of the Southwest quarter of Section 12, Township 25 North, Range 6 East, Willamette Meridian, in King County, Washington.





SILER RIDGE SPWSD ANNEXATION AREA EXHIBIT B		PAGE 1 OF 1
<p>CORE DESIGN</p> <p>ENGINEERING - PLANNING - SURVEYING - L.A.</p>	12100 NE 195th St., Suite 300 Bothell, Washington 98011 425.885.7877 Fax 425.885.7963	
	JOB NO. 20098	

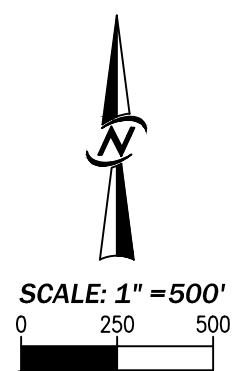
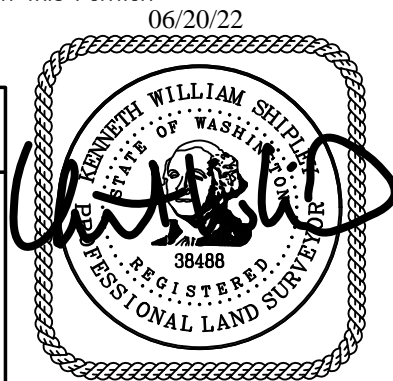


EXHIBIT H-1

ASSESSOR'S MAP

**SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 25, RANGE 6
WITH DISTRICT CORPORATE AND SILER RIDGE WATER ANNEXATION AREA
BOUNDARIES**



EXHIBIT H-1

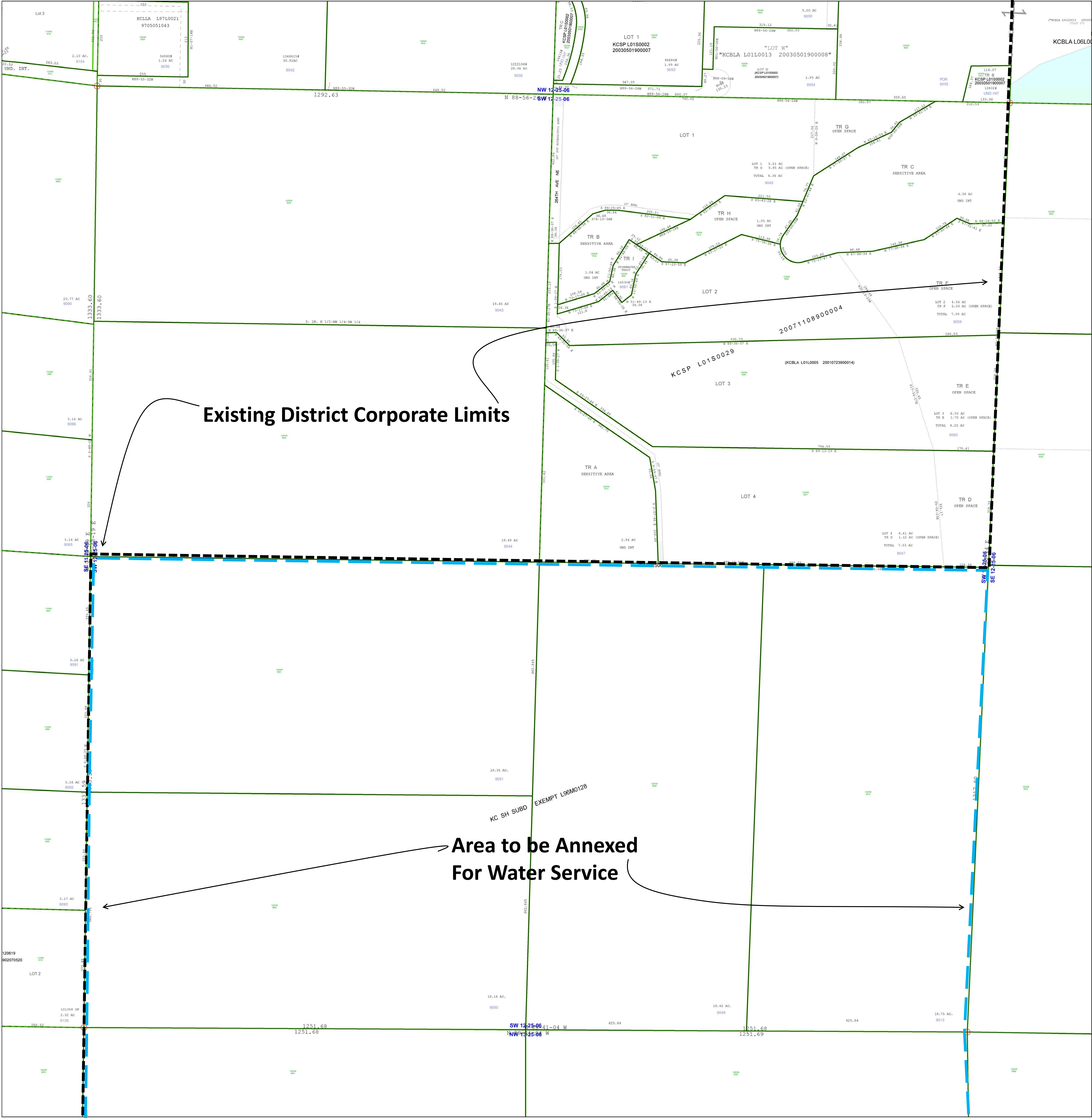


EXHIBIT H-2

ASSESSOR'S MAP

**NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 25, RANGE 6
WITH DISTRICT CORPORATE AND SILER RIDGE WATER ANNEXATION AREA
BOUNDARIES**

NE 12-25-06	NE 12-25-06	NE 12-25-06
NE 12-25-06	NE 12-25-06	NE 12-25-06
NE 12-25-06	NE 12-25-06	NE 12-25-06

EXHIBIT H-2

Area to be Annexed
For Water Service

Existing District Corporate Limits

CASCADE VIEW TRACTS

CASCADE VIEW
ESTATE NO. 1

CASCADE VIEW

EXHIBIT I

VICINITY MAP

INDICATING CITY BOUNDARIES

WITH RESPECT TO THE SILER RIDGE WATER ANNEXATION TO
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT

EXHIBIT J

VICINITY MAP

INDICATING WATER PURVEYOR BOUNDARIES
WITH RESPECT TO THE SILER RIDGE WATER ANNEXATION TO
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT



EXHIBIT K

VICINITY MAP

INDICATING SEWER DISTRICT BOUNDARIES
WITH RESPECT TO THE SILER RIDGE WATER ANNEXATION TO
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT



EXHIBIT L

VICINITY MAP

INDICATING FIRE DISTRICT BOUNDARIES

WITH RESPECT TO THE SILER RIDGE WATER ANNEXATION TO
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT

EXHIBIT M

VICINITY MAP

INDICATING SCHOOL DISTRICT BOUNDARIES
WITH RESPECT TO THE SILER RIDGE WATER ANNEXATION TO
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT



EXHIBIT N

VICINITY MAP

INDICATING HOSPITAL DISTRICT BOUNDARIES
WITH RESPECT TO THE SILER RIDGE WATER ANNEXATION TO
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT

EXHIBIT O

VICINITY MAP

INDICATING LIBRARY DISTRICT BOUNDARIES
WITH RESPECT TO THE SILER RIDGE WATER ANNEXATION TO
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT

EXHIBIT P

VICINITY MAP

INDICATING THE

SAMMAMISH PLATEAU WATER AND SEWER DISTRICT CORPORATE LIMITS AND
THE SILER RIDGE WATER ANNEXATION AREA

