

SUMMARY

FILE NO. 2410

ENTITY: SAMMAMISH PLATEAU WATER & SEWER DISTRICT

ACTION: PETITION METHOD ANNEXATION

TITLE: M-BROOKE FARM WATER ANNEXATION

NOI Link: https://kingcounty.gov/~media/depts/boundary-review-board/Notices-of-Intention/2410_NOI.ashx?la=en

THOMAS GUIDE MAP NO. 568

DATE FILED: 08/12/2022

DISTRIBUTED: 09/15/2022

EXPIRATION 45 DAYS: 09/29/2022

BOARD MEETING: 09/22/2022

Introduction	The proposed action would add territory to the Sammamish Plateau Water and Sewer District for purpose of water service. The proposed annexation area was originally identified in the Ames Lake Water Association water service area. However, the Sammamish Plateau Water and Sewer District currently provides water service to the proposed annexation area as the Ames Lake Water Association would need to cross the Sammamish Plateau Water and Sewer District boundary in order to access the area.
Location	The annexation area is located at the south and east boundaries of the Sammamish Plateau Water and Sewer District east of the City of Sammamish. Specifically, the annexation area is located at 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 PI via 264th Ave NE.
Land Area	Approximately 80 acres
Existing Land Use	The proposed annexation area is comprised of two parcels owned by the same entity. There is some unclarity regarding the existing land use of the area. Per the King County Assessor's Office, both parcels are currently vacant land but have submitted dwelling permit applications from the King County Department of Local Services. The NOI submitted by the Sammamish Plateau Water and Sewer District states that one parcel currently contains a single family residence.
Population	The area could support two single family residences, or approximately ten people. It is unclear if one of the parcels currently contains a residence or not.
Assessed Valuation	\$1,266,000
County Comprehensive Plan	RA-5 (Residential single-family – one dwelling unit per five acres)
City Comprehensive Plan/City Zoning	N/A
District Comprehensive Plan/District Franchise	The Sammamish Plateau Water and Sewer District 2018 Water Comprehensive Plan was approved by its governing body via its 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 Washington State Department of Health letter dated April 23, 2020. Additionally, the proposed annexation area is subject to the East King County Coordinated Water Supply Plan. Both the Sammamish Plateau Water and Sewer District and the Ames Lake Water Association are identified as Class A Water Systems in the East King County Water Supply Plan. Annexation of the area would need to be reported to the East King County Regional Water Association. Lastly, the Sammamish Plateau Water and Sewer District does not have a current franchise with King County.
Urban Growth Area (UGA)	The proposed annexation territory is located within the Rural Area as identified under the State Growth Management Act (GMA) and the King County Comprehensive Plan.
SEPA Declaration:	The Sammamish Plateau Water and Sewer District prepared a SEPA environmental checklist in March 2022 and made a Determination of Nonsignificance in March 2022.

ENTITIES/AGENCIES NOTIFIED:

King County Councilmember:	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:	Redmond, Duvall, Carnation, Redmond, Kirkland, Woodinville, Bellevue, Sammamish, Issaquah, Snoqualmie
Fire Districts:	Woodinville Fire and Rescue, King County Fire Protection District No. 45, King County Fire Protection District No. 10, King County Fire Protection District No. 34, King County Fire Protection District No. 27, King County Fire Protection District No. 38
Water Districts:	Woodinville Water District, King County Water District 119, Fall City Water District, King County Water District 117, King County Water District 123
Sewer Districts:	Northshore Utility District, Northeast Sammamish Sewer and Water District, Sammamish Plateau Water and Sewer District
School District:	Lake Washington School District, Riverview School District, Snoqualmie Valley School District, Issaquah School District, Bellevue School District, Northshore School District
Other:	Puget Sound Regional Council, Washington State Department of Ecology, Ames Lake Water Association, Cascade Water Alliance

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The Sammamish Plateau Water and Sewer District "the District" proposes to annex approximately 80 acres in the King County unincorporated area east of the City of Sammamish adjacent to the District's boundary for purposes of water service. The District initiated this annexation proposal, based upon a property owner petition, pursuant to RCW 57.24 (Annexation of Unincorporated Territory) which permits annexation of territory by the District Board of Commissioners. A Resolution for Annexation was approved by the District in July 2022.

This proposed annexation area "the Territory" is comprised of two parcels owned by the same entity. The parcels are currently listed as vacant land by the King County Assessor's Office, but there is some recent permitting activity with the King County Department of Local Services on both parcels. The Territory is located within the Rural Area as identified under the State Growth Management Act (GMA) and the King County Comprehensive Plan. It is zoned as RA-5. The Territory was originally identified in the Ames Lake Water Association water service area. However, the District currently provides water service to the Territory as the Ames Lake Water Association would need to cross the District's boundary in order to access the area.

Through regional planning, the District and the Ames Lake Water Association identified the District as the logical provider of water services to the annexation area. The Ames Lake Water Association Water Board approved the transfer of the Territory to the District Service area via a Letter and Motion dated December 10, 2019. Additionally, pursuant to the Joint Municipal Utilities Services Agreement with the Cascade Water Alliance, approval for the expansion of the District's water service area to include the Territory was approved by Resolution No. 2022-12 on July 27, 2022. The District's 2018 Water Comprehensive Plan reflects this annexation proposal in the District's future water service area. Lastly, the District reports that the East King County Coordinated Water Supply Plan will need to 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.

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

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

Relating to these sections, the District states that "The annexation is supported by a petition of the property owners included within the annexation area" and that "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."

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-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.

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.

The District reports that the currently proposed annexation 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 the two following key objectives as being potentially relevant for specific consideration:

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

The District reports that it currently provides direct water service to the Territory via its Cascade View Zone and that it has the water supply capacity to continue to do so. It lists its water supply for this area as two groundwater wells with additional supply from the regional system through the Cascade Water Alliance. The District states that the Cascade View Zone includes two storage tanks for a combined storage of 875,000 gallons. Further, it reports that service to the Territory is provided by eight-inch diameter ductile iron mains. Finally, the District states that service does not utilize pressure reducing stations, and the area is located in the 730 Pressure Zone that is controlled by storage tanks.

The Territory is located in the rural area and accordingly cannot have sewer service. The proposed actions would not affect land designations for the Territory, and the Territory would continue to be served by King County Fire District No. 43 for fire protection service. Lastly, the District reports that this proposed annexation would not affect revenues and expenditures of other jurisdictions and that a developer extension agreement was previously used to extend the existing water mains and services to the Territory.

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



