

**NOTICE OF INTENTION  
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT  
M-BROOKE FARM WATER ANNEXATION**

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M-BROOKE FARM WATER ANNEXATION**

I. ADVANCE COURTESY NOTIFICATION

*Advance Courtesy Notification package was submitted to the Boundary Review Board on March 11, 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 80 acres in size to the Sammamish Plateau Water & Sewer District ("SPWSD" or "District") for water service. The action was initiated by property owner petition per RCW 57.24.070. The annexation area was originally identified in the Ames Lake Water Association water service area. The change in water service purveyor was requested as the access to the site was through the District's service area, and the existing District water facilities adjacent to the site already is providing water service to the annexation area. The annexation area is located adjacent to the Cascade View Service Zone of Sammamish Plateau Water & Sewer District. Specifically, The M-Brooke Farm Annexation area is the West Half of the Northeast Quarter of Section 24, Township 25 North, Range 6 East, located south of NE 4th, north of NE 32nd (if extended), west of 272nd Ave NE (if extended) and east of 268th Ave NE (if extended). The site is accessed from NE 36th Pl off of 264th Ave NE.*

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

*Certified copies of Resolutions*

***Exhibit A*** – Resolution 5112, which accepted the petition and set public hearing date.

***Exhibit B*** – Resolution 5119, 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)).

***Exhibit C*** – Annexation Petition Certification dated June 2, 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 – Assessor's Map of Northeast Quarter of Section 24, 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 two tax parcels of the area affected by the proposed action is estimated to between one and ten persons as between the two properties there is one single family residence. 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 close to 0%.*

2. Territory (number of acres)

*The area of the territory proposed for annexation is approximately 80 acres (0.125 square miles). The area of the existing District corporate limits is approximately 28.5 square miles.*

3. Population density

*Using the highest population estimate of 10 persons, the population density could be estimated at approximately 0.125 persons per acre.*

4. Assessed valuation

*Based on King County Assessor information for 2021, the assessed valuation of the territory proposed for annexation is \$1,266,000. 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 single family residential.*

2. Proposed: immediate or long-range

*The proposed action will not change the land use, which is zoned for single family residential.*

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 M-Brooke Annexation Area is already provided with water service from Sammamish Plateau Water & Sewer District. The area was originally identified in the Ames Lake Water Association water service area. The change in water service purveyor was requested as the access to the site was through the District's service area, and the existing District water facilities adjacent to the site.*

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 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 Ames Lake Water Association are identified as Class A Water Systems in the East King County Water Supply Plan. This annexation will change the boundaries between the District and Association 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-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 and Ames Lake Water Association identified the District 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 M-Brooke Farm 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 services 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. The East King County Coordinated Water Supply Plan will be adjusted as a result of this annexation to reflect the change in the joint water service boundary between the District and Ames Lake Water Association.*

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 current 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.

*Not applicable.*

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 rural single family residential. 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 district's revenue as the area will be remain within their jurisdiction.*

6. Estimate fire district expenditure reduction

*The SPWSD Annexation action will not impact fire district's expenditures as the area will be remain within their jurisdiction.*

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, but does not provide water service for this area. The proposed annexation area is currently within the Ames Lake Water Association water service area and this annexation will*

*change the boundary between SPWSD and the Association for water service.*

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 Ames Lake Water Association has considered the change in water purveyor. The following supporting document is attached as **Exhibit Q**.*

- *Ames Lake Water Association Water Board – December 11, 2019 Letter and Motion (dated December 10, 2019) approving transfer of the M-Brooke properties to SPWSD water service area.*

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

*The Ames Lake Water Association Board of Directors approved transfer of the M-Brooke properties (see **Exhibit Q**). SPWSD is currently providing water supply to the M-Brooke Farm Water annexation area.*

*In addition, pursuant to the Joint Municipal Utilities Services Agreement with Cascade Water Alliance, approval for the expansion of the District's water service area to include the M-Brooke service area was approved by Resolution No. 2022-12 on July 27, 2022 (see **Exhibit R**).*

- 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?

*Water service in the annexation area is 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 currently serve the two properties located in the annexation area.*

- d) Pressure station location and measured flow

*Service to this annexation area does not utilize pressure reducing stations. The area is located in the 730 Pressure Zone that is controlled by storage tanks.*

- e) Capacity available?

*The SPWSD currently serves the two properties located in the annexation area.*

*SPWSD has water supply capacity available to provide service to the properties included within the annexation area, at its current zoning.*

- 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 was previously used to extend the existing water mains and services to the 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. 34 provides fire services in this area.*

- b) Nearest station(s)

*Is one mile away, located at 5021 264th Ave NE, Redmond, WA.*

- 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 M-Brooke Farm Water Annexation Area.*

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

*The annexation area is characterized as hilly and some slopes. The steepest slope is approximately 25 percent in the southwest portion of the area. The North and West boundary 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?

*No additional growth is projected at this time during the next ten year period.*

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)?

*SPWSD currently provides water service to the annexation area.*

*If the District were not able to continue to provide water service, Ames Lake Water Association could provide water service but this would require additional water infrastructure to serve the 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 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 M-Brooke Farm area will continue 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 M-Brooke Farm 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;

*The area was originally identified in the Ames Lake Water Association water service area through the East King County Coordinated Water Supply Plan. The change in water service purveyor was requested as the access to the site was through the District's service area, and the existing District water facilities adjacent to the site.*

(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 result of this annexation.*

**EXHIBIT A**

RESOLUTION 5112

OF THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT  
ENTERTAINING A PETITION FOR THE ANNEXATION OF TERRITORY KNOWN AS  
M-BROOKE FARM 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. 5112**

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 **M-BROOKE FARM 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 "M-Brooke Farm 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 July 25, 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 27th 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 27, 2022 16:02 PDT)

Ryika Hooshangi, President and Commissioner



Lloyd Warren, Vice President and Commissioner

  
Mary Shustov (Jun 27, 2022 18:58 PDT)

Mary Shustov, Secretary and Commissioner



Tom Harman, Commissioner



Nav Ota, Commissioner

EXHIBIT A

M-BROOKE FARM WATER ANNEXATION  
LEGAL DESCRIPTION AND DEPICTION

August 21, 2015

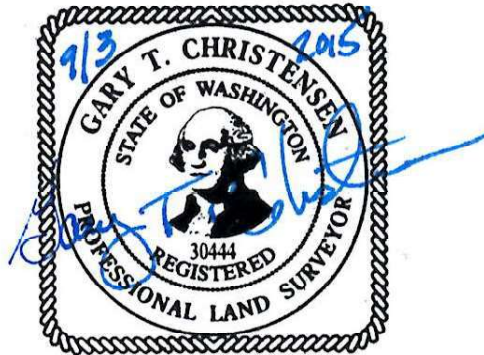
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**LEGAL DESCRIPTION  
FOR  
M-BROOKE PROPERTIES, LLC  
per deed recorded under Recording No. 20120315001602**

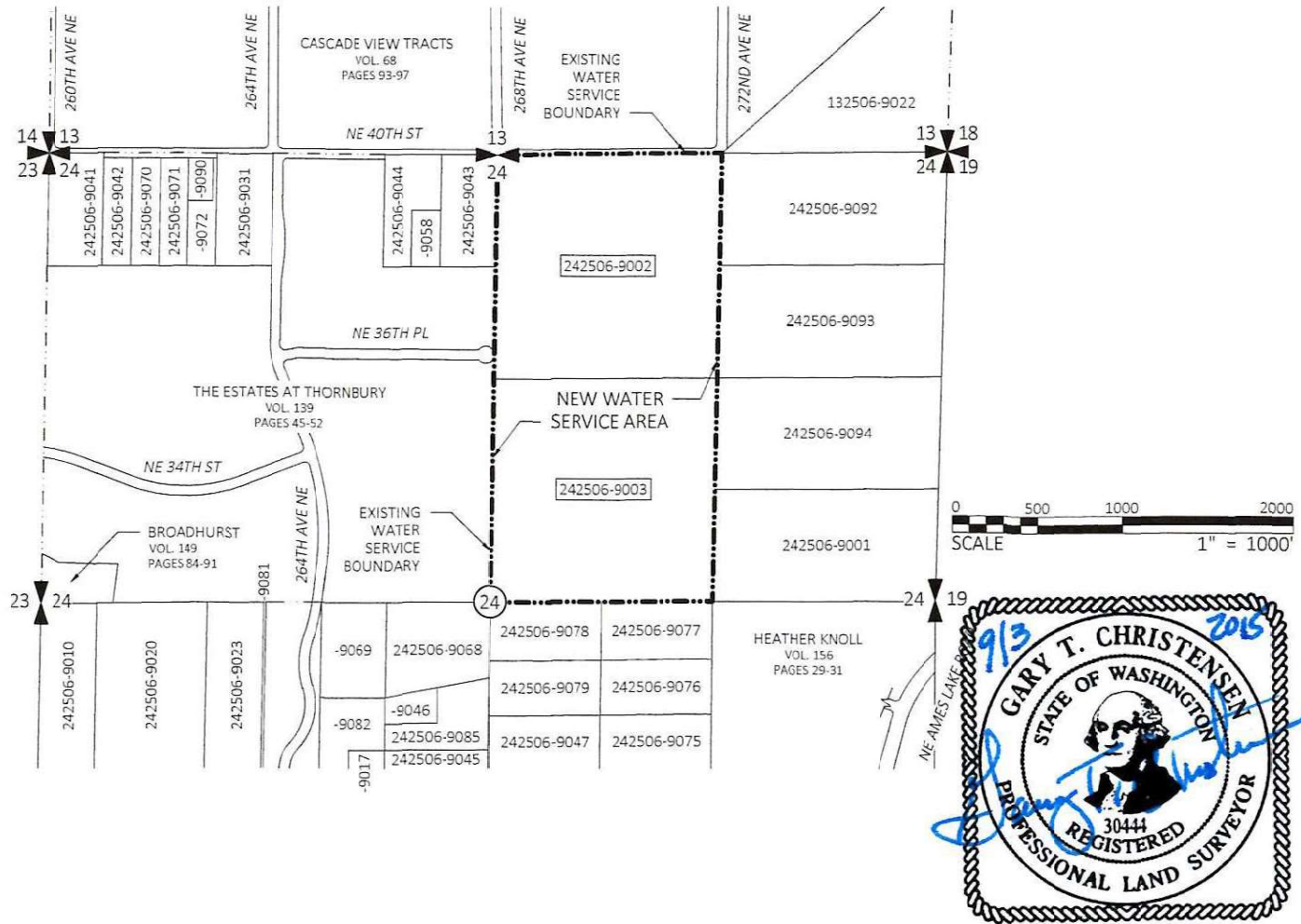
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SAMMAMISH PLATEAU WATER AND SEWER DISTRICT ANNEXATION AREA

The West Half of the Northeast Quarter of Section 24, Township 25 North, Range 6 East, Willamette Meridian, in King County, Washington, according to U.S. Government subdivision procedures.



W 1/2 OF NE 1/4 OF SECTION 24, TOWNSHIP 25N, RANGE 6E, W.M.



**M-Brooke**  
Properties, LLC

Bellevue, WA 98004

**SAMMAMISH PLATEAU WATER & SEWER DISTRICT  
ANNEXATION AREA**

KING COUNTY

WASHINGTON

8.5" x 11"

SCALE: 1" = 1000'

DRAWN DATE:  
PLOT DATE:  
CAD FILE:  
DRAWN:

08/21/2015  
08/24/2015  
Annexation Area  
JWT

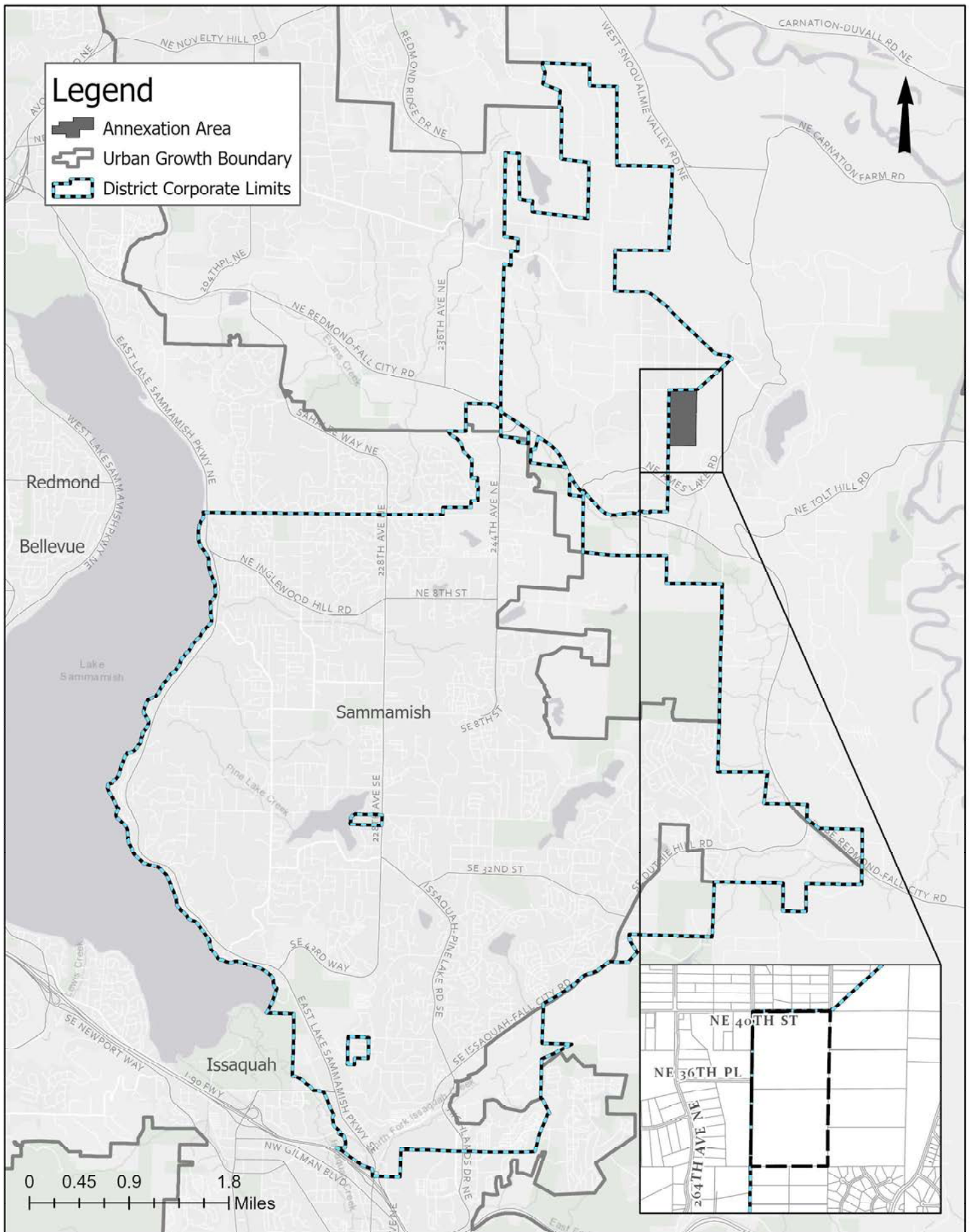
SHEET:

01

OF 01

EXHIBIT B

M-BROOKE FARM WATER ANNEXATION  
VICINITY MAP



# M-Brooke Farm Water Annexation

Vicinity Map with only Corporate Limits and Annexation Proposal Area


## 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. 5112 (herein called the "Resolution") of the Board as finally adopted at a regular meeting of the Board held on the 27th day of June, 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 25th day of July, 2022.

By   
Mary Shustov (Jul 25, 2022 18:25 PDT)  
\_\_\_\_\_  
Mary Shustov  
Secretary of the Board

**EXHIBIT B**

RESOLUTION 5119

OF THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT  
TO ANNEX A TERRITORY FOR WATER SERVICE KNOWN AS  
M-BROOKE FARM 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. 5119**

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 **M-BROOKE FARM 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 "M-Brooke Farm Water Annexation"; and

**WHEREAS**, the District Board of Commissioners adopted Resolution No. 5112 on June 27, 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. 5112, fixed the date of hearing on said proposed annexation at 5:00 P.M., July 25, 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 July 11, 2022 and July 18, 2022, and copies of said notice were posted in three or more public places within the area proposed for annexation on July 5, 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 25th day of July, 2022.

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

Approved: ☒  
Opposed: \_\_\_\_\_  
Abstained: \_\_\_\_\_  
Absent: \_\_\_\_\_

Approved: ☒  
Opposed: \_\_\_\_\_  
Abstained: \_\_\_\_\_  
Absent: \_\_\_\_\_

Approved: ☒  
Opposed: \_\_\_\_\_  
Abstained: \_\_\_\_\_  
Absent: \_\_\_\_\_

Approved: ☒  
Opposed: \_\_\_\_\_  
Abstained: \_\_\_\_\_  
Absent: \_\_\_\_\_

Approved: ☒  
Opposed: \_\_\_\_\_  
Abstained: \_\_\_\_\_  
Absent: \_\_\_\_\_

Ryika Hooshangi

Ryika Hooshangi (Jul 25, 2022 17:42 PDT)

Ryika Hooshangi, President and Commissioner

Lloyd Warren

Lloyd Warren, Vice President and Commissioner

Mary Shustov

Mary Shustov (Jul 25, 2022 18:22 PDT)

Mary Shustov, Secretary and Commissioner

Tom Harman

Tom Harman, Commissioner

Nav Ota

Nav Ota, Commissioner

EXHIBIT A  
LEGAL DESCRIPTION & DEPICTION

August 21, 2015

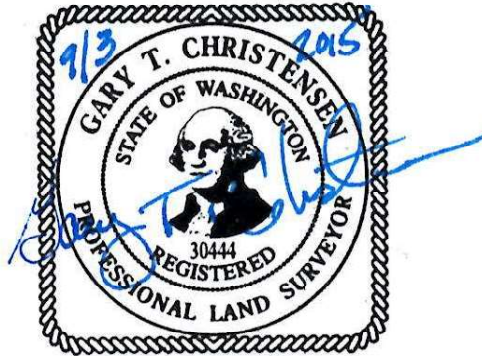
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**LEGAL DESCRIPTION  
FOR  
M-BROOKE PROPERTIES, LLC  
per deed recorded under Recording No. 20120315001602**

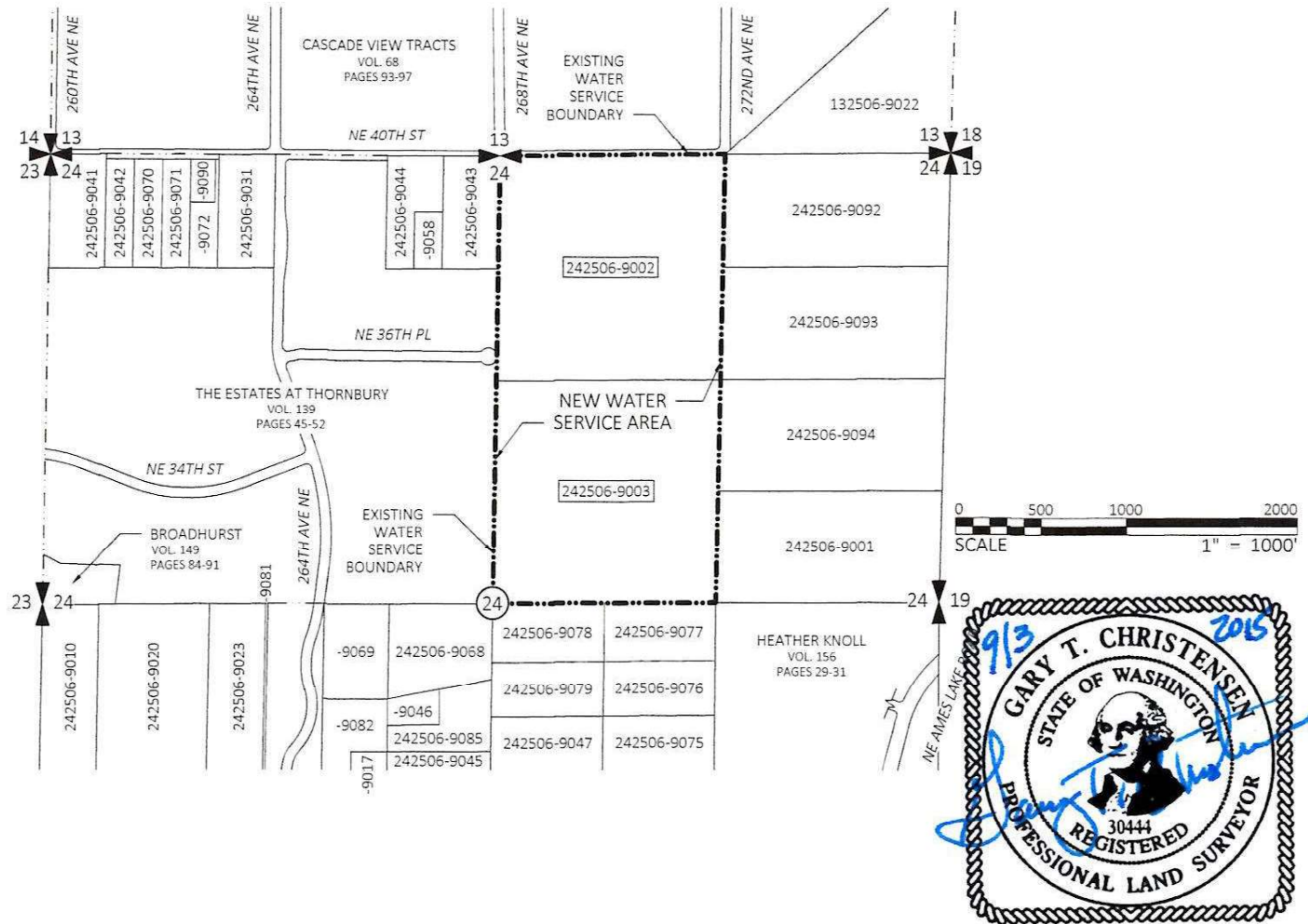
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SAMMAMISH PLATEAU WATER AND SEWER DISTRICT ANNEXATION AREA

The West Half of the Northeast Quarter of Section 24, Township 25 North, Range 6 East, Willamette Meridian, in King County, Washington, according to U.S. Government subdivision procedures.



W 1/2 OF NE 1/4 OF SECTION 24, TOWNSHIP 25N, RANGE 6E, W.M.



**M-Brooke**  
Properties, LLC

Bellevue, WA 98004

**SAMMAMISH PLATEAU WATER & SEWER DISTRICT  
ANNEXATION AREA**

KING COUNTY

WASHINGTON

8.5" x 11"

SCALE: 1" = 1000'

DRAWN DATE:  
PLOT DATE:  
CAD FILE:  
DRAWN:

08/21/2015  
08/24/2015  
Annexation Area  
JWT

SHEET:

01

OF 01


## 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. 5119 (herein called the "Resolution") of the Board as finally adopted at a regular meeting of the Board held on the 25th day of July, 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 25th day of July, 2022.

By   
Mary Shustov (Jul 25, 2022 18:30 PDT)  
Mary Shustov  
Secretary of the Board

**EXHIBIT C**

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](mailto:assessor.info@kingcounty.gov)  
<http://www.kingcounty.gov/assessor/>

**John Wilson**  
*Assessor*

# ANNEXATION PETITION CERTIFICATION

THIS IS TO CERTIFY that the petition submitted June 1, 2022, to the King County Department of Assessments by Marissa Huntly, Executive Assistant, Sammamish Plateau Water, supporting the annexation from M-Brook Farm of the properties described as 242506-9002-06 and 242506-9003-05, 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 2nd day of June 2022

John Wilson, King County Assessor

**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:

*M-Brooke Annexation to Sammamish Plateau Water & Sewer District for Water Service*

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 M-Brooke Annexation Area is already provided with water service from Sammamish Plateau Water & Sewer District.

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.)

Annex approximately 80 acre M-Brooke Farm area to the District for water service. The area was originally identified in the Ames Lake Water Association water service area. The change in water service purveyor was requested as the access to the site was through the District's service area, and the existing District water facilities adjacent to the site.

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 M-Brooke Farm Annexation area is the West Half of the Northeast Quarter of Section 24, Township 25 North, Range 6 East, located south of NE 4th, north of NE 32nd (if extended), west of 272nd Ave NE (if extended) and east of 268th Ave NE (if extended). The site is accessed from NE 36th Pl off of 264th Ave NE. 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)?

*Approximately 25 percent, in the southwest portion of the site.*

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 AgC – Alderwood gravelly sandy loam, 15 to 30 percent slopes, and AgD - 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.*

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 creek that clips the very southwest corner of the annexation area, and another unnamed creek that flows through the north and eastern portion of the site. Both of these creeks discharge to Patterson Creek.*

- 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 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 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 currently contains a single family residence, barn and out buildings. Adjacent properties have single-family residences or are 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?

*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 contains a single family residence, barn and out buildings.*

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

*No structures will be demolished as part of the annexation.*

- 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. The southwest corner of the area is classified as steep slope, potential landslide and erosion hazard area, and also includes the unnamed creek. The northeast portion of the area is classified as an erosion hazard area and includes an unnamed creek. There are also wetland areas identified on the site.*

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 current population is estimated between one and ten people.*

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.

*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?

*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 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 36th Pl, off of 264th Ave NE north of NE Ames Lake Road*

- 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 5 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 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 annexation proposal will not result in any increase in discharges. The southern half of the area has been developed and is receiving 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. .*

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 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.*

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. The southern half has been recently developed. Any future development of the northern half 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

August 21, 2015

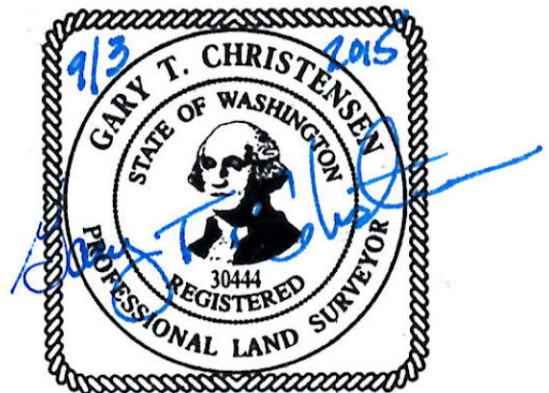
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LEGAL DESCRIPTION  
FOR  
M-BROOKE PROPERTIES, LLC  
per deed recorded under Recording No. 20120315001602

---

SAMMAMISH PLATEAU WATER AND SEWER DISTRICT ANNEXATION AREA

The West Half of the Northeast Quarter of Section 24, Township 25 North, Range 6 East, Willamette Meridian, in King County, Washington, according to U.S. Government subdivision procedures.



[illegible]

## **EXHIBIT E**

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 Annex approximately 80 acre M-Brooke Farm area to the District for water service.

Proponent Sammamish Plateau Water and Sewer District Planning Department.

Location of proposal, including street address, if any: The M-Brooke Farm Annexation area is the West Half of the Northeast Quarter of Section 24, Township 25 North, Range 6 East, located south of NE 4th, north of NE 32nd (if extended), west of 272nd Ave NE (if extended) and east of 268th Ave NE (if extended). The site is accessed from NE 36th Pl off of 264th Ave NE, at 26825 NE 36th Pl.

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 F**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **EXHIBIT G**

### LEGAL DESCRIPTION

August 21, 2015

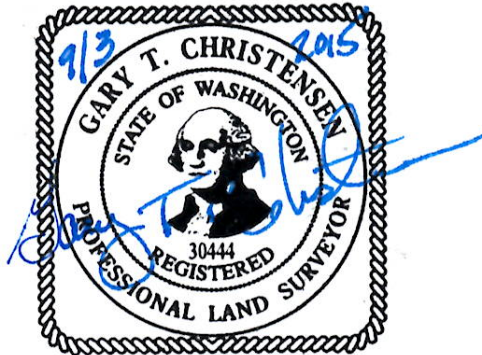
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**LEGAL DESCRIPTION  
FOR  
M-BROOKE PROPERTIES, LLC  
per deed recorded under Recording No. 20120315001602**

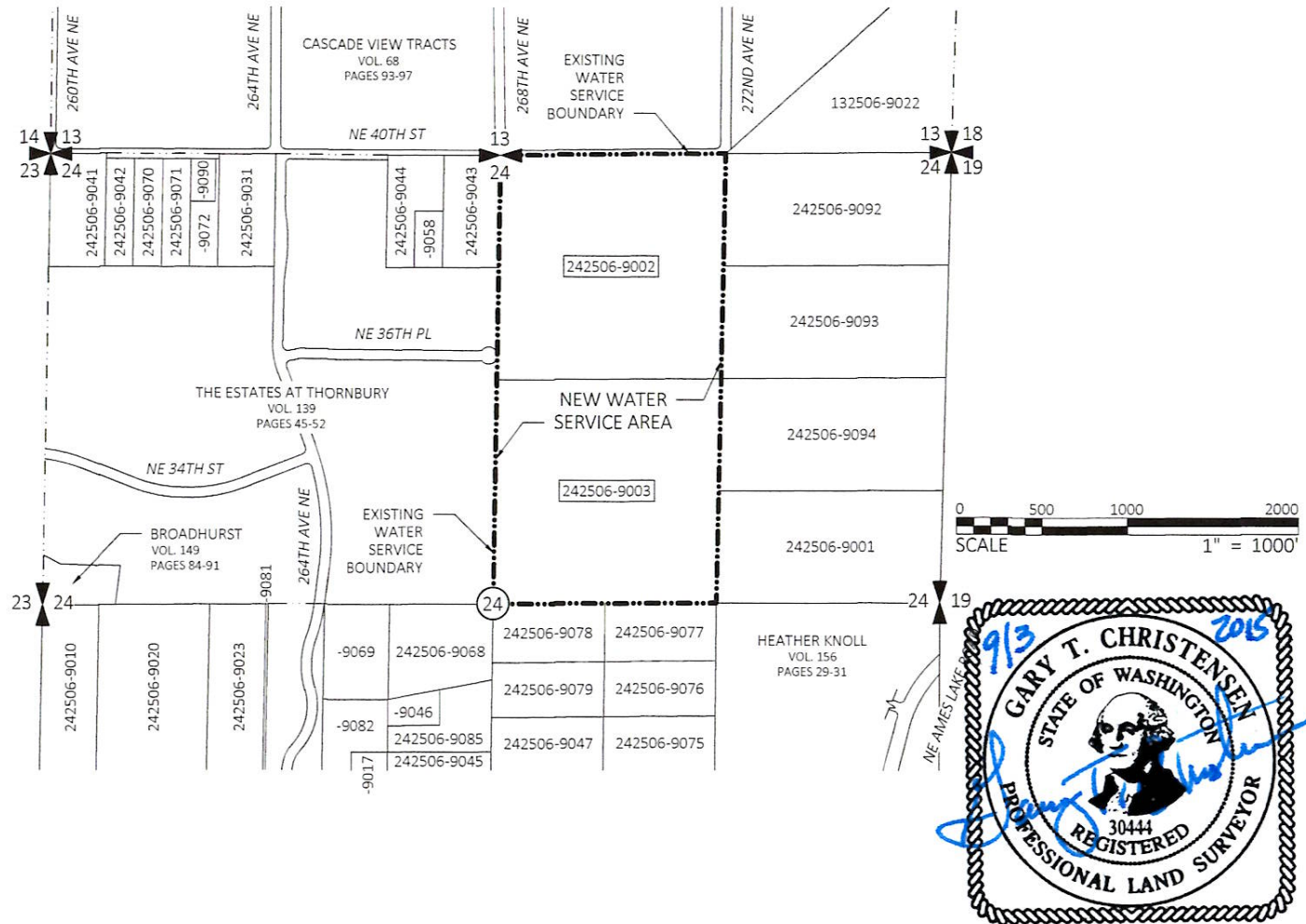
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SAMMAMISH PLATEAU WATER AND SEWER DISTRICT ANNEXATION AREA

The West Half of the Northeast Quarter of Section 24, Township 25 North, Range 6 East, Willamette Meridian, in King County, Washington, according to U.S. Government subdivision procedures.



W 1/2 OF NE 1/4 OF SECTION 24, TOWNSHIP 25N, RANGE 6E, W.M.



**M-Brooke**  
Properties, LLC

Bellevue, WA 98004

**SAMMAMISH PLATEAU WATER & SEWER DISTRICT  
ANNEXATION AREA**

KING COUNTY

WASHINGTON

8.5" x 11"

SCALE: 1" = 1000'

DRAWN DATE:  
PLOT DATE:  
CAD FILE:  
DRAWN:

08/21/2015  
08/24/2015  
Annexation Area  
JWT

SHEET:

01

OF 01

**EXHIBIT H**

**ASSESSOR'S MAP**

**NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 25, RANGE 6  
WITH DISTRICT CORPORATE AND M-BROOKE FARM WATER ANNEXATION AREA  
BOUNDARIES**

09-10-06	09-10-06	09-10-07
09-10-06	09-10-07	09-10-07
09-10-06	09-10-07	09-10-07

NE 24-25-06

Aug 10, 2010

1 inch = 100 feet  
1: 1200

EXHIBIT H

Existing District Corporate Limits

Area to be Annexed

**EXHIBIT I**

VICINITY MAP

INDICATING CITY BOUNDARIES

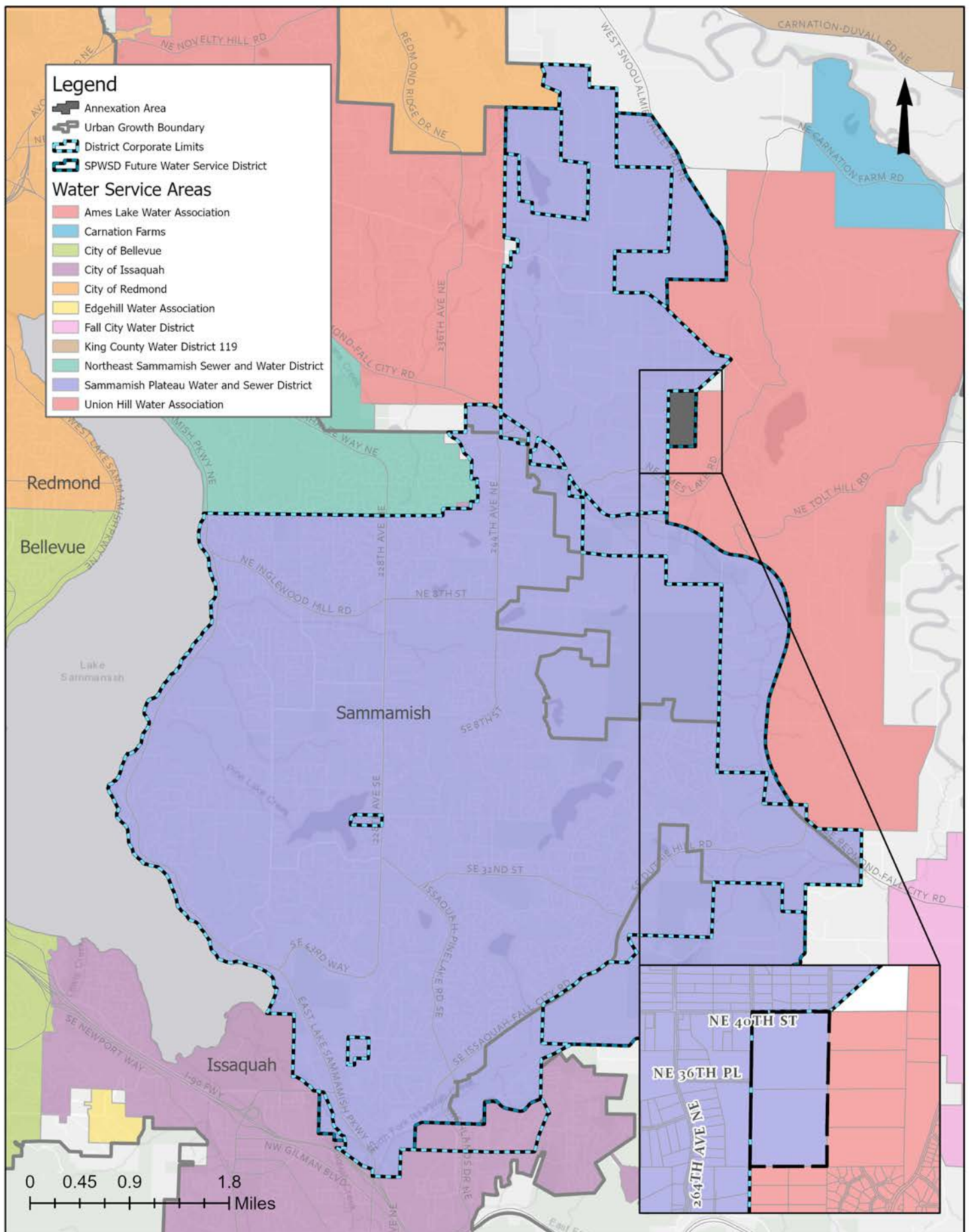
WITH RESPECT TO THE M-BROOKE FARM WATER ANNEXATION TO  
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT



**EXHIBIT J**

VICINITY MAP

INDICATING WATER PURVEYOR BOUNDARIES  
WITH RESPECT TO THE M-BROOKE FARM WATER ANNEXATION TO  
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT



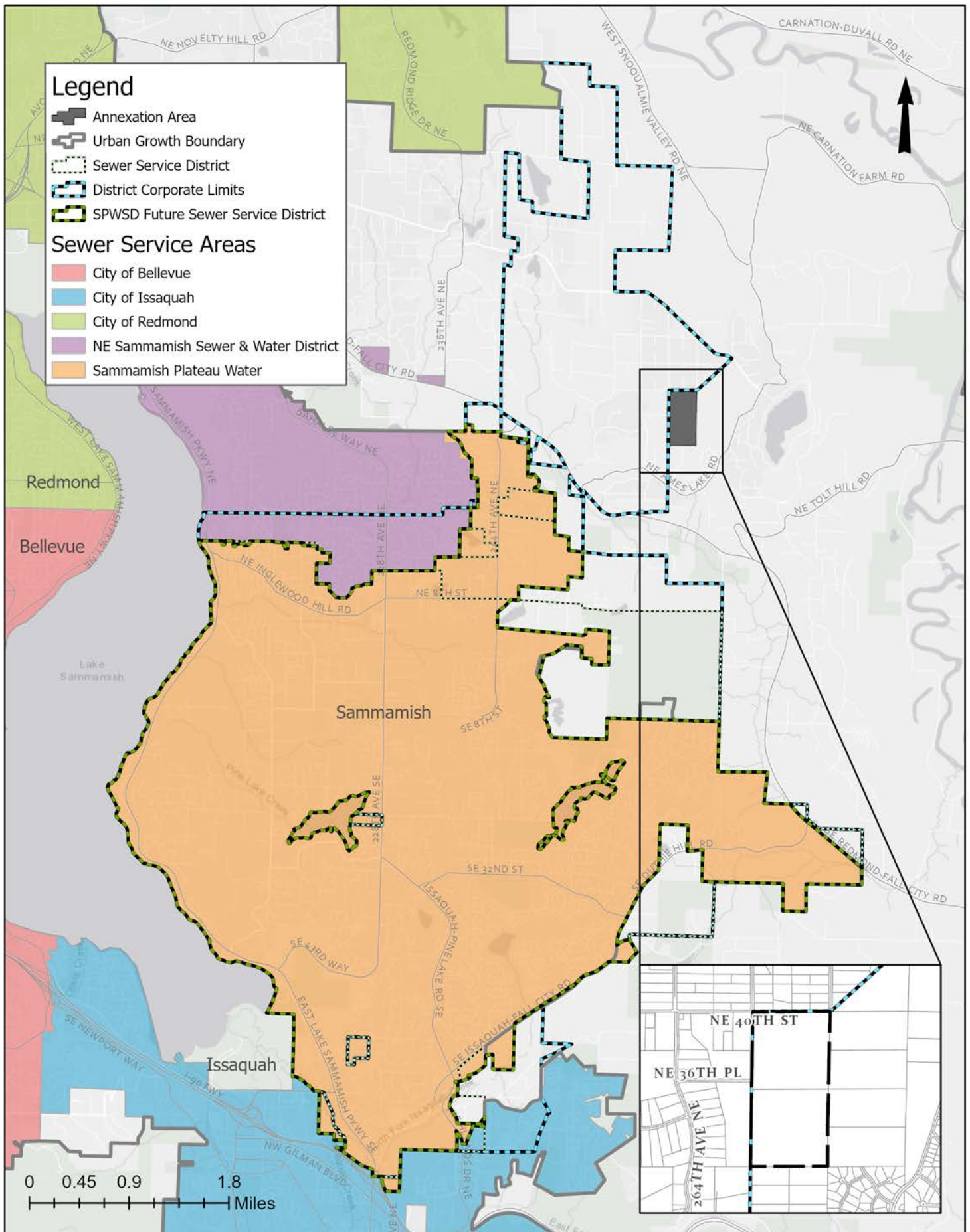
# M-Brooke Farm Water Annexation Exhibit J - Water Districts and Class A Purveyors Future Service Areas

**EXHIBIT K**

VICINITY MAP

INDICATING SEWER DISTRICT BOUNDARIES

WITH RESPECT TO THE M-BROOKE FARM WATER ANNEXATION TO  
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT



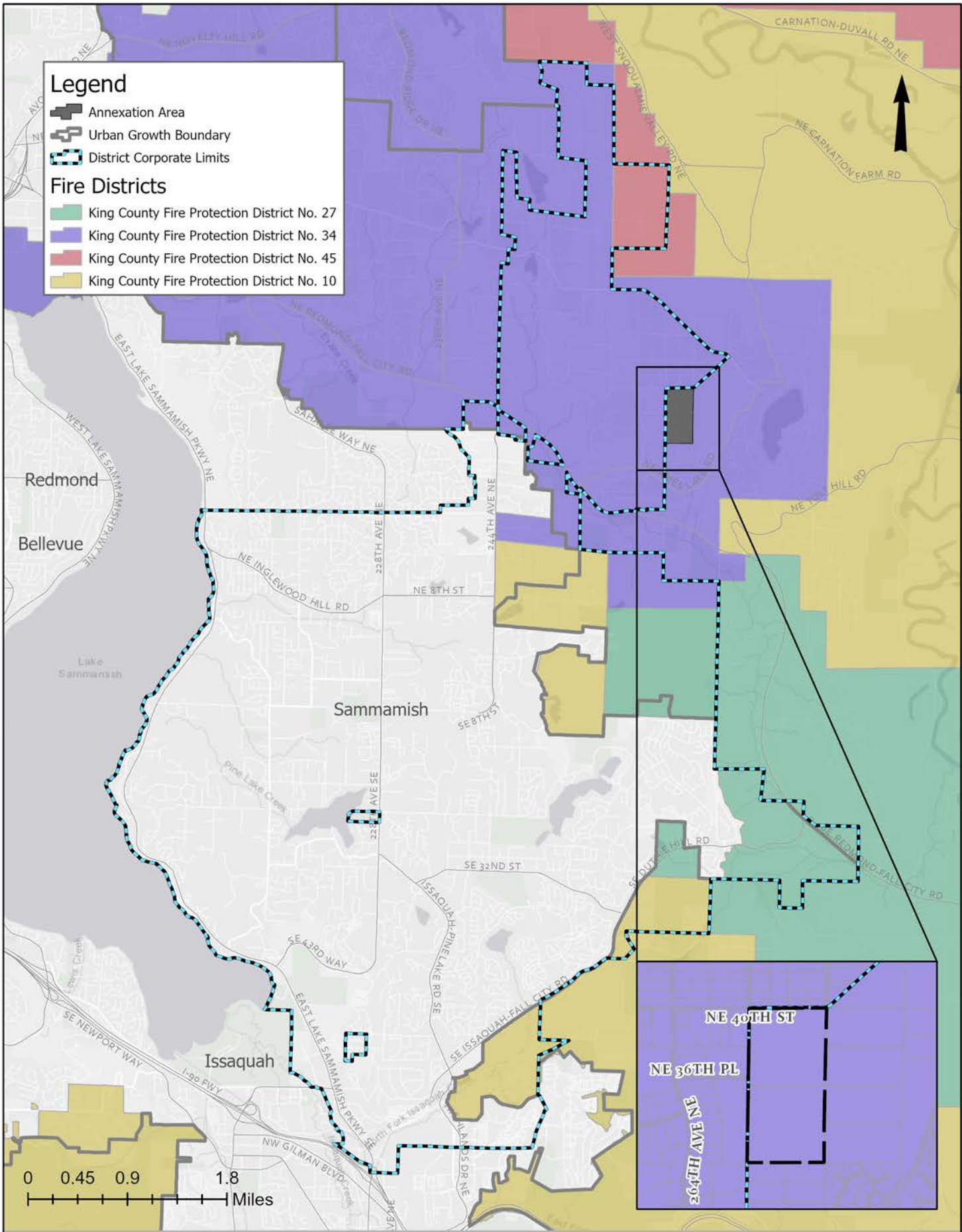
# M-Brooke Farm Water Annexation Exhibit K - Sewer Districts & Urban Growth Boundary

**EXHIBIT L**

VICINITY MAP

INDICATING FIRE DISTRICT BOUNDARIES

WITH RESPECT TO THE M-BROOKE FARM WATER ANNEXATION TO  
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT



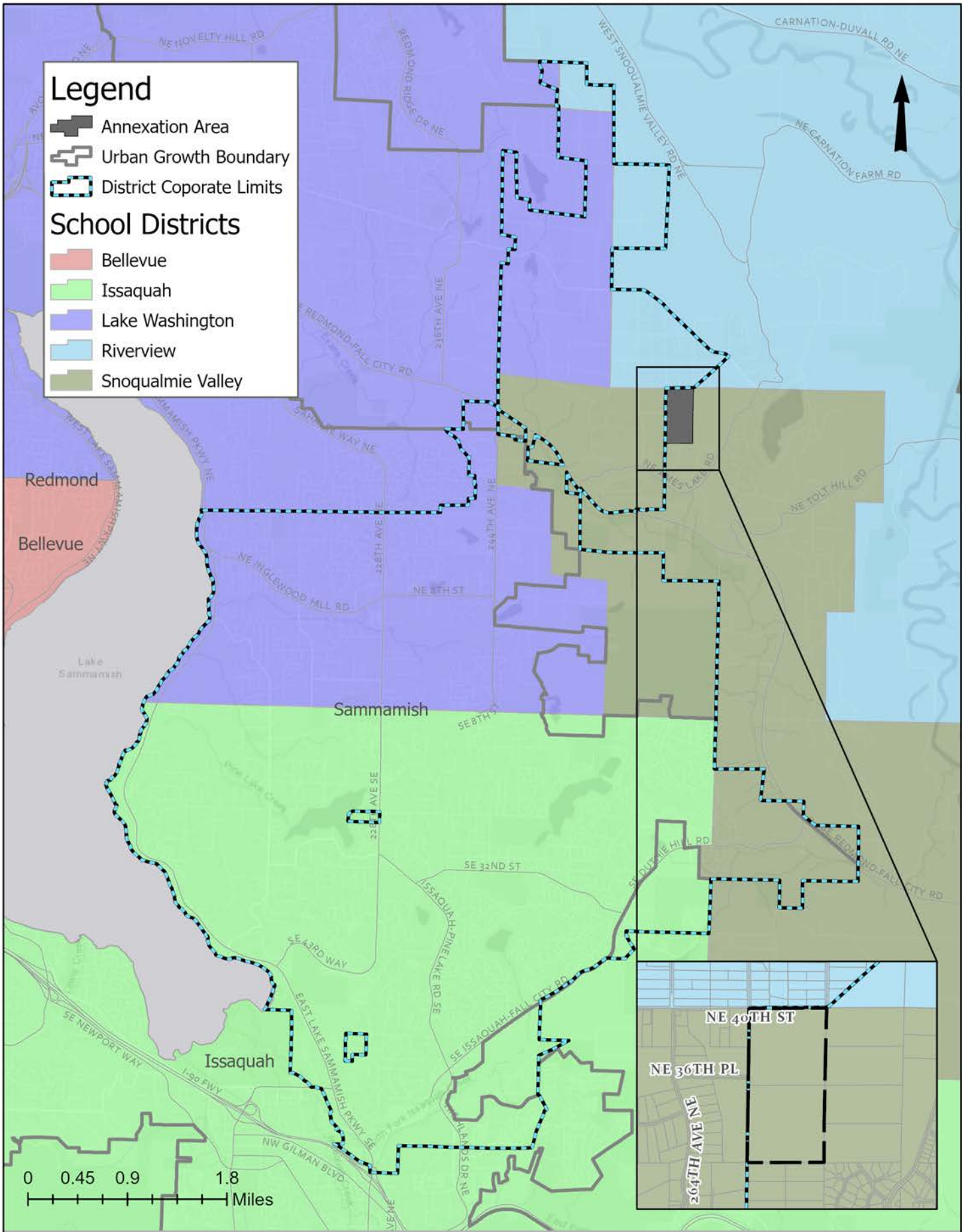
M-Brooke Farm Water Annexation  
Exhibit L - Fire Districts

**EXHIBIT M**

VICINITY MAP

INDICATING SCHOOL DISTRICT BOUNDARIES

WITH RESPECT TO THE M-BROOKE FARM WATER ANNEXATION TO  
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT



# M-Brooke Farm Water Annexation

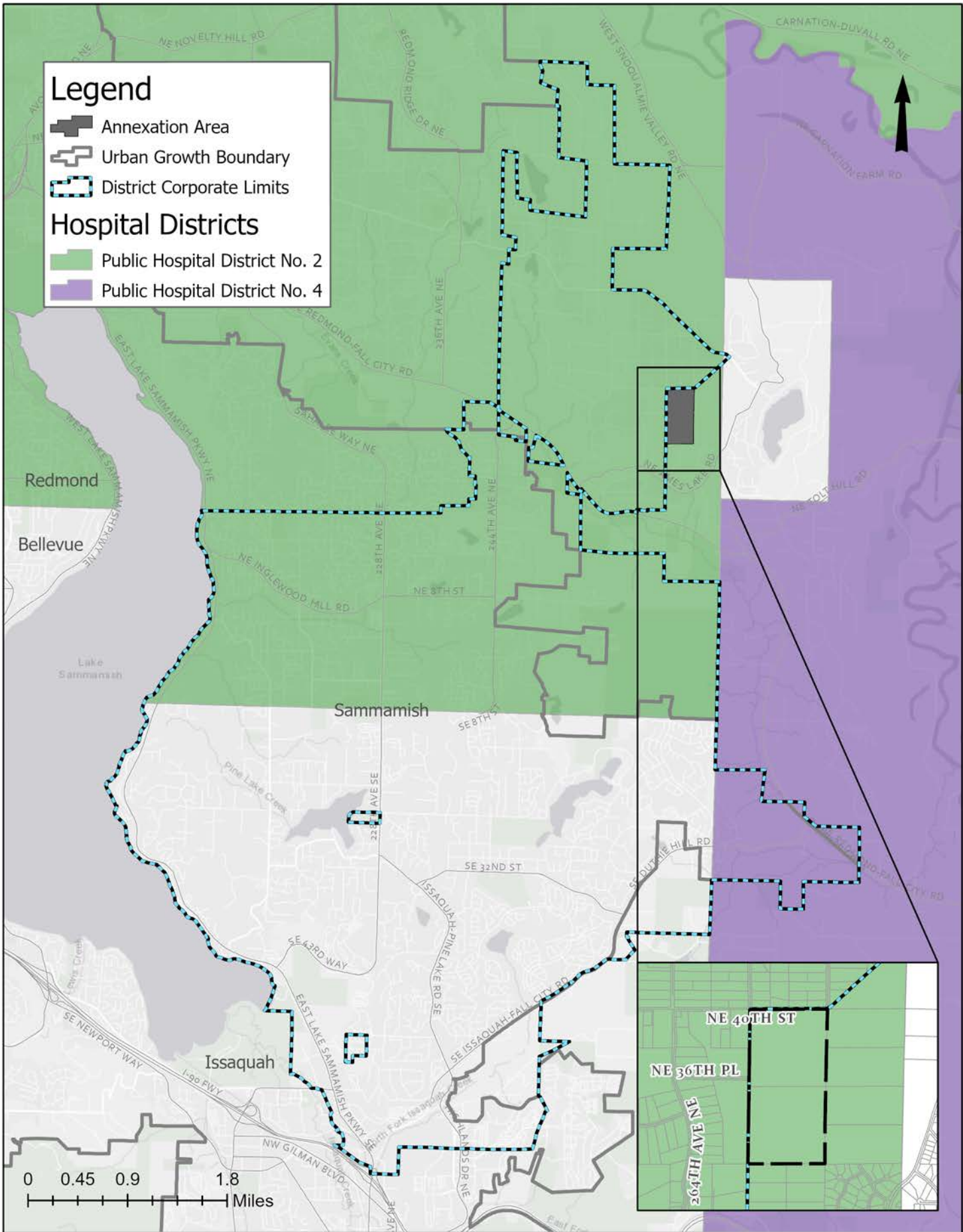
## Exhibit M - School Districts

**EXHIBIT N**

VICINITY MAP

INDICATING HOSPITAL DISTRICT BOUNDARIES

WITH RESPECT TO THE M-BROOKE FARM WATER ANNEXATION TO  
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT



M-Brooke Farm Water Annexation  
Exhibit N - Hospital Districts

**EXHIBIT O**

VICINITY MAP

INDICATING LIBRARY DISTRICT BOUNDARIES

WITH RESPECT TO THE M-BROOKE FARM WATER ANNEXATION TO  
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT



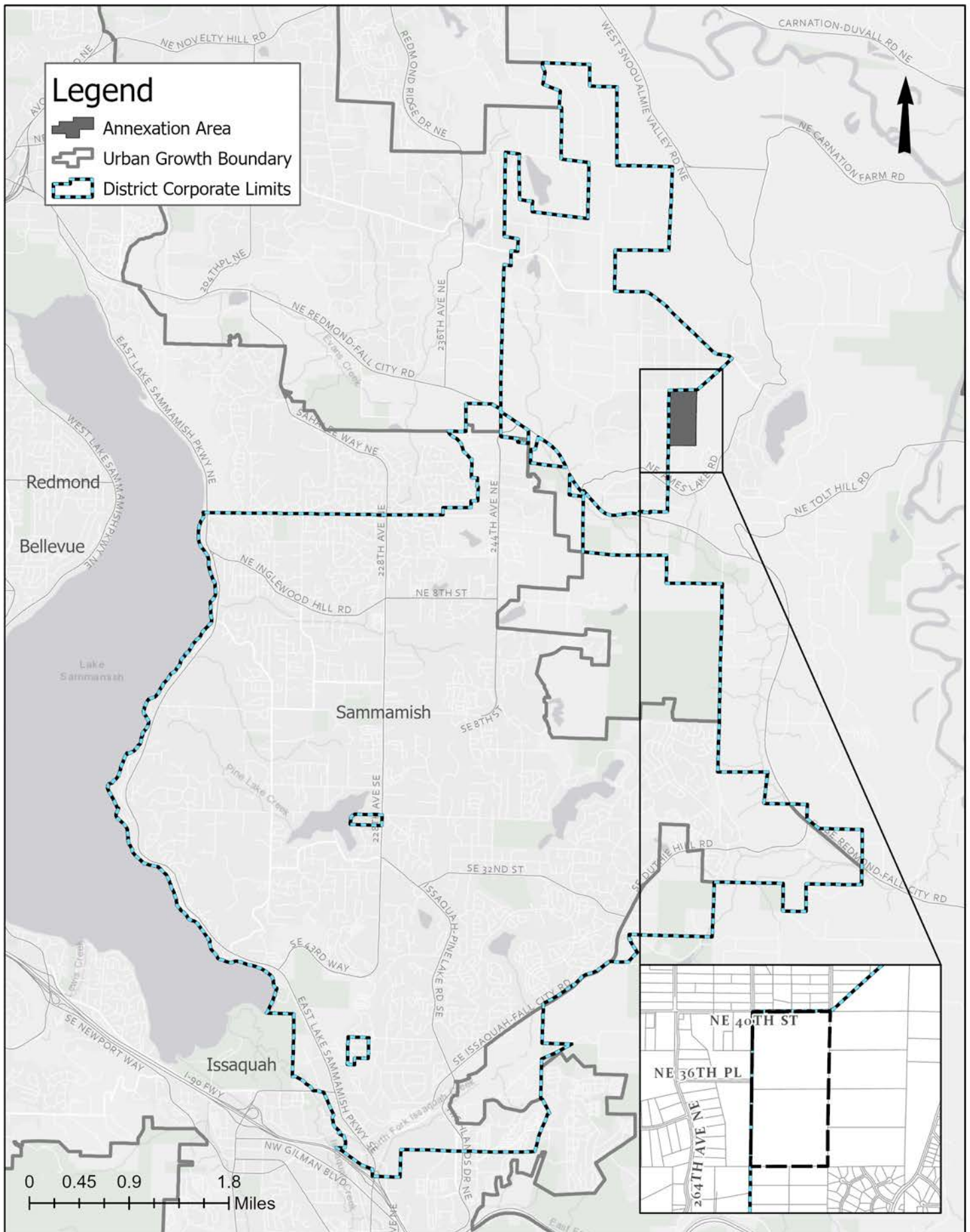
## Exhibit O - Library Districts

**EXHIBIT P**

VICINITY MAP

INDICATING THE

SAMMAMISH PLATEAU WATER AND SEWER DISTRICT CORPORATE LIMITS AND  
THE M-BROOKE FARM WATER ANNEXATION AREA



## M-Brooke Farm Water Annexation

Exhibit P - Vicinity Map with only Corporate Limits and Annexation Proposal Area

## **EXHIBIT Q**

### **DOCUMENTATION SUPPORTING ANNEXATION OF M-BROOKE FARM WATER ANNEXATION AREA TO SAMMAMISH PLATEAU WATER AND SEWER DISTRICT**

- Ames Lake Water Association Water Board – December 11, 2019 Letter and Motion (dated December 10, 2019) approving transfer of the M-Brooke properties to SPWSD water service area.



December 11, 2019

Sammamish Plateau Water  
1510 228<sup>th</sup> Ave. SE  
Sammamish, WA 98075

Attention: Jay Regenstreif, Planning Engineer

RE: TRANSFER OF M-BROOKE PARCELS # 2425069002 AND 2425069003 FROM AMES LAKE WATER ASSOCIATION SERVICE AREA TO SAMMAMISH PLATEAU WATER SERVICE AREA.

Dear Jay:

The Ames Lake Water Association (ALWA) Board of Directors has unanimously approved the transfer of the M-Brooke Properties parcels # 2425069002 and 2425069003 from the ALWA Service Area to the Sammamish Plateau Water Service Area. I have attached a copy of the Board motion regarding the approval of the transfer of these two parcels and the associated Service Area boundary change.

Please proceed with the transfer of these two parcels to the Sammamish Plateau Water Service Area through the King County Boundary Review Board. We request that you provide us with a copy of the final boundary change approval from King County.

If you have any questions or require any additional information, please feel free to contact me.

Sincerely,

Robert Pancoast  
ALWA Water System Manager

Cc: James Truess, M-Brooke Properties, LLC



Ames Lake Water Association

## ALWA Board of Directors Motions

Date: December 10, 2019

Motion to transfer Parcels 2425069002 and 2425069003 owned by M-Brooke Properties from the Ames Lake Water Association Service Area to Sammamish Plateau Water & Sewer District (Sammamish Plateau Water) Service Area; management staff is directed to prepare letters to M-Brooke Farms and Sammamish Plateau W&S District approving the transfer of the two parcels and the Service Area boundary change.

Motion: Michael Bicak

Second: Merlyn Blue

Vote: Unanimous

## **EXHIBIT R**

### **DOCUMENTATION SUPPORTING ANNEXATION OF M-BROOKE FARM WATER ANNEXATION AREA TO SAMMAMISH PLATEAU WATER AND SEWER DISTRICT**

- Cascade Water Alliance –Resolution No. 2022-12 (adopted July 27, 2022)  
approving expansion of the District's water service area to include the M-Brooke  
service area.



CASCADE WATER ALLIANCE  
RESOLUTION No. 2022-12

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE CASCADE WATER ALLIANCE,  
A WASHINGTON MUNICIPAL CORPORATION, APPROVING THE EXPANSION OF SAMMAMISH PLATEAU  
WATER AND SEWER DISTRICT SERVICE AREA TO INCLUDE THE M-BROOKE SERVICE AREA.

WHEREAS, the Cascade Water Alliance ("Cascade") is a Washington municipal corporation formed under authority of the Joint Municipal Utilities Authority Act, Chapter 39.106 RCW, ("the Act") to provide water supply to its member agencies;

WHEREAS, Cascade's 2012 Joint Municipal Utilities Services Agreement (2012 Joint Agreement) provides in Section 5.2.A that Cascade may agree to expand a Member's service area for Supply Commitment purposes to each member, but that Cascade is not obligated to provide increased water supply to any Member if it is determined that the Member's planning process or plans are materially out of compliance with the requirements of applicable state law;

WHEREAS, based on information provided by Sammamish Plateau Water and Sewer District (SWD) regarding its planning for annexation of the M-Brooke service area, Cascade has determined that Cascade has adequate water supply to serve the area without creating a supply shortfall within the next 15 years, that a full supply commitment can be offered and that SWD's planning process, and that plans are not out of compliance with the requirements of applicable state law; and

WHEREAS, pursuant to 5.2 of the 2012 Joint Agreement, the Board desires to approve the expansion of the SWD service area to include the M-Brooke service area.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CASCADE WATER ALLIANCE, as follows:

**Section 1. Approval of Expansion of Service Area.** Pursuant to 5.2 of the 2012 Joint Agreement, the Board approves the expansion of Sammamish Plateau Water and Sewer District service area to include the M-Brooke service area.

**Section 2. Effect.** This Resolution shall be in full force and effect on the date of its adoption.

ADOPTED AND APPROVED by the Board of Directors of the Cascade Water Alliance at a regular meeting thereof, held on the 27th day of July 2022.

CASCADE WATER ALLIANCE



Penny Sweet, Chair



Angela Birney, Vice Chair



Allan Ekberg, Secretary/Treasurer

Members

Yes 6  
No 0

Demand Share

Yes 93.4 %  
No 0 %

Include in CWAC?

☐ Yes  
☒ No

**VIA EMAIL PDF TO BOUNDARYREVIEWBOARD@KINGCOUNTY.GOV**

August 11, 2022

Shelby Miklethun  
Executive Secretary  
Washington State Boundary Review Board for King County  
400 Yesler Way, Rm. 205  
Seattle, WA 98104

Re: M-Brooke Farm Water Annexation – Notice of Intention (deficiency response)

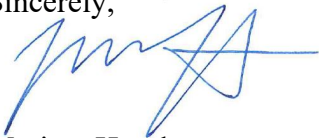
Dear Shelby Miklethun:

The letter is to response to the Notice of Deficiency dated August 10, 2022 regarding the Notice of Intention for the M-Brooke Farm Water Annexation. Enclosed is the requested petition filed with the District regarding this matter.

The petition is for Tax Parcels 2425069002 and 2425069003, representing 100% of the annexation area. The petition has been obtained representing tax parcels that constitute more than 60% of the area in the proposed annexation.

If you have questions or need additional information in order to deem the Notice of Intention sufficient and assign a filing date, please let me know. I can be reached at 425-295-3218, [marissa.huntley@spwater.org](mailto:marissa.huntley@spwater.org), or at the address provided in the letterhead.

Sincerely,



Marissa Huntley  
Executive Assistant

Encl.

**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 NUMBER 2425069002 & 2425069003

NAME (Printed) M-BROOKE PROPERTIES, LLC

SIGNATURE



DATE

6/1/2022

PROPERTY LEGAL DESCRIPTION

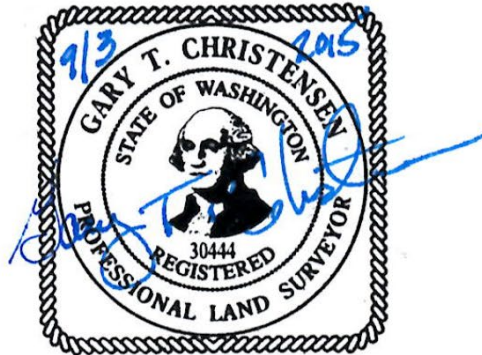
WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 25 NORTH,  
RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, ACCORDING TO U.S.  
GOVERNMENT SUBDIVISION PROCEDURES.

**LEGAL DESCRIPTION  
FOR  
M-BROOKE PROPERTIES, LLC  
per deed recorded under Recording No. 20120315001602**

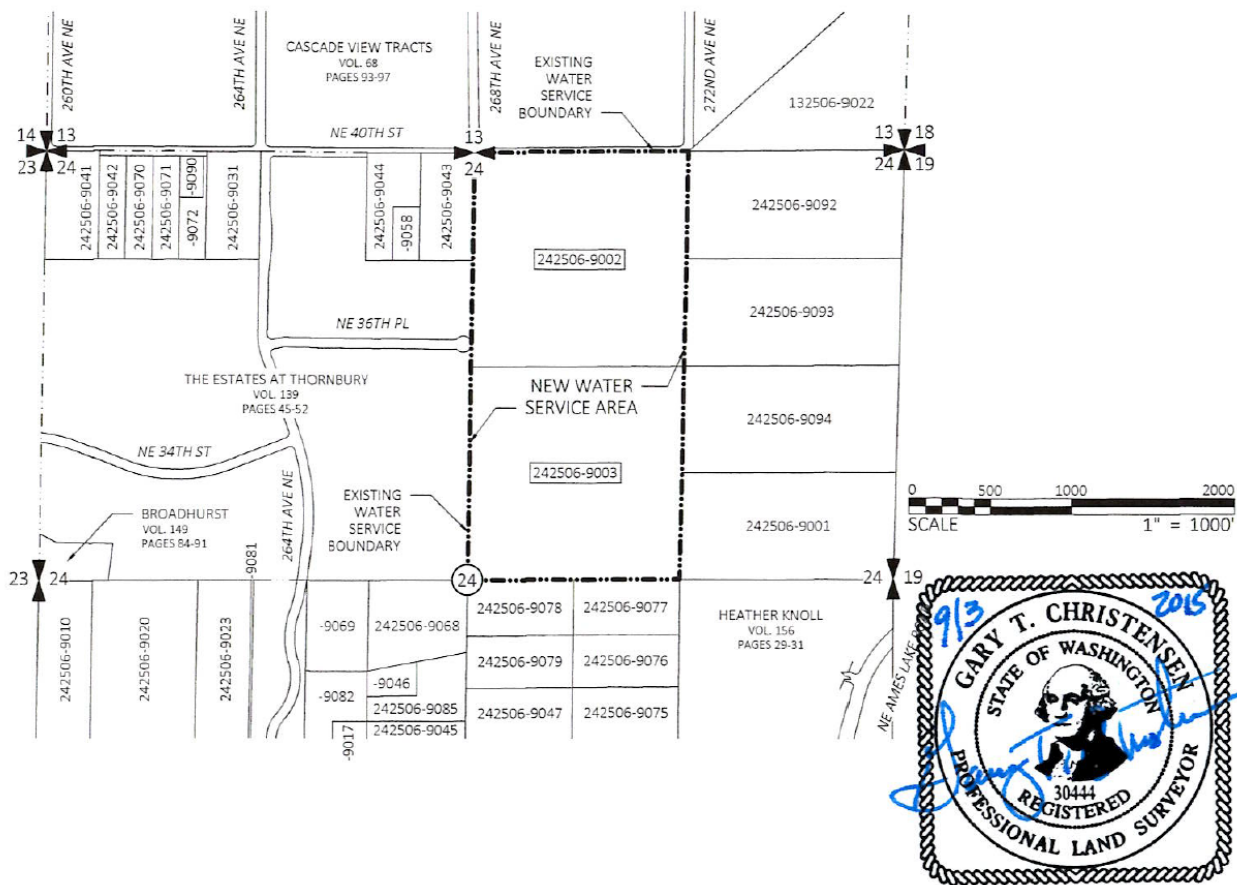
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SAMMAMISH PLATEAU WATER AND SEWER DISTRICT ANNEXATION AREA

The West Half of the Northeast Quarter of Section 24, Township 25 North, Range 6 East, Willamette Meridian, in King County, Washington, according to U.S. Government subdivision procedures.



W 1/2 OF NE 1/4 OF SECTION 24, TOWNSHIP 25N, RANGE 6E, W.M.



**M-Brooke**  
Properties, LLC  
Bellevue, WA 98004

**SAMMAMISH PLATEAU WATER & SEWER DISTRICT  
ANNEXATION AREA**

KING COUNTY

WASHINGTON

8.5" x 11"

SCALE: 1" = 1000'

SHEET:

01

OF 01

DRAWN DATE:  
PLOT DATE:  
CAD FILE:  
DRAWN:

08/21/2015  
08/24/2015  
Annexation Area  
JWT