

SUMMARY

FILE NO. 2412

ENTITY: SAMMAMISH PLATEAU WATER & SEWER DISTRICT

ACTION: PETITION METHOD ANNEXATION

TITLE: SILER RIDGE WATER ANNEXATION

NOI Link: https://kingcounty.gov/~media/depts/boundary-review-board/Notices-of-Intention/2412_NOI.ashx?la=en

THOMAS GUIDE MAP NO. 538

DATE FILED: 09/28/2022

DISTRIBUTED: 11/03/2022

EXPIRATION 45 DAYS: 11/14/2022

BOARD MEETING: 11/10/2022

Introduction	The proposed action would add territory to the Sammamish Plateau Water and Sewer District for purpose of water service. The annexation area is a vacant, forested area that is being proposed for development in the Rural Area of unincorporated King County. The proposed annexation area currently has no water service and is adjacent to current Sammamish Plateau Water and Sewer District boundaries.
Location	The Siler Ridge water annexation area is located north of NE Union Hill Road, west of 260th Ave NE (if extended), east of 268th Ave NE (if extended) and south of NE 65th St (if extended). More specifically this area is in the South Half of the Southwest Quarter of Section 12, Township 25 North, Range 6 East, and the portion of the Northwest Quarter of Section 13, Township 25 North, Range 6 East that is north of NE Union Hill Road. The site is accessed from NE Union Hill Road.
Land Area	Approximately 120 acres
Existing Land Use	The proposed annexation area is comprised of six parcels owned by the same entity. The existing use is currently vacant and forested, and it is Classified Forest Land (>20 acres). The existing zoning is RA-5, Rural area, one dwelling unit per 5 acres. The area is being proposed for subdivision. The proposed plat (Siler Ridge Plat 21-0007) is for 41 lots, with 24 of the lots located in the Siler Ridge Water annexation area.
Population	The area is currently vacant and forested. However, the area is being proposed for subdivision that would result in approximately 65 people residing within the proposed annexation area in the developed lots.
Assessed Valuation	\$15,707
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 reflects this proposed annexation in its future water service area.
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 June 2022 and made a Determination of Nonsignificance in June 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:	Duvall, Carnation, Snoqualmie, Sammamish, Issaquah, Bellevue, Redmond, Kirkland, Woodinville
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. 27, King County Fire Protection District No. 38, King County Fire Protection District No. 34
Water Districts:	Northshore Utility District, Northeast Sammamish Water and Sewer District, Woodinville Water District, King County Water District 119, Fall City Water District, King County Water District 123
Sewer Districts:	Sammamish Plateau Water and Sewer District
School District:	Lake Washington School District, Northshore School District, Riverview School District, Snoqualmie Valley School District, Issaquah School District, Bellevue School District
Other:	Puget Sound Regional Council, Washington State Department of Ecology, Cascade Water Alliance

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The Sammamish Plateau Water and Sewer District "the District" proposes to annex approximately 120 acres in the King County unincorporated area east between the cities of Redmond, Sammamish and Carnation 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 September 2022.

This proposed annexation area "the Territory" is comprised of six parcels owned by the same entity. The existing use is currently vacant, classified forest land, but the area is being proposed for subdivision. The proposed plat (Siler Ridge Plat 21-0007) is 41 lots, with 24 of the lots located in the Territory. 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 and currently has no water service. The District, the owner of the parcels and the developer plan to utilize a developer extension agreement to extend existing water mains and services to the Territory.

Through the East King County Coordinated Water System Plan, the District was identified as the logical provider of water services to the Territory. The District, the King County Council and the Washington State Department of Health approved the District's 2018 Water Comprehensive Plan in 2020. Said plan includes this proposed annexation in the District's future water service area. The District is identified as a Class A Water System.

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 water facilities adjacent to the annexation area can accommodate the proposed development of the currently vacant properties."

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-102** King County shall work with cities, special purpose districts, other local service providers and residents to identify and distinguish local, countywide and regional services. Over time, cities will assume primary responsibility for coordinating the provision of local services delivery in urban areas. In general, the county will continue to provide local services delivery within the Rural Area and Natural Resource Lands. Special purpose districts may still provide services, where appropriate. The county will also assume primary responsibility for coordinating the provision of countywide services, including countywide services that must be delivered within city boundaries. The county will also

work with cities, special purpose districts, and other counties to identify regional service and facility needs and develop strategies to provide them.

- **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 plans to provide 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 would be provided via eight-inch diameter ductile iron mains that are currently adjacent to the Territory. The District states that additional mains would be extended to provide water service to the Territory via the planned developer extension agreement with the owners of the parcels and the property developer.

The Territory is located in the Rural Area and accordingly cannot have sewer service. The proposed annexation would not affect land designations for the Territory. The Territory would continue to be served by two different fire protection districts - King County Fire District No. 45 for the upper portion of the Territory which includes parcel nos. 1225069051, 1225069050, 1225069049, and 1225069013 and King County Fire District No. 34 for the lower portion of the annexation area which includes parcels nos. 1325069091 and 1325069005. Lastly, the District reports that this proposed annexation would not affect revenues and expenditures of other jurisdictions.



