

SUMMARY

FILE NO. 2408

Thomas Guide Map No. 598/628

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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 Sewer De-Annexation

Board Meeting: 08/11/2022

Introduction	The proposed action would withdraw the Issaquah Highlands territory from the Sammamish Plateau Water and Sewer District for the purpose of sewer service. The City of Issaquah is currently, and will be in the future, providing sewer service to the properties.
Location	The Issaquah Highlands territory is entirely within the City of Issaquah. The site is generally located in an area to which the City of Issaquah is currently providing sewer service and is generally located in the Issaquah Highlands, east of 9th Ave NE, west of 11th Ave NE, north of NE High Street, and south of the Lakeside Issaquah Terrace Apartments.
Land Area	Approximately 27 acres
Existing Land Use	The current zoning is Urban Village that includes the following uses: single family and multifamily residential, commercial, and municipal for a park-and-ride.
Population	Approximately 673 persons
Assessed Valuation	\$109,039,883
County Comprehensive Plan	N/A
City Comprehensive Plan/City Zoning	The current zoning is Urban Village that includes the following uses: single family and multifamily residential, commercial, and municipal for a park-and-ride. City of Issaquah zoning identifies an average of 2.1 dwelling units and approximately 25 persons per acre.
District Comprehensive Plan/District Franchise	The Sammamish Plateau Water and Sewer District 2013 Wastewater Comprehensive Plan reflected the majority this of de-annexation proposal. As of 2020, the Sammamish Plateau Water and Sewer District is in the process of updating its Wastewater Comprehensive Plan and will modify the future sewer service boundary to match the de-annexation area. The completion date for the update is anticipated by the end of 2023. A franchise is not required as the de-annexation area is completely within the City of Issaquah.
Urban Growth Area (UGA)	Urban
SEPA Declaration:	An Environmental Checklist was prepared for the Issaquah Highlands area. A Determination of Non-Significance was issued in March 2022.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member:	Sarah Perry, District 3
King County Departments	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
Cities:	Carnation, Bellevue, Sammamish, Newcastle, Issaquah, Renton, Snoqualmie, North Bend, Redmond, Mercer Island
Fire Districts:	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
Water Districts:	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
Sewer Districts:	Sammamish Plateau Water & Sewer District, Northeast Sammamish Sewer & Water District, Cedar River Water and Sewer District
School District:	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
Other:	Puget Sound Regional Council

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The Sammamish Plateau Water & Sewer District, "the District," proposes to withdraw approximately 27 acres know as Issaquah Highlands "the Territory" from the District's sewer service area. The Territory is located within the City of Issaquah, "Issaquah," and is fully developed. The Territory was annexed to the District in 1985 for water and sewer service.

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 5110 approving its intention to withdraw the Territory on June 6, 2022.

In its Resolution 5110, 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 sewer 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-12** Require all development in the Urban Growth Area to be served by a public sewer system except:
 - a) Single-family residences on existing individual lots that have no feasible access to sewers may utilize individual septic systems on an interim basis; or
 - b) Development served by alternative technology that:
 - 1) Provide equivalent performance to sewers;
 - 2) Provide the capacity to achieve planned densities; and
 - 3) Will not create a barrier to the extension of sewer service within the Urban Growth Area.

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 sewer service to the Territory and, therefore, the withdrawal will eliminate overlapping service.

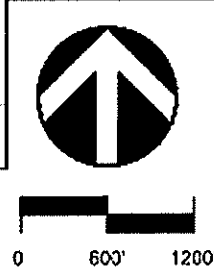
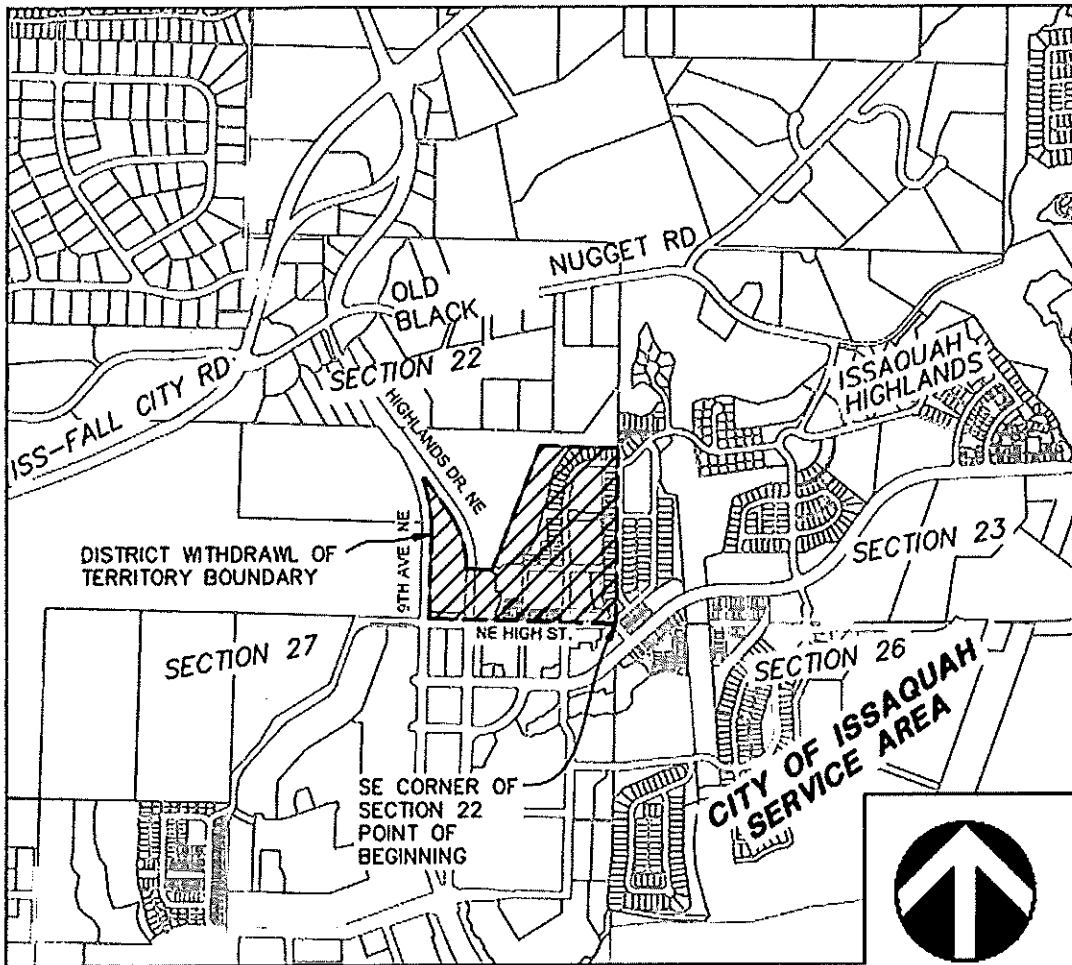
Issaquah currently provides sewer service to Territory via mains that Issaquah owns and operates, including gravity mains. Issaquah sends all sewage collected to the King County Wastewater Treatment Division facilities for treatment. Issaquah also provides water to the Territory via storage tanks it owns and operates. The water supply source is from Cascade Water Alliance's regional water supply. The District is also concurrently proposing to de-annex the Territory for purposes of water service under this Board's file No. 2407.

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 sewer 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.

SE 1/4 SEC. 22, 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.



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