

SUMMARY

FILE NO. 2411

ENTITY: SAMMAMISH PLATEAU WATER & SEWER DISTRICT

ACTION: PETITION METHOD ANNEXATION

TITLE: NE 1ST AND JUNIPER SEWER ANNEXATION

NOI LINK: https://kingcounty.gov/~media/depts/boundary-review-board/Notices-of-Intention/2411_NOI.ashx?la=en

THOMAS GUIDE MAP NO. 628

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 sewer service. The proposed change is a result of a property requesting sewer service and studies undertaken by the Sammamish Plateau Water and Sewer District and the City of Issaquah that found that the Sammamish Plateau Water and Sewer District is the most logical provider to the area. As a result of the sewer service studies, the Sammamish Plateau Water and Sewer District and the City of Issaquah entered into an interlocal agreement to adjust the sewer service area and boundaries between the agencies
Location	The annexation area located in the City of Issaquah, south of Locust Street, north of Juniper Street, west of 3rd Ave NE (if extended), and east of the I-90 right-of-way.
Land Area	Approximately 12 acres
Existing Land Use	The annexation area is completely located within the City of Issaquah. The existing use is community facilities and intensive commercial, although there are two existing dwelling units within the proposed annexation area.
Population	Estimated to be up to 10 persons.
Assessed Valuation	\$14,515,200
County Comprehensive Plan	N/A
City Comprehensive Plan/City Zoning	Community facilities (CF-F) and intensive commercial (IC) with two existing dwelling units within the proposed annexation area.
District Comprehensive Plan/District Franchise	The annexation area is not included in the Sammamish Plateau Water and Sewer District's currently adopted 2013 Wastewater Comprehensive Plan. In 2017, the Sammamish Plateau Water and Sewer District and the City of Issaquah entered into an interlocal agreement that identified the Sammamish Plateau Water and Sewer District as the most logical service provider for sewer service to the proposed annexation area. The Sammamish Plateau Water and Sewer District has been providing sewer service to the potential annexation area since the date of that agreement, and the annexation area will be included in the Sammamish Plateau Water and Sewer District's future sewer service area in the Wastewater Comprehensive Plan that is currently under development. The completion date for that plan is estimated to be 2023. The annexation area is completely within the City of Issaquah. The Sammamish Plateau Water and Sewer District does not have a franchise with the City of Issaquah, and there is no current franchise proposed for this area.
Urban Growth Area (UGA)	The proposed annexation territory is located within the Urban Growth Area (UGA) 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:	Carnation, Snoqualmie, Issaquah, Newcastle, Renton, Mercer Island, Bellevue, Sammamish, Redmond
Fire Districts:	King County Fire Protection District No. 34, King County Fire Protection District No. 45, King County Fire Protection District No. 10, King County Fire Protection District No. 27, 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, King County Fire Protection District No. 20, King County Fire Protection District No. 37
Water Districts:	King County Water District No. 90, Fall City Water District, Coal Creek Utility District, King County Water District No. 117, King County Water District No. 123
Sewer Districts:	Northeast Sammamish Sewer and Water District, Soos Creek Water and Sewer District, Skyway Water and Sewer District, Cedar River Water and Sewer District, Sammamish Plateau Water and Sewer District
School District:	Lake Washington School District, Riverview School District, Snoqualmie Valley School District, Issaquah School District, Tahoma School District, Kent School District, Renton School District, Mercer Island School District, Bellevue School District
Other:	Puget Sound Regional Council, Snoqualmie Tribe

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The Sammamish Plateau Water and Sewer District "the District" proposes to annex approximately 12 acres in the City of Issaquah adjacent to the District's southern boundary for sewer services. 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 located within the Urban Growth Area as identified under the State Growth Management Act (GMA) and the King County Comprehensive Plan. It is zoned by the City of Issaquah as community facilities and intensive commercial, although there are two dwelling units in the Territory. The District owns two properties within the Territory and uses those properties to support its operations, specifically its Well 9. A property owner in the Territory requested sewer service, and the District and the City of Issaquah undertook studies to determine the most logical provider of sewer service to the Territory. These studies identified the District as the most logical provider, and the District and the Territory entered into an interlocal agreement in 2017 reflecting that the District will provide sewer service to the Territory.

The District's approved 2013 Wastewater Comprehensive Plan does not include the Territory as the interlocal agreement with the City of Issaquah that identified the District as the permanent sewer service provider was not signed until 2017. The District reports that it is currently updating the Wastewater Comprehensive Plan which will include the Territory in the future sewer service boundary. It states that it anticipates this plan will be complete in 2023.

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.
- (5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
- (10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
- (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 proposed annexation area reflects decisions made between adjacent sewer providers for the efficient provision of services by the most logical service provider. It relays that public participation was part of the petition process. It adds that as the area is zoned intensive commercial, available sewer facilities will promote full utilization of the intent of the current zoning. Finally, it states that public sewers would allow for the abandonment of septic systems in the Territory that are in close proximity to public groundwater supplies.

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.
- **F-256** In the Urban Growth Area, King County and sewer utilities should jointly prioritize the replacement of onsite systems that serve existing development with public sewers, based on the risk of potential failure. King County and sewer utilities should analyze public funding options for such conversion and should prepare conversion plans that will enable quick and cost-effective local response to health and pollution problems that may occur when many on-site systems fail in an area.

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:
 - i. Provide equivalent performance to sewers;
 - ii. Provide the capacity to achieve planned densities; and
 - iii. Will not create a barrier to the extension of sewer service within the Urban Growth Area.

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:

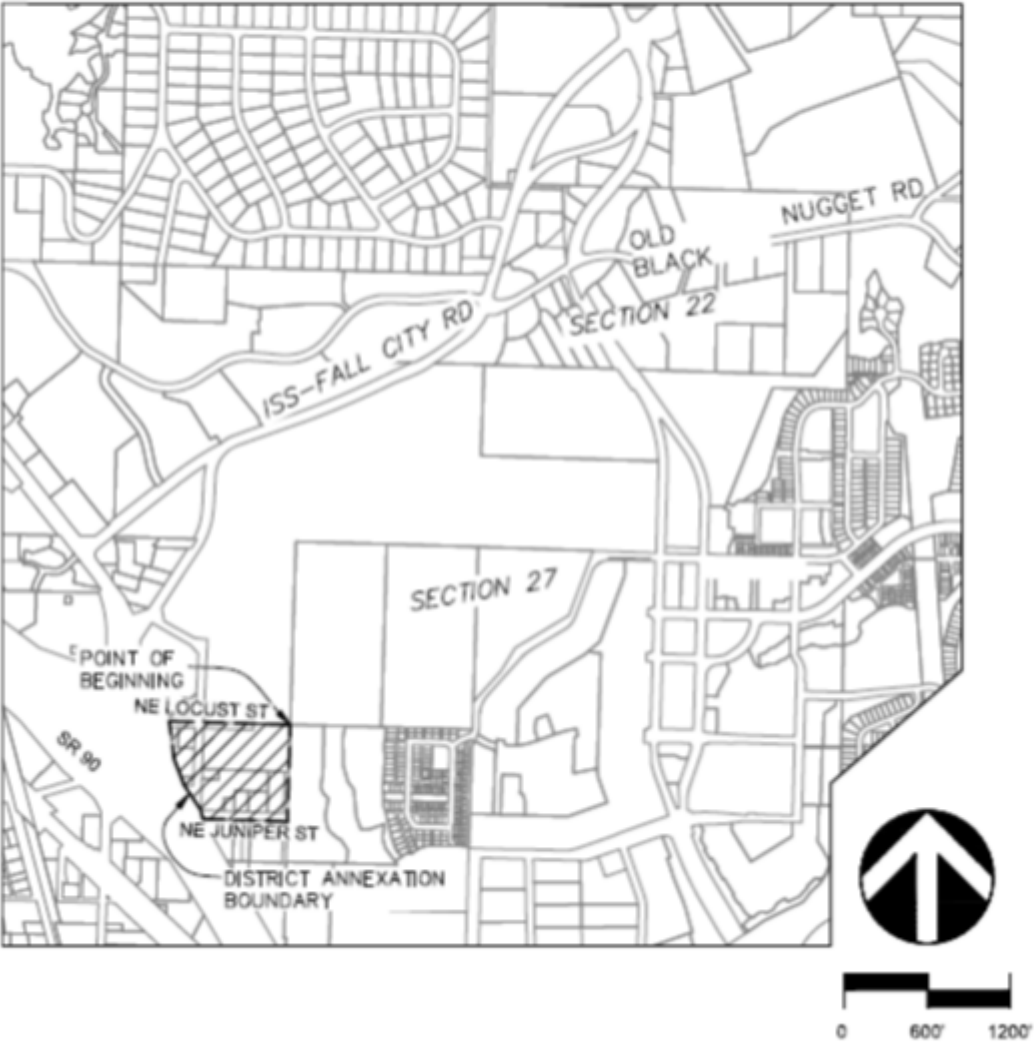
- **Objective 3:** Creation and preservation of logical service areas
- **Objective 4:** Prevention of abnormally irregular boundaries

The District reports that it currently provides direct service to the Territory via eight-inch diameter gravity collection mains. It states that the area uses a gravity collection system and that the District sends all sewage it collects to the King County regional system for treatment. It reports that it does have sewer capacity available to provide service to the properties in the Territory at their current zoning but also notes that additional sewer facilities will be required to provide service to the entire Territory. Properties owners within the Territory that wish to obtain new direct sewer service from the District or require new or upgraded septic systems are required to execute an agreement for service. The District reports that three properties within the Territory currently have such agreements.

The Territory is located in the City of Issaquah, and the proposed annexation would not affect land use designations for the Territory. The City of Issaquah provides water service to the Territory and continuation of that service is reflected in the interlocal agreement of 2017 between the District and the City of Issaquah. The water supply source is from the Cascade Water Alliance's regional supply. The City of Issaquah contracts with Eastside Fire and Rescue for fire protection service to the Territory. This proposed annexation

would not affect that agreement and/or service. Further, the District reports that this proposed annexation would not affect revenues and expenditures of other jurisdictions. The District states additional sewer facilities will be required by the District in order for it to provide service to the entire Territory, but adds that no additional growth is expected within the Territory in the next ten years. Lastly, the District adds that if it were not able to continue to provide sewer service, the City of Issaquah could provide sewer service but such a change would also require additional sewer infrastructure to serve the Territory.

NW 1/4 SEC. 27, TWP. 24N., RGE. 6E



Juniper Sewer Annexation

NE 1ST & JUNIPER AREA (SEWER)

