

## SUMMARY

**FILE NO.** 2407

**Thomas Guide Map No.** 598/628

**Date Received:** 07/05/2022

**Date Distributed:** 08/04/2022

**ENTITY** Sammamish Plateau Water & Sewer District

**Date Filed:** 07/05/2022

**ACTION** Resolution for Withdrawal of Territory

**Expiration 45 Days:** 08/19/2022

**TITLE** Issaquah Highlands & Urban Village  
Water De-Annexation

**Board Meeting:** 08/11/2022

<b>Introduction</b>	The proposed action would withdraw the Issaquah Highlands & Urban Village territory from the Sammamish Plateau Water and Sewer District for the purpose of water service. The City of Issaquah is currently, and will be in the future, providing water service to the properties. The water service boundary is based upon an Interlocal Agreement between the Sammamish Plateau Water and Sewer District and the City of Issaquah.
<b>Location</b>	The Issaquah Highlands & Urban Village territory is entirely within the City of Issaquah. The site is generally located in and adjacent to the Issaquah Highlands area, east of 234th Ave SE (if extended), north of the SE 64th alignment (if extended including stretches of NE High Street and College Dr), south of SE 60th alignment (if extended including NE Lupine St) between SE Issaquah-Fall City Road and 244th Ave SE (if extended), south of SE Black Nugget Rd between 244th Ave SE (if extended) and west of a line that extends south and east approximately 420 feet east of the 244th alignment, and then south and west to the SE 64th alignment (if extended) approximately 245 feet west of the 244th alignment.
<b>Land Area</b>	Approximately 247 acres
<b>Existing Land Use</b>	The current zoning is mostly Urban Village which includes the following uses: single family and multifamily residential, commercial, and municipal uses such as park-and-ride, fire station and school. In addition, one area is zoned as Urban Village-Lakeside zoning that is used for gravel mining operations.
<b>Population</b>	Approximately 3,275 persons
<b>Assessed Valuation</b>	\$697,737,427
<b>County Comprehensive Plan</b>	N/A
<b>City Comprehensive Plan/City Zoning</b>	Most of the area is Urban Village which includes the following uses: single family and multifamily residential, commercial, and municipal uses such as park-and-ride, fire station and school. In addition, one area is zoned as Urban Village- Lakeside zoning that is used for gravel mining operations.
<b>District Comprehensive Plan/District Franchise</b>	The Sammamish Plateau Water and Sewer District 2018 Water Comprehensive Plan reflected the de-annexation proposal. The proposed de-annexation area is within the City of Issaquah's water service area. A portion of the area was in the Sammamish Plateau Water and Sewer District's water service boundary as established by the East King County Coordinated Water Supply Plan. The joint water service boundary between Sammamish Plateau Water and

	Sewer District and the City of Issaquah will be adjusted as a result of this de-annexation. A franchise is not required as the de-annexation area is completely within the City of Issaquah.
<b>Urban Growth Area (UGA)</b>	Urban
<b>SEPA Declaration:</b>	An Environmental Checklist was prepared for the Issaquah Highlands & Urban Village area. A Determination of Non-Significance was issued in March 2022.

**ENTITIES/AGENCIES NOTIFIED:**

<b>King County Council Member:</b>	Sarah Perry, District 3
<b>King County Departments</b>	KCIT, King County Council, Department of Assessments, Department of Community and Human Services, Department of Executive Services, Department of Local Services, Department of Natural Resources and Parks, King County Elections, King County Executive's Office, King County Prosecuting Attorney's Office, Public Health Seattle & King County
<b>Cities:</b>	Carnation, Bellevue, Sammamish, Newcastle, Issaquah, Renton, Snoqualmie, North Bend, Redmond, Mercer Island
<b>Fire Districts:</b>	King County Fire Protection District No. 34, King County Fire Protection District No. 27, King County Fire Protection District No.10, King County Fire Protection District No. 38, King County Fire Protection District No. 43, King County Fire Protection District No. 40, King County Fire Protection District No. 25
<b>Water Districts:</b>	Sammamish Plateau Water & Sewer District, Northeast Sammamish Sewer & Water District, Cedar River Water and Sewer District, Coal Creek Utility District, King County Water District No. 90, Fall City Water District, King County Water District 119
<b>Sewer Districts:</b>	Sammamish Plateau Water & Sewer District, Northeast Sammamish Sewer & Water District, Cedar River Water and Sewer District
<b>School District:</b>	Mercer Island School District, Lake Washington School District, Riverview School District, Bellevue School District, Issaquah School District, Snoqualmie Valley School District, Tahoma School District, Kent School District
<b>Other:</b>	Puget Sound Regional Council, Washington State Department of Ecology

## **SUMMARY - FILE NO. 2407**

The Sammamish Plateau Water & Sewer District, "the District," proposes to withdraw approximately 247 acres known as Issaquah Highlands & Urban Village "the Territory" from the District's water service area. The Territory is located within the City of Issaquah, "Issaquah," and is partially developed. The Territory was annexed to the District in 1985 for water and sewer service.

The developed area is currently receiving water service from Issaquah and the remaining portion will receive water service from Issaquah when it is developed. This is pursuant to an interlocal agreement between the District and Issaquah effective February 28, 2013. Both the District and Issaquah are identified as Class A Water Systems in the East King County Water Supply Plan, and the water supply source is Cascade Water Alliance's regional supply.

The District proposes to withdraw the Territory utilizing an alternative resolution method prescribed in RCW 57.28.035 which states:

As an alternative procedure to those set forth in RCW 57.28.010 through 57.28.030, the withdrawal of territory within a district may be commenced by a resolution of the board of commissioners that sets forth boundaries of the territory to be withdrawn and sets a date for the public hearing required under RCW 57.28.050. Upon the final hearing, the board of commissioners shall make such changes in the proposed boundaries as they deem proper, except that no changes in the boundary lines may be made by the board of commissioners to include lands not within the boundaries of the territory as described in such resolution.

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

If the city or town legislative authority disapproves of use of the alternative procedures, the board of commissioners may proceed using the process established under RCW 57.28.010 through 57.28.030.

A withdrawal procedure commenced under this section shall be subject to the procedures and requirements set forth in RCW 57.28.040 through 57.28.110.

The District notified Issaquah of its intent to withdraw the Territory on March 1, 2022, and it states that Issaquah did not take any action within 60 days after said notice. The District adopted Resolution 5109 approving its intention to withdraw the Territory on June 6, 2022.

In its Resolution 5109, the District states that the withdrawal of the Territory "will be of benefit to such territory because it is currently and will be in the future receive timely and reasonable water service from the City of Issaquah to such territory; and the withdrawal of such territory will be conducive to the general welfare of the balance of the District because it will avoid cost to provide service to this area."

All properties would continue to be governed by Issaquah (the underlying jurisdiction). Thus, the proposed actions would not affect land designations for the Territory.

District representatives report that the proposed action is consistent with applicable provisions of the Growth Management Act (RCW 36.70A.020), the King County Comprehensive Plan and King County Countywide Planning Policies. Per the District, the Growth Management Act, King County Comprehensive Plan and King County Countywide Planning Policy sections which support this action include:

### **Growth Management Act**

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

#### **King County Comprehensive Plan**

- **RP-101** King County shall strive to provide a high quality of life for all of its residents by working with cities, special purpose districts and residents to develop attractive, safe and accessible communities at appropriate urban and rural service levels; retain rural character and rural neighborhoods; support economic development; promote equity and social justice; preserve and maintain resource and open space lands; preserve the natural environment; and protect significant cultural and historic resources.
- **RP-104** King County's planning should include multicounty, countywide, and subarea levels of planning. Working with residents, special purpose districts and cities as planning partners, the county shall strive to balance the differing needs identified across or within plans at these geographic levels.
- **RP-119** King County shall prepare functional plans to identify countywide facility and service needs and define ways to fund these consistent with the King County Comprehensive Plan. Independent special purpose districts and other public agencies also prepare functional plans that should be considered by King County.
- **F-101** King County, the cities, special purpose districts or local service providers shall plan as partners. King County's planning will focus on unclaimed urban unincorporated areas and cities' Potential Annexation Areas.
- **F-204** King County should work with the cities, special purpose districts and other service providers to define regional and local services and to determine the appropriate providers of those services.

#### **King County Countywide Planning Policies**

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

District representatives report that the currently proposed withdrawal of the Territory by the District is consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). Specifically, RCW 36.93.180 requires that such actions be evaluated with respect to nine objectives. In this application, the District has identified several key objectives as being potentially relevant for specific consideration, including:

- **Objective 3:** Creation and preservation of logical service areas
- **Objective 4:** Prevention of abnormally irregular boundaries
- **Objective 7:** Adjustment of impractical boundaries

District representatives report that withdrawal of the Territory will enable a more coordinated, efficient service system for the community as envisioned in Objective 3, Objective 4, and Objective 7. This is due to the fact that Issaquah is already providing water service to the Territory and, therefore, the withdrawal will eliminate overlapping service.

Issaquah currently provides sewer service to the portion of the Territory east of 9th Avenue NE, except for the Vue Apartments located at 906 NE Lilac St. Sewer service is currently provided by direct service from the District to the Vue Apartments located at 906 NE Lilac St. Future sewer service to the portion of de-annexation area west of 9th Avenue NE will be provided direct service from the District when installed. The District is also concurrently proposing to de-annex a portion of the Territory for purposes of sewer service under this Board's file No. 2408.

The Territory will continue to receive fire protection services from Eastside Fire and Rescue via that agency's contract with Issaquah.

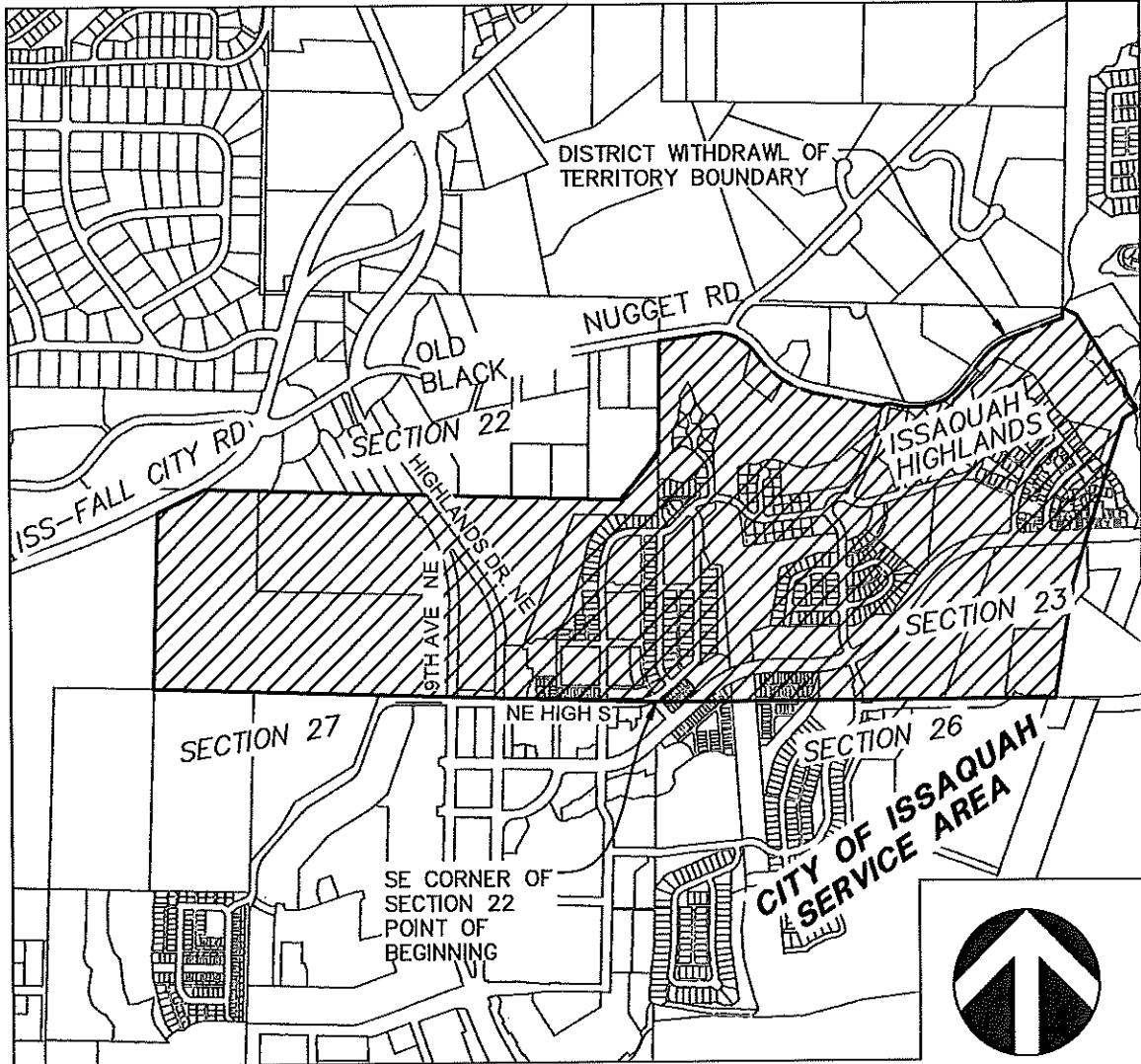
The District reports no significant changes in expenditures or revenues are anticipated for affected jurisdictions as a result of the District's proposed withdrawal of water services. Specifically, financial

impacts resulting from the proposed actions are reported to be negligible as Issaquah is currently serving the Territory. Rather, it is anticipated that the actions will provide economic efficiencies that will benefit the residents of the Territory.

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

JOB # SAMM00000162  
MARCH 7, 2022

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



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



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

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