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VIA EMAIL PDF TO BOUNDARYREVIEWBOARD@KINGCOUNTY.GOV

July 17, 2024

Washington State Boundary Review Board for King County
400 Yesler Way, #205
Seattle, WA 98104

**RE: Notice of Intention by the Sammamish Plateau Water & Sewer District
To Withdraw Territory for the Provision of Water Service
(Ames Lake Road Water De-Annexation)**

Dear Boundary Review Board,

As required by RCW 36.93, Notice of Intention is hereby provided to the Washington State Boundary Review Board for King County by the Sammamish Plateau Water and Sewer District regarding proposal known as “Ames Lake Road Water De-Annexation.”

This action was initiated by petition per RCW 57.28.010. The withdrawal area is approximately 25 acres in size and will withdraw the area from the Sammamish Plateau Water & Sewer District (SPWSD) to Ames Lake Water Association (ALWA) for water service. The withdrawal action will update the SPWSD’s current water service area boundary to remove the area and into ALWA water service boundary.

The explanation of items required to assist in the Board's consideration of the proposed action is enclosed, numbered in accordance with the suggested format. The various exhibits which are also enclosed are identified in the sequence in which they are referenced in the text.

As you no longer require paper copies, the District has provided an electronic copy of the information requested for the withdrawal. A copy of this cover letter will be mailed and will contain the check for the \$50.00 filing fee of this Notice of Intention.

The District is of the opinion that a review of the background information, current public policy, adopted comprehensive plans and the facts of the Sammamish Plateau Water and Sewer District's proposed withdrawal for water service will demonstrate good public utility planning for logical long-term service. Approval of the proposal would advance the statutory objectives of the Boundary Review Board.


If you have any questions, or require any further information, please contact the District's Planning Engineer, and send official notices to her attention at:

Jay Regenstreif
Planning Engineer
Sammamish Plateau Water and Sewer District
1510 - 228th Avenue S.E.
Sammamish, Washington 98075

(425) 295-3215
jay.regenstreif@spwater.org

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'MH', is positioned above the typed name of Marissa Huntley.

Marissa Huntley
Assistant to the General Manager
marissa.huntley@spwater.org

NOTICE OF INTENTION

SAMMAMISH PLATEAU WATER AND SEWER DISTRICT

AMES LAKE ROAD WATER DE-ANNEXATION

I. ADVANCE COURTESY NOTIFICATION
Submitted to the Boundary Review Board on April 10, 2024.

II. BACKGROUND INFORMATION/MAPS
A. Basic Information

1. A brief description of and reason for seeking the proposed action. Include a statement of the method used to initiate the proposed action (i.e., petition or election method), and the complete RCW designation.

The proposed action is withdrawal (de-annexation) of an area of approximately 25 acres in size from the Sammamish Plateau Water & Sewer District (SPWSD). Ames Lake Water Association (ALWA) will be identified as the water purveyor for this area. The action was initiated by property owner petition per RCW 57.28.010. The location Ames Lake Road Water De-Annexation area includes four tax parcels and a portion of Ames Lake Road adjacent to the tax parcels with frontage on Ames Lake Road. Three of the parcels are located in the southwest quarter of Section 24, Township 25 North, Range 6 East, and the fourth parcel is located in the northwest quarter of Section 25, Township 25 North, Range 6 East. The area can be generally described as being west of 268th Ave NE, east of 266th Ave NE, south of NE 30th St, and north of NE 22nd St (if all extended). The parcels are specifically identified as: 2425069059, 2425069026, 2425069012, and 2525069035.

2. A signed and certified copy of the action accepting the proposal as officially passed.

Certified copies of Resolutions:

- **Exhibit A** – Resolution 5260, which accepted the petition and set the public hearing date.
- **Exhibit B** – Resolution 5267, which states the District's intent to withdraw (de-annex) the area, subject to approval by the Boundary Review Board for King County and the King County Council.

3. Certification of any petitions for municipal annexation, as required by state law (RCW 35A.01.040 (4)).

Exhibit C-1 – *Petition for Withdrawal from Sammamish Plateau Water & Sewer District*

Exhibit C-2 – *Petition Certification dated May 22, 2024.*

4. A copy of the State Environmental Policy Act (SEPA) Determination and current SEPA checklist with adequate explanations to answers, including Section D, Government Non- project Actions, when applicable, or Environmental Impact Statement (EIS) if prepared. (Not required for city annexations, which are exempt from SEPA)

Exhibit D – *Completed SEPA Checklist*

Exhibit E – *Determination of Non-significance*

Exhibit F – *Agency Distribution List for the SEPA checklist review*

5. The legal description of the boundaries of the area involved in the proposed action. This must be legible, on a separate page from any other document, and in a form capable of reproduction by standard photocopiers.

Exhibit G – *Legal Description*

B. Maps:

1. Two copies or sets of King County Assessor's maps (only two rather than six copies in case of assessor's maps) on which the boundary of the area involved in the proposal must be clearly indicated.

Exhibit H-1 – Assessor's Map of Southwest Quarter of Section 24, Township 25, Range 6

Exhibit H-2 – Assessor's Map of Northwest Quarter of Section 25, Township 25, Range 6

2. Vicinity map(s) no larger than 8 1/2 x 11 inches displaying:
 - a. The boundary of the area involved in the proposal.
 - b. The entity corporate limits in relationship to the proposal.
 - i. Major physical features such as bodies of water, major streets and highways.
 - ii. The boundaries of all cities or special purpose districts (to include, if applicable, any water, sewer, fire, school, hospital or library district) having jurisdiction in or near the proposal. Include all utility districts whose comprehensive plans include all or any part of the proposal, even if only in a planning area.
 - c. Surrounding streets must be clearly identified and labeled.
 - d. County and municipal urban growth area boundaries established or proposed under the Growth Management Act (GMA).
 - e. If a boundary service agreement has been formalized between two or more jurisdictions, that service line should be shown with the appropriate entity noted in each service area.

Not applicable.
 - f. Tax lot(s) that will be divided by the proposed boundaries should be shown on an attached detailed map.

Not Applicable.

Vicinity Maps showing District Corporate Limits and Proposed Withdrawal/ De-Annexation area:

- **Exhibit I** – City Boundaries
- **Exhibit J** – Water Districts and other Class A Purveyors Future Service Areas
- **Exhibit K** – Sewer Districts and Urban Growth Boundary
- **Exhibit L** – Fire District boundaries
- **Exhibit M** – School District boundaries
- **Exhibit N** – Hospital District boundaries
- **Exhibit O** – Library District boundaries

3. A map of the current corporate limits of the filing entity upon which the proposal has been delineated.

Exhibit P – Vicinity Map with only Corporate Limits and De-Annexation Proposal area.

III. EVALUATION CRITERIA

Entities should respond to the following elements regarding this proposal with sufficient information to permit appropriate responses to the Board from staff of either the King County Council or King County Executive. These elements relate to the factors the Board must consider as outlined in RCW 36.93.170 (attached).

A. Overview

1. Population of proposal; what percentage is that to existing entity?

The population of the area affected by the proposed action is estimated to be between 10-15 people. The District as a whole has a population estimated in excess of 64,000, so the percentage of the District impacted by the action is about 0.02%.

2. Territory (number of acres)

The area of the territory proposed for annexation is approximately 25 acres (0.039 square miles). The area of the existing District corporate limits is approximately 29 square miles.

3. Population density

Using the approximate population of the de-annexation area of 15 persons, the population density could be estimated at approximately 0.6 persons per acre.

4. Assessed valuation

Based on King County Assessor information for 2023, the assessed valuation of the territory proposed for withdrawal is \$4,676,000. The total District assessed valuation of land and improvements is more than approximately \$22 billion.

B. Land Use

1. Existing:

Current use for three of the four lots is single family residential. The fourth lot is vacant but has a single-family residential dwelling unit currently under construction. The existing zoning of the entire de-annexation area is RA-5, Rural area, one dwelling unit per 5 acres.

2. Proposed: immediate or long-range

The proposed action will not change the zoning. The de-annexation area is unincorporated within King County jurisdiction.

C. State Growth Management Act

1. Is the proposed action in conformance with the Growth Management Act (GMA)? What specific policies apply to this proposal?

The proposed action is in conformance with the GMA. Specifically GMA goals 4, 11, and 12 as stated in RCW 36.70A.020, applies to this de-annexation:

(4) Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

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

The withdrawal of territory is supported by a petition of the property owners included within the de-annexation area.

(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.

2. King County Comprehensive Plan/Ordinances

- a) How does County planning under the Growth Management Act (GMA) relate to this proposal?

County planning under the GMA relates to this proposal at the Countywide level through the Countywide Planning and Comprehensive Plan policies (see answers to following sections), and the East King County Coordinated Water System Plan which provided for joint boundaries for water purveyors.

- b) What King County Comprehensive Plan policies specifically support this proposal?

Note: Notices of Intention for Municipal actions should reference, at a minimum, relevant policies from the following King County Comprehensive Plan Chapters: Chapter 1 - Regional Planning; Chapter 2 - Urban Communities (Section I; Section II); Chapter 7 - Utilities and Facilities.

Notices of Intention for Special Purpose District actions should reference, at a minimum, relevant policies from the following King County Comprehensive Plan Chapters: Chapter 1 - Regional Planning; Chapter 2 - Urban Communities (Section I; Section II); Chapter 7 - Utilities and Facilities.

The King County Comprehensive Plan, 2016 Comprehensive Plan was updated December 6, 2022, and does not follow the same chapter outline as provided above in the Note. Utilities and Facilities is now in Chapter 9 – Services, Facilities and Utilities. Below are the relevant policies from Chapters 1, 2, and 9 that specifically support this proposal.

Additionally, water services for this area is subject to the East King County Coordinated Water Supply Plan. Both Sammamish Plateau Water & Sewer District and Ames Lake Water Association are Class A Water Systems and have water facilities in proximity to the de-annexation area. However, Ames Lake Water Association facilities are in closer proximity to a majority of the de-annexation area and could provide water service more easily and without additional main extensions, therefore is the logical water service provider for this area.

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.

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-107 King County will, in cooperation with special purpose districts or local service providers, continue to plan for and provide public services to the Rural Area and Natural Resource Lands, consistent with rural standards and needs.

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.

- c) What King County/Countywide Planning Policies specifically support this proposal?

Note: Notices of Intention for Municipal actions should reference, at a minimum, relevant policies from the following King County/Countywide Policies Chapters: Chapter II - Critical Areas; Chapter III Land Use Patterns; Chapter IV - Transportation; Chapter V Section D - Community Character and Open Space; and Chapter VII - Contiguous Orderly Development and Provision of Urban Services.

Notices of Intention for Special Purpose District actions should reference, at a minimum, relevant policies from the following King County/Countywide Policies Chapters: Chapter II - Critical Areas; Chapter III - Land Use Patterns; and Chapter VII - Contiguous Orderly Development and Provision of Urban Services.

The 2021 King County Countywide Planning policies, as amended by Ordinance 19660 dated August 15, 2023, does not follow the same chapter outline as provided above in the Note. An attempt was made to identify the types of policies referenced in the Note and that are relevant to this proposed withdrawal. The following King County Countywide Planning policies specifically support this proposal.

DP-49 Limit the extension of urban infrastructure improvements through the Rural Area to only cases where it is necessary to serve the Urban Growth Area and where there are no other feasible alignments. Such limited extensions may be considered only if land use controls are in place to restrict uses appropriate for the Rural Area and only if access management controls are in place to prohibit tie-ins to the extended facilities.

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

PF-8 Plan and locate water systems in the Rural Area that are appropriately sized for rural uses and densities and that do not increase development potential in the Rural Area.

- d) What is the adopted plan classification/zoning? (Please include number of lots permitted under this classification.)

King County zoning identifies the annexation area as zoned RA-5, or rural area with 1 dwelling unit per 5 acres.

- e) Will city regulation(s) supplant King County regulations for the protection of sensitive areas, preservation of agricultural or other resource lands, preservation of landmarks or landmark districts, or surface water control? If so, describe the city regulations and how they compare to the County regulations.

No, this de-annexation area is not within a city or within a city's potential annexation area. The area is contained within King County, and County land use policies would prevail in this de-annexation. No changes are anticipated in the regulations associated with the provisions of water service by the Ames Lake Water Association.

D. Jurisdictional Comprehensive Plan/Franchise (Applies to Cities and to Special Purpose Districts)

1. How does the jurisdiction's planning under the Growth Management Act (GMA) relate to this proposal?

The area is designated as rural and is within King County's jurisdiction. Additionally, water services for this area is subject to the East King County Coordinated Water Supply Plan. Both Sammamish Plateau Water & Sewer District and Ames Lake Water Association are Class A Water Systems and have water facilities in proximity to the de-annexation area. However, Ames Lake Water Association has facilities that are in closer proximity to a majority of the de-annexation area and could provide water service more easily without requiring main extensions, therefore is the logical water service provider for this area.

2. Has the jurisdiction adopted a Potential Annexation Area (PAA) under the Growth Management Act? Have you negotiated PAA agreements with neighboring cities?

Not applicable.

3. When was your Comprehensive Plan approved? Does this plan meet requirements set by the State of Washington? Does this plan meet requirements set by King County?

The SPWSD 2018 Water Comprehensive Plan was approved by the SPWSD Board by 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 State Department of Health letter dated April 23, 2020.

4. Is this proposal consistent with and specifically permitted in the jurisdiction's adopted Comprehensive Plan, or will a plan amendment be required? If so, when will that amendment be completed?

Note: The proponent is required to provide written confirmation that the jurisdiction's Comprehensive Plan is current and that the Plan confirms the jurisdiction's authority to change or create new boundaries.

A proponent representing a city shall ensure that the City Comprehensive Plan is on file with the Office of the King County Executive Office of Performance, Strategy, and Budget (Karen Wolf)

or shall provide a copy of the current Comprehensive Plan with the Notice of Intention.

A proponent representing a Special Purpose District shall ensure that the Special Purpose District Comprehensive Plan is on file with King County Natural Resources and Parks Department or shall provide a copy of the current Comprehensive Plan with the Notice of Intention.

The SPWSD 2018 Water Comprehensive Plan permits withdrawal of territory when mutually agreed upon boundary decisions are made between SPWSD and adjacent purveyors. Ames Lake Water Association approved providing water service to this area on March 12, 2024, therefore the boundary adjustment is mutually agreed upon.

A Comprehensive Plan Amendment is not required to withdraw a territory from the District's water service area. However, when the District's Water Comprehensive Plan is due for an update it will reflect this withdrawal.

5. Is a franchise required to provide service to this area? If so, is the area included within your current franchise?

The withdrawal area is completely within the King County's jurisdiction. Neither SPWSD or ALWA currently has a franchise with the County. However, when work in the County Right-of-Way occurs, Street Use Permits will be obtained by the appropriate agency or developer when facilities are installed and maintained.

6. Has this area been the subject of an Interlocal Agreement? If so, please enclose a signed copy of the agreement.

No.

7. Has this area been the subject of a pre-Annexation Zoning Agreement? If so, please enclose a signed copy of the agreement.

No.

8. What is the proposed land use designation in your adopted Comprehensive Plan? When were your proposed zoning regulations adopted?

The land use designation of the proposed withdrawal area is RA-5, rural area, one dwelling unit per 5 acres. The area is currently within the County's boundaries and the land use designation is set through the County's Comprehensive Plan.

E. Revenues/Expenditures Planning Data (please respond to only those questions which are relevant to the proposal.)

1. Estimate City expenditures

Not applicable. The area is located in King County.

2. Estimate City revenues to be gained

Not applicable. The area is located in King County.

3. Estimate County revenues lost

The SPWSD withdrawal action will not impact County revenues.

4. Estimate County expenditure reduction

The SPWSD withdrawal action will not impact County expenditures.

5. Estimate fire district revenue lost

The SPWSD withdrawal action will not impact fire districts' revenue as the area will remain within their jurisdictions.

6. Estimate fire district expenditure reduction

The SPWSD withdrawal action will not impact fire districts' expenditures as the area will remain within their jurisdictions.

F. Services

State whether the territory that is the subject of this action is presently within the service area of any other political subdivision or presently being served by any other political subdivision?

The proposed withdrawal area is presently within King County's jurisdiction. The withdrawal area is not currently receiving water service as three of the four properties use private wells for their water service, and the fourth property is under construction.

If so, please identify the other political subdivision. Please provide written documentation confirming that:

- Notification of the proposed annexation, assumption, merger or other action has been provided to that political subdivision;

Not applicable. Withdrawing territory from SPWSD's water service area does not require notifying any political subdivision.

- The other subdivision has completed action to approve/consent or deny approval/consent for the withdrawal of this territory;

*Ames Lake Water Association's Board of Directors approved the withdrawal from SPWSD and inclusion into the Association's water service area on March 12, 2024. See attached Ames Lake Water Association's meeting minutes as supporting documentation (**Exhibit Q**).*

- Transfer of territory has been accomplished in accord with applicable state law (e.g., RCW 36.93, RCW 35A.14, RCW 35.14).

The withdrawal of territory action is being pursued through the Boundary Review Board.

State whether the proposed action would result in a change in any of the following services. If so, provide the following detailed information both on current service and on service following the proposed action, in order to allow for comparison. If there would be no change, name current service providers.

1. Water

a) Directly or by contract?

The withdrawal area does not currently receive water services from a water purveyor. Currently, three of the four properties have existing single-family residences and use private wells for their water service. The fourth property has a house currently under construction and will receive water from Ames Lake Water Association as a result of this proposed action.

b) Storage location(s), capacity?

Ames Lake Water Association's water system, according to their 2018 Water Comprehensive Plan, has six reservoirs for a total system storage volume of 1,064,000 gallons.

c) Mains to serve the area (diameter; location)

Ames Lake Water Association's water system, according to their 2018 Water Comprehensive Plan, has six-inch diameter water main along 268th Ave NE and

eight-inch diameter water mains along NE Ames Lake Rd that are in proximity and could serve the territory proposed to be withdrawn from SPWSD.

d) Pressure station location and measured flow

Ames Lake Water Association's water system, according to their 2018 Water Comprehensive Plan, has seven pressure zones and the withdrawal area would be located in their 592 Zone which makes up most of their service area south of Ames Lake. The area does not utilize pressure reducing stations.

e) Capacity available?

Ames Lake Water Association's water system, according to their 2018 Water Comprehensive Plan, evaluates requests for new service by determining if their water system has sufficient capacity available. As Ames Lake Water Association approved including the four properties subject of the withdrawal action, sufficient capacity is available.

f) Water source (wells, Seattle, etc.)

Ames Lake Water Association's water system, according to their 2018 Water Comprehensive Plan, obtains water from eight groundwater wells (six active and two emergency).

g) Financing of proposed service (LID, ULID, Developer Extension, etc.)

Ames Lake Water Association stated in their 2018 Water Comprehensive Plan that developers would be responsible for all costs related to system improvement and extension plans, which may include a developer extension agreement.

2. Sewer Service

a) Directly or by contract?

The area is rural and not allowed to have sewer service. Sewer service is provided by on-site septic systems under the jurisdiction of the King County Health Department.

b) Mains to service the area (diameter; location)

Not applicable.

c) Gravity or Lift Station required?

Not applicable.

d) Disposal (Metro; city or district treatment plant)?

Not applicable.

e) Capacity available?

Not applicable.

3. Fire service

a) Directly or by contract?

Fire service will not change as a result of the withdrawal. King County Fire District No. 34 provides fire services to this area.

b) Nearest station(s)

The nearest station is located at 5021 264 Ave NE, Redmond, WA 98053, Station 14.

c) Response time?

Will not be impacted by the withdrawal.

- d) Are they fully manned? How many part time and full time personnel?
Not applicable.
- e) Major equipment at station location (including type and number of emergency vehicles)?
Not applicable.
- f) How many fully certified EMT/D-Fib personnel do you have?
Not applicable.
- g) What fire rating applies?
Not applicable.
- h) Source of dispatch?
Not applicable.

G. General

1. In case of extensions of services, has an annexation agreement been required? If so, please attach a recorded copy of this agreement.
No agreement has been required for this withdrawal.
2. Describe the topography and natural boundaries of the proposal.
The topography varies within the withdrawal area. Areas North of Ames Lake Road are flatter, to rolling slopes South of Ames Lake Road. At the very south end of the withdrawal area has steep slopes at approximately 60 percent. The boundaries of the entire withdrawal area are not driven by the surrounding nature but by parcel boundaries. The East and South boundaries abuts SPWSD's current water service area.
3. How much growth has been projected for this area during the next ten (10) year period? What source is the basis for this projection?
Three of the four lots have existing single family residences and associated accessory structures. The fourth lot has a house currently under construction. Based on the RA-5 rural zoning the properties, as currently situated, are not large enough for further subdivision.
4. Describe any other municipal or community services relevant to this proposal.
None.
5. Describe briefly any delay in implementing service delivery to the area.
Service delivery to the area is dependent on completion of Developer/property owner extensions.
6. Briefly state your evaluation of the present adequacy, cost, or rates of service to the area and how you see future needs and costs increasing. Is there any other alternative source available for such service(s)?
Both the SPWSD and ALWA could provide water service to the withdrawal area. However, service from SPWSD would require additional water main extensions for service to some of the properties within the withdrawal area. ALWA has existing infrastructure in closer proximity and could provide service without main extensions. The change in water purveyor will not impact the rates of either purveyor.

III. FACTORS and OBJECTIVES

Please evaluate this proposal based upon the factors listed in RCW 36.93.170 and based upon objectives listed in RCW 36.93.180. Describe and discuss the ways in which your proposal is related to and supports (or conflicts with) each of these factors and objectives.

RCW 36.93.170 – Factors to be considered by board – Incorporation proceedings exempt from state environmental policy act

(1) Population and territory; population density; land area and land uses; comprehensive plans and zoning, as adopted under chapter 35.63, 35A.63, or 36.70 RCW; comprehensive plans and development regulations adopted under chapter 36.70A RCW; applicable service agreements entered into under chapter 36.115 or 39.34 RCW; applicable interlocal annexation agreements between a county and its cities; per capita assessed valuation; topography, natural boundaries and drainage basins, proximity to other populated areas; the existence and preservation of prime agricultural soils and productive agricultural uses; the likelihood of significant growth in the area and in adjacent incorporated and unincorporated areas during the next ten years; location and most desirable future location of community facilities;

Within the withdrawal area, King County zoning identifies the area as zoned RA-5, or rural area with 1 dwelling unit per 5 acres. Provision of water service from the ALWA will not alter the zoning or comprehensive plan use designation. The withdrawal from SPWSD and inclusion to ALWA for water service will not impact the growth projections of adjacent areas or the potential location of community facilities.

(2) Municipal services; need for municipal services; effect of ordinances, governmental codes, regulations and resolutions on existing uses; present cost and adequacy of governmental services and controls in area; prospects of governmental services from other sources; probable future needs for such services and controls; probable effect of proposal or alternative on cost and adequacy of services and controls in area and adjacent area; the effect on the finances, debt structure, and contractual obligations and rights of all affected governmental units; and

The withdrawal area would receive water service from a Class A Water System. The change in water service provider from SPWSD to ALWA should not impact the other governmental units providing services to this area.

(3) The effect of the proposal or alternative on adjacent areas, on mutual economic and social interests, and on the local governmental structure of the county.

The area proposed for withdrawal from the SPWSD Corporate Limits to ALWA will not impact the mutual economic or social interests of the adjacent areas or the local government structure. Provision of water from ALWA will not change the local government land use agency or land use proposals.

RCW 36.93.180 – Objectives of boundary review board.

- (1) Preservation of natural neighborhoods and communities;

The withdrawal will not change any natural neighborhood or community.

- (2) Use of physical boundaries, including but not limited to bodies of water, highways, and land contours;

The withdrawal boundary is not based on any physical boundaries.

- (3) Creation and preservation of logical service areas;

SPWSD and ALWA can both logistically provide water service to the withdrawal area, but ALWA has facilities in closer proximity to most of the area. Therefore, ALWA is the logical service provider for this withdrawal area.

- (4) Prevention of abnormally irregular boundaries;

ALWA water service area abuts the SPWSD water service area, and the withdrawal of this area will not result in irregular boundaries.

- (5) Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas;

Not applicable.

- (6) Dissolution of inactive special purpose districts;

SPWSD will remain an active special purpose district.

- (7) Adjustment of impractical boundaries;

Not applicable.

- (8) Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character; and

Not applicable.

- (9) Protection of agricultural and rural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority.

All of the property included in the withdrawal area has a rural land use designation and no change to this designation will occur as a result of the withdrawal.

EXHIBIT A

RESOLUTION 5260

OF THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT
FIXING A DATE FOR A PUBLIC HEARING ON THE INTENT TO WITHDRAW AN
AREA FROM THE DISTRICT'S CORPORATE BOUNDARIES
AMES LAKE ROAD WATER DE-ANNEXATION

**SAMMAMISH PLATEAU WATER & SEWER DISTRICT
KING COUNTY, WASHINGTON**

RESOLUTION NO. 5260

RESOLUTION OF THE BOARD OF COMMISSIONERS OF SAMMAMISH PLATEAU WATER AND SEWER DISTRICT, KING COUNTY, WASHINGTON, ENTERTAINING A PETITION FOR THE WITHDRAWAL OF A TERRITORY KNOWN AS THE **AMES LAKE ROAD WATER DE-ANNEXATION** AND FIXING THE DATE, TIME AND PLACE FOR A PUBLIC HEARING.

WHEREAS, a petition ("Petition") for the withdrawal of territory from the Sammamish Plateau Water and Sewer District ("District"), for the provision of water service to the specific area described in Exhibit "A" hereto, has been filed with the District Board of Commissioners and is referred to as the "Ames Lake Road Water De-Annexation"; and

WHEREAS, within the territory for which withdrawal (de-annexation) is petitioned, the area for which water service is proposed is contiguous to the District's current boundary and Ames Lake Water Association who is willing to provide water service; and

WHEREAS, the Petition is signed by the owners of not less than sixty percent (60%) of the territory of land for which withdrawal is petitioned; and

WHEREAS, it appears that the Petition complies with the provisions of Chapter 57.24 RCW, and that a public hearing thereon should be held in the manner provided by law; and

WHEREAS, the District has undertaken compliance with Chapter 43.21C RCW and, upon review of the Environmental Checklist, the District Manager, who is the District responsible official under SEPA, has prepared a proposed Declaration of Non-Significance for said withdrawal; now, therefore,

BE IT RESOLVED, by the Board of Commissioners of Sammamish Plateau Water & Sewer District, King County, Washington, as follows:

1. The Petition for the withdrawal from the District of a territory of land situated in King County, Washington, described in Exhibit "A" and as shown per vicinity map marked Exhibit "B" attached hereto and both by the reference incorporated herein in full, complies with the requirements of RCW 57.24.
2. The territory sought to be withdrawn is contiguous to the District corporate boundary as shown per vicinity map marked Exhibit "B" attached hereto. The Petition is in writing, filed with the Board of said District and signed by owners according to the records of King County Records, Elections and Licensing Services Division and signed by not

less than sixty percent (60%) of the territory for which annexation is petitioned, and the Petition sets forth a description of the property sought to be annexed to for water service according to government legal subdivisions of legal plats, and is accompanied by a map which outlines the property sought to be annexed.

3. The Board of Commissioners of Sammamish Plateau Water and Sewer District, King County, Washington, hereby accepts and will consider the Petition.

4. A Public Hearing on the Petition shall be held on July 15, 2024 commencing at 4:30 p.m., or as soon thereafter as can be heard. The Public Hearing will be held both in-person at the District Office located at 1510 228th Ave SE, Sammamish, WA 98075 and virtually using the Zoom meeting platform.

5. Notice of the Public Hearing shall be given in the manner provided by law. At that Public Hearing, the District Board of Commissioners shall determine whether the territory should be withdrawn from the District subject, however, to the review, approval, disapproval or modification by the Washington State Boundary Review Board of King County and the King County Council.

ADOPTED by the Board of Commissioners of Sammamish Plateau Water and Sewer District, King County, Washington, at a regular open public meeting held on the 10th day of June, 2024.

**Individual Commissioner's
Vote on this Resolution:**

Approved: _____
 Opposed: _____
 Abstained: _____
 Absent: _____

Nav Otal

 Nav Otal, President and Commissioner

Approved: _____
 Opposed: _____
 Abstained: _____
 Absent: _____


 Ryika Hooshangi (Jun 10, 2024 16:29 PDT)

 Ryika Hooshangi, Vice President and Commissioner

Approved: _____
 Opposed: _____
 Abstained: _____
 Absent: _____


 Mary Shustov (Jun 10, 2024 17:18 PDT)

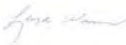
 Mary Shustov, Secretary and Commissioner

Approved: _____
 Opposed: _____
 Abstained: _____
 Absent: _____



 Tom Harman, Commissioner

Approved: _____
 Opposed: _____
 Abstained: _____
 Absent: _____



 Lloyd Warren, Commissioner

EXHIBIT A

**AMES LAKE ROAD WATER DE-ANNEXATION
LEGAL DESCRIPTION AND DEPICTION**

3/21/2024

LEGAL DESCRIPTION FOR TRANSFER OF TERRITORY FROM SAMMAMISH PLATEAU
WATER TO AMES LAKE WATER ASSOCIATION

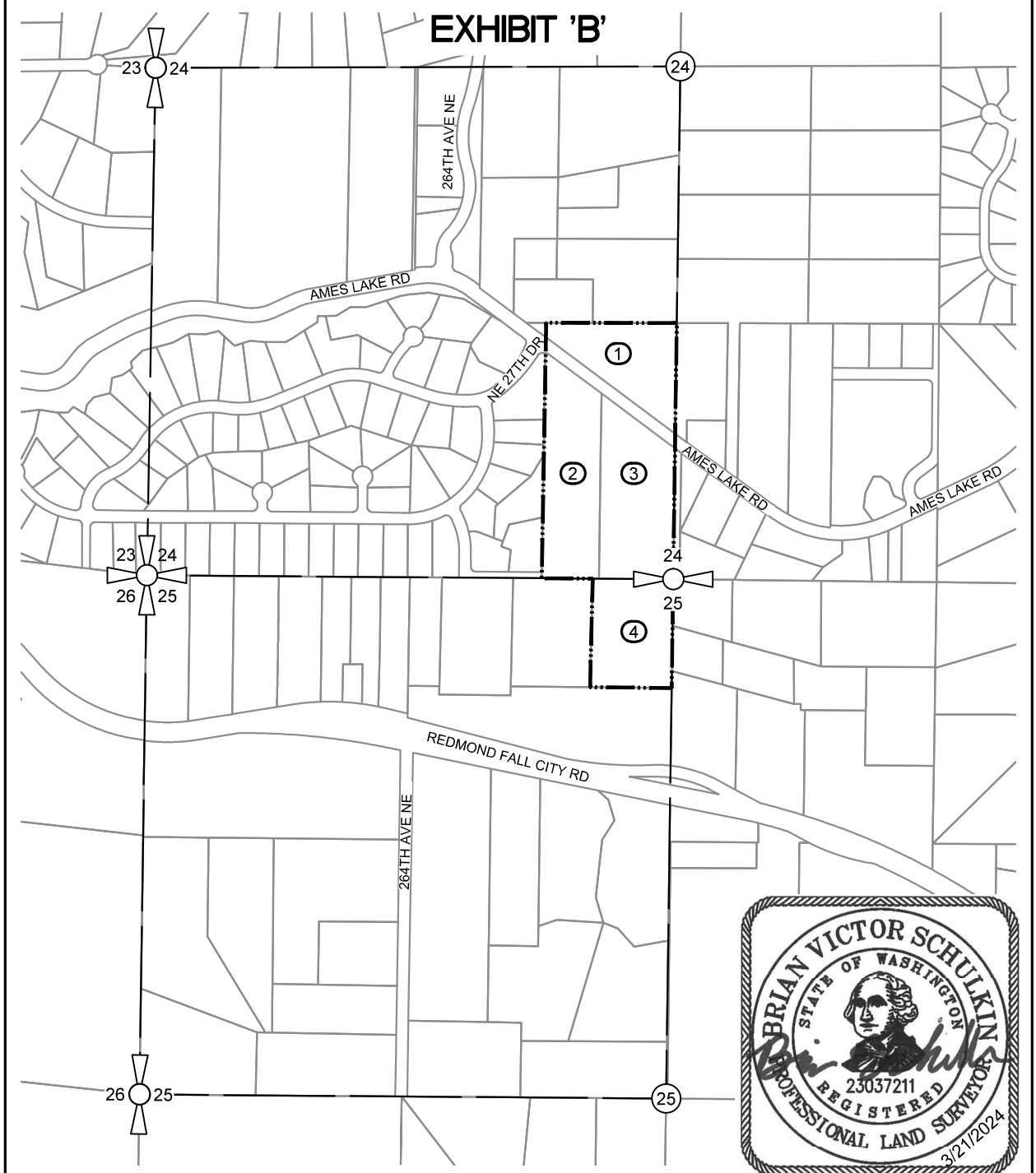
Exhibit "A"

The east 1/2 of the southeast 1/4 of the southwest 1/4 of Section 24, Township 25 North,
Range 6 East, W.M.

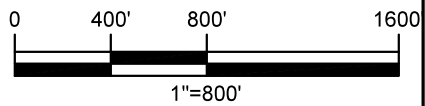
Together with the east 400 feet of the north 544 feet of the northeast 1/4 of the
northwest 1/4 of Section 25, Township 25 North, Range 6 East, W.M.



EXHIBIT 'B'



- ① TL #2425069059
- ② TL #2425069026
- ③ TL #2425069012
- ④ TL #2525069035






AMES LAKE WATER ASSOCIATION ANNEXATION AREA

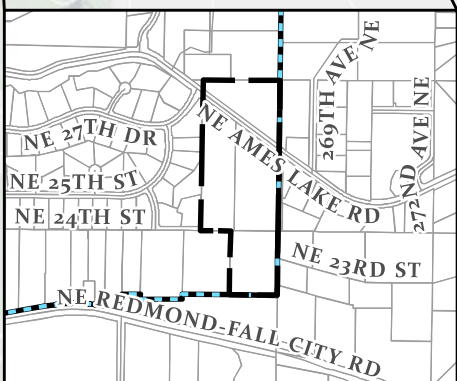
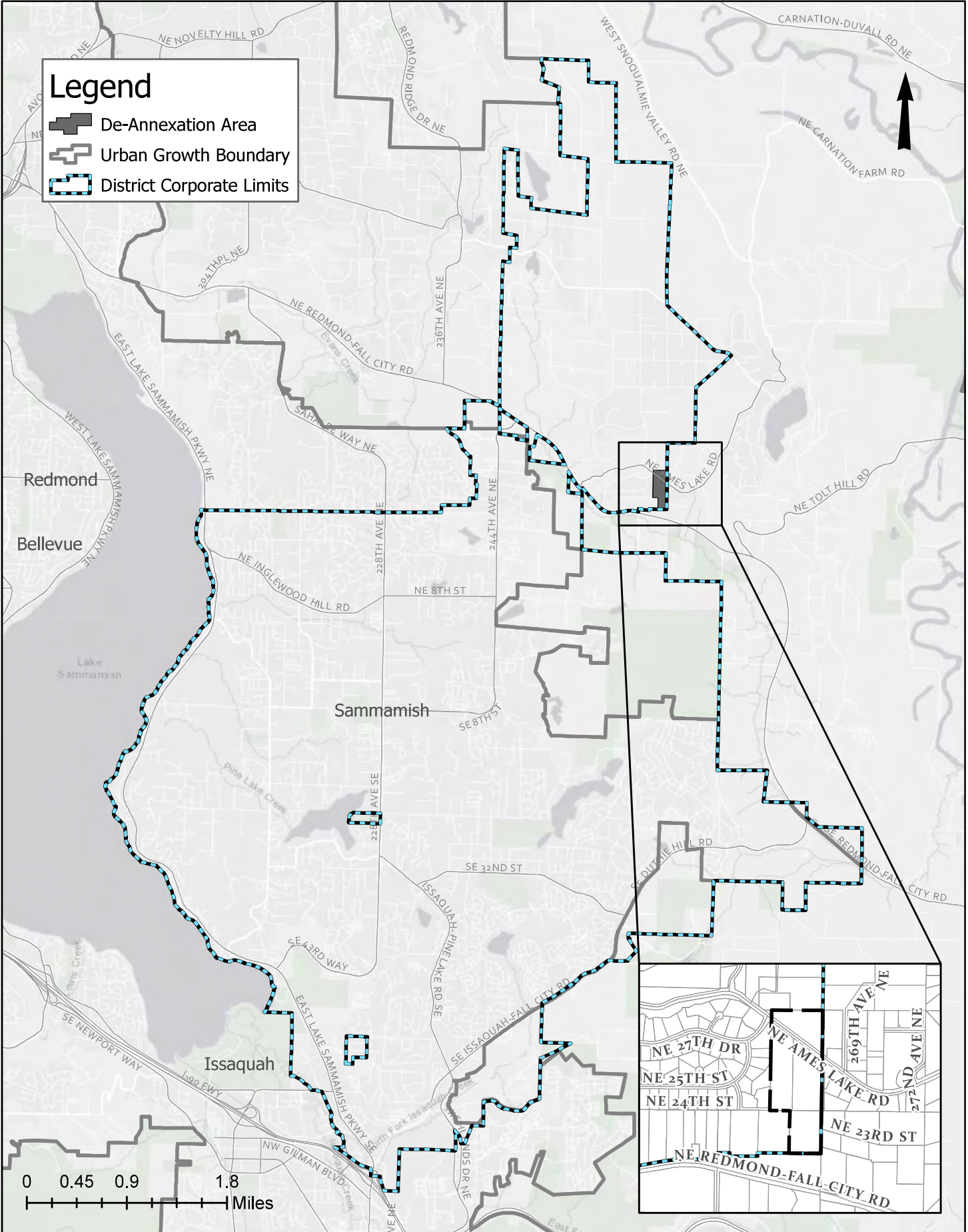
Gray & Osborne, Inc.
CONSULTING ENGINEERS
1130 RAINIER AVENUE SOUTH, SUITE 300
SEATTLE, WASHINGTON 98144 (206) 284-0860

EXHIBIT B

**AMES LAKE ROAD WATER DE-ANNEXATION
VICINITY MAP**

Legend

-  De-Annexation Area
-  Urban Growth Boundary
-  District Corporate Limits



Ames Lake Road Water De-Annexation

Vicinity Map with only Corporate Limits and De-Annexation Proposal area

SECRETARY'S CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting Secretary of the Board of Commissioners of Sammamish Plateau Water and Sewer District, King County, Washington (the "District"), and keeper of the records of the Board of Commissioners (herein called the "Board") DO HEREBY CERTIFY:

1. That the attached is a true and correct copy of Resolution No. 5260 (herein called the "Resolution") of the Board as finally adopted at a regular meeting of the Board held on the 10th day of June, 2024, and duly recorded in my office.

2. That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a quorum was present throughout the meeting and a legally sufficient number of members of the Board voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed, and that I am authorized to execute this certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 10th day of June, 2024.

By  _____
Mary Shustov
Secretary of the Board

Mary Shustov (Jun 10, 2024 17:18 PDT)

EXHIBIT B

RESOLUTION 5267

OF THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT
INTENT TO WITHDRAW A TERRITORY FOR WATER SERVICE KNOWN AS
AMES LAKE ROAD WATER DE-ANNEXATION

SUBJECT TO THE REVIEW, APPROVAL, DISAPPROVAL OR MODIFICATION BY
THE KING COUNTY BOUNDARY REVIEW BOARD AND THE KING COUNTY
COUNCIL

**SAMMAMISH PLATEAU WATER & SEWER DISTRICT
KING COUNTY, WASHINGTON**

RESOLUTION NO. 5267

RESOLUTION OF THE BOARD OF COMMISSIONERS OF SAMMAMISH PLATEAU WATER AND SEWER DISTRICT, KING COUNTY, WASHINGTON, STATING ITS INTENT TO WITHDRAW A TERRITORY FOR WATER SERVICE GENERALLY REFERRED TO AS **AMES LAKE ROAD WATER DE-ANNEXATION**, SUBJECT TO THE REVIEW, APPROVAL, DISAPPROVAL OR MODIFICATION BY THE KING COUNTY BOUNDARY REVIEW BOARD AND THE KING COUNTY COUNCIL.

WHEREAS, a petition (“Petition”) for the withdrawal of territory from the Sammamish Plateau Water and Sewer District (“District”), for the provision of water service to the specific areas described in Exhibit “A” hereto and incorporated herein by this reference, has been filed with the District Board of Commissioners and is referred to as the “Ames Lake Road Water De-Annexation”; and

WHEREAS, within the territory for which withdrawal (de-annexation) is petitioned, the area for which water service is proposed is within the District’s current boundary and contiguous to the Ames Lake Water Association current boundary and is willing to provide water service; and

WHEREAS, the District Board of Commissioners adopted Resolution No. 5260 on June 10, 2024, which described the areas of land sought to be withdrawn from the District for water service and which determined that the petition for annexation complies with the requirements of law as provided to the satisfaction of the Board of Commissioners, to wit:

1. The Petition complies with the provisions of Chapter 57.28 RCW.
2. The territory sought to be withdrawn is contiguous to the District’s corporate boundary.
3. The petition was in writing, filed with the District Board of Commissioners, was signed by the owners, according to the records of the King County Department of Assessment of not less than twenty-five percent (25%) of the qualified voters residing in area sought to be de-annexed, according to government legal subdivisions and legal plats, and was accompanied by a map which outlines the territory sought to be de-annexed; and

WHEREAS, the District Board of Commissioners accepted and entertained said petition and, pursuant to Resolution No. 5260, fixed the date of hearing on said proposed de-annexation at 4:30 P.M., July 15, 2024, at the Sammamish Plateau Water and Sewer District Offices located at 1510 228th Avenue SE, Sammamish, WA 98075 and virtually using the Zoom meeting platform, with the purpose of said hearing being to receive public comment whether the said territory should be withdrawn from the District all subject, however, to the approval,

disapproval or modification by the King County Boundary Review Board and King County Council; and

WHEREAS, said notice of hearing was published in the Seattle Times on June 24, 2024 and July 1, 2024, as the Seattle Times is a newspaper of general circulation in the territory proposed to be withdrawn; and

WHEREAS, a public hearing was conducted at the time and place stated in said notice and all interested persons were given an opportunity to appear and voice approval or disapproval of the withdrawal of the territory; and

WHEREAS, the Board of Commissioners concluded, after holding the public hearing, that withdrawal of the territory from the District's water service area would be in the best interest of the District and that the properties within the subject de-annexation territory would also benefit from withdrawal; now therefore,

BE IT RESOLVED, by the Board of Commissioners of Sammamish Plateau Water & Sewer District, King County, Washington, as follows:

1. The recitals set forth above are hereby fully incorporated herein by this reference.
2. The Board of Commissioners hereby finds that the withdrawal of territory will be of benefit to such territory because it will in the future receive timely and reasonable water service from the Ames Lake Water Association 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.
3. The Board of Commissioners hereby affirms its intention to withdraw (de-annex) the territory, described in Exhibit "A" hereto, from the District for water service therein described, with such withdrawal is subject to review, approval, disapproval or modification by the Washington State Boundary Review Board for King County and the King County Council.
4. The Board of Commissioner's Notice of Intention shall be filed with said Boundary Review Board and the King County Council as provided by law.
5. The District shall secure all governmental approvals as necessary to effect said withdrawn territory in conformance with the District's Water Comprehensive Plan and adopted policies.

CONTINUES ON NEXT PAGE

ADOPTED by the Board of Commissioners of Sammamish Plateau Water and Sewer District, King County, Washington, at a regular open public meeting held on the 15th day of July, 2024.

**Individual Commissioner's
Vote on this Resolution:**

Approved: _____
Opposed: _____
Abstained: _____
Absent: _____

Approved: _____
Opposed: _____
Abstained: _____
Absent: _____

Approved: _____
Opposed: _____
Abstained: _____
Absent: _____

Approved: _____
Opposed: _____
Abstained: _____
Absent: _____


Approved: _____
Opposed: _____
Abstained: _____
Absent: _____

Nav Otal

Nav Otal, President and Commissioner


Ryika Hooshangi (Jul 16, 2024 14:15 PDT)

Ryika Hooshangi, Vice President and Commissioner


Mary Shustov (Jul 16, 2024 07:44 PDT)

Mary Shustov, Secretary and Commissioner



Tom Harman, Commissioner



Lloyd Warren, Commissioner

EXHIBIT A

**AMES LAKE ROAD WATER DE-ANNEXATION
LEGAL DESCRIPTION AND DEPICTION**

3/21/2024

LEGAL DESCRIPTION FOR TRANSFER OF TERRITORY FROM SAMMAMISH PLATEAU
WATER TO AMES LAKE WATER ASSOCIATION

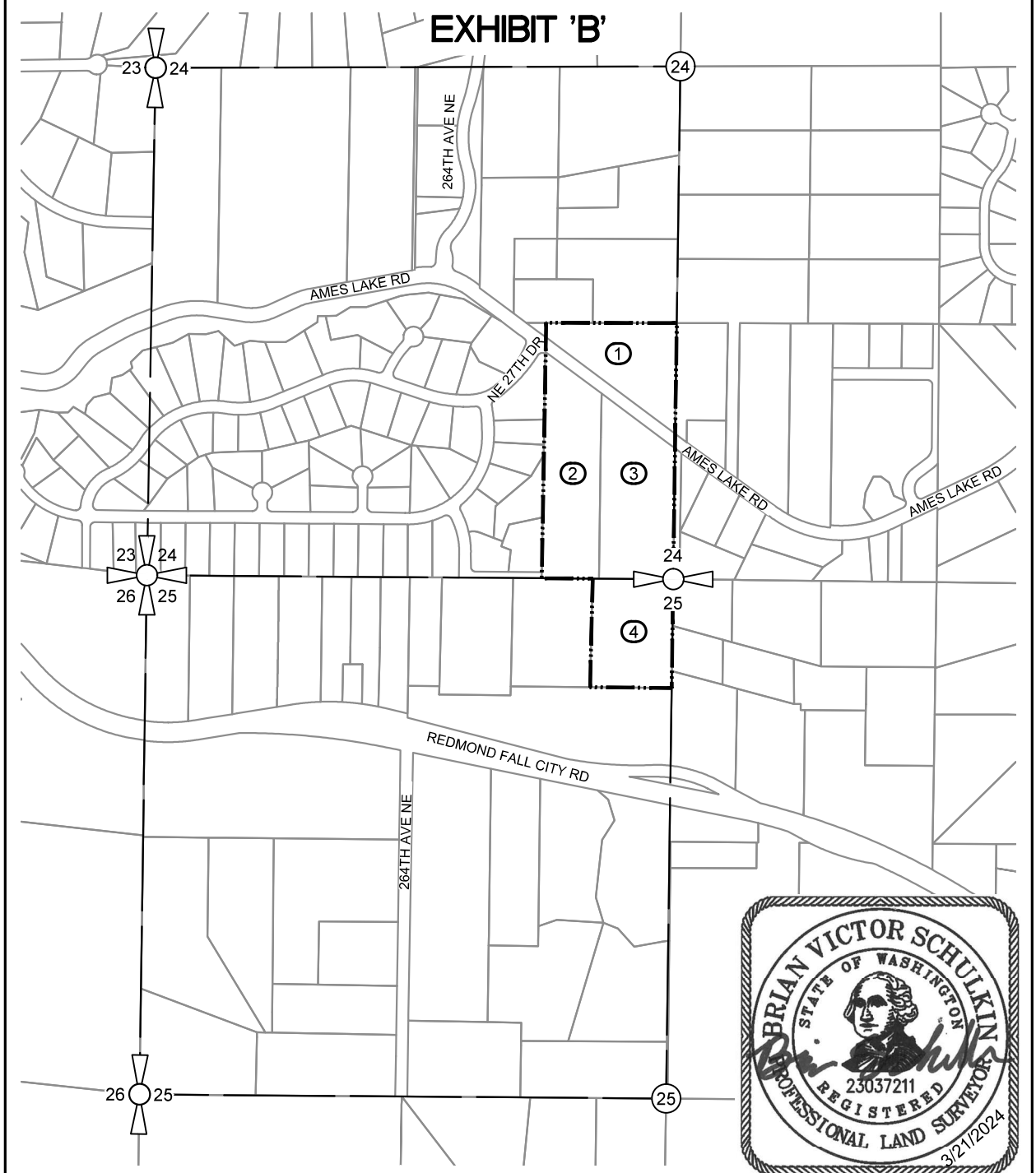
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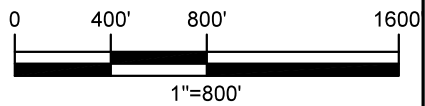
Together with the east 400 feet of the north 544 feet of the northeast 1/4 of the
northwest 1/4 of Section 25, Township 25 North, Range 6 East, W.M.



EXHIBIT 'B'



- ① TL #2425069059
- ② TL #2425069026
- ③ TL #2425069012
- ④ TL #2525069035



AMES LAKE WATER ASSOCIATION ANNEXATION AREA

Gray & Osborne, Inc.
 CONSULTING ENGINEERS
 1130 RAINIER AVENUE SOUTH, SUITE 300
 SEATTLE, WASHINGTON 98144 (206) 284-0860

SECRETARY'S CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting Secretary of the Board of Commissioners of Sammamish Plateau Water and Sewer District, King County, Washington (the "District"), and keeper of the records of the Board of Commissioners (herein called the "Board") DO HEREBY CERTIFY:

1. That the attached is a true and correct copy of Resolution No. 5267 (herein called the "Resolution") of the Board as finally adopted at a regular meeting of the Board held on the 15th day of July, 2024, and duly recorded in my office.

2. That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a quorum was present throughout the meeting and a legally sufficient number of members of the Board voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed, and that I am authorized to execute this certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of July, 2024.

By  _____
Mary Shustov
Secretary of the Board

EXHIBIT C-1

PETITION FOR WITHDRAWAL
FROM
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT

**PETITION FOR WITHDRAWAL FROM
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT**

TO: BOARD OF COMMISSIONERS
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT

We, the undersigned, constituting **qualified voters**, according to the records of the King County Auditor, of not less than 25% of the qualified voters residing within the area of land described in Exhibit "A" attached hereto and by this reference made a part hereof, respectfully petition that said property be withdrawn from the Sammamish Plateau Water and Sewer District of King County, Washington as provided by RCW 57.28.010 through RCW 57.28.110.

We further state that the territory is of such location that water services cannot be furnished to it by the district at reasonable cost, and the withdrawal of said territory will be of benefit to such territory and conducive to the general welfare of the balance of the District.

TAX LOT NUMBER - 2425069026

NAME (Printed) Yevgeniy Karpik & Lyudmila Shulga

SIGNATURE

DATE

01/30/2024



01/30/2024

TAX LOT NUMBER - 2425069012

NAME (Printed) Sonja Bader & David Bader

SIGNATURE

DATE

1/30/2024





TAX LOT NUMBER - 2425069059

NAME (Printed) Raja Kapur

SIGNATURE

DATE

2/11/2024



TAX LOT NUMBER

NAME (Printed)

SIGNATURE

DATE

3/21/2024

LEGAL DESCRIPTION FOR TRANSFER OF TERRITORY FROM SAMMAMISH PLATEAU
WATER TO AMES LAKE WATER ASSOCIATION

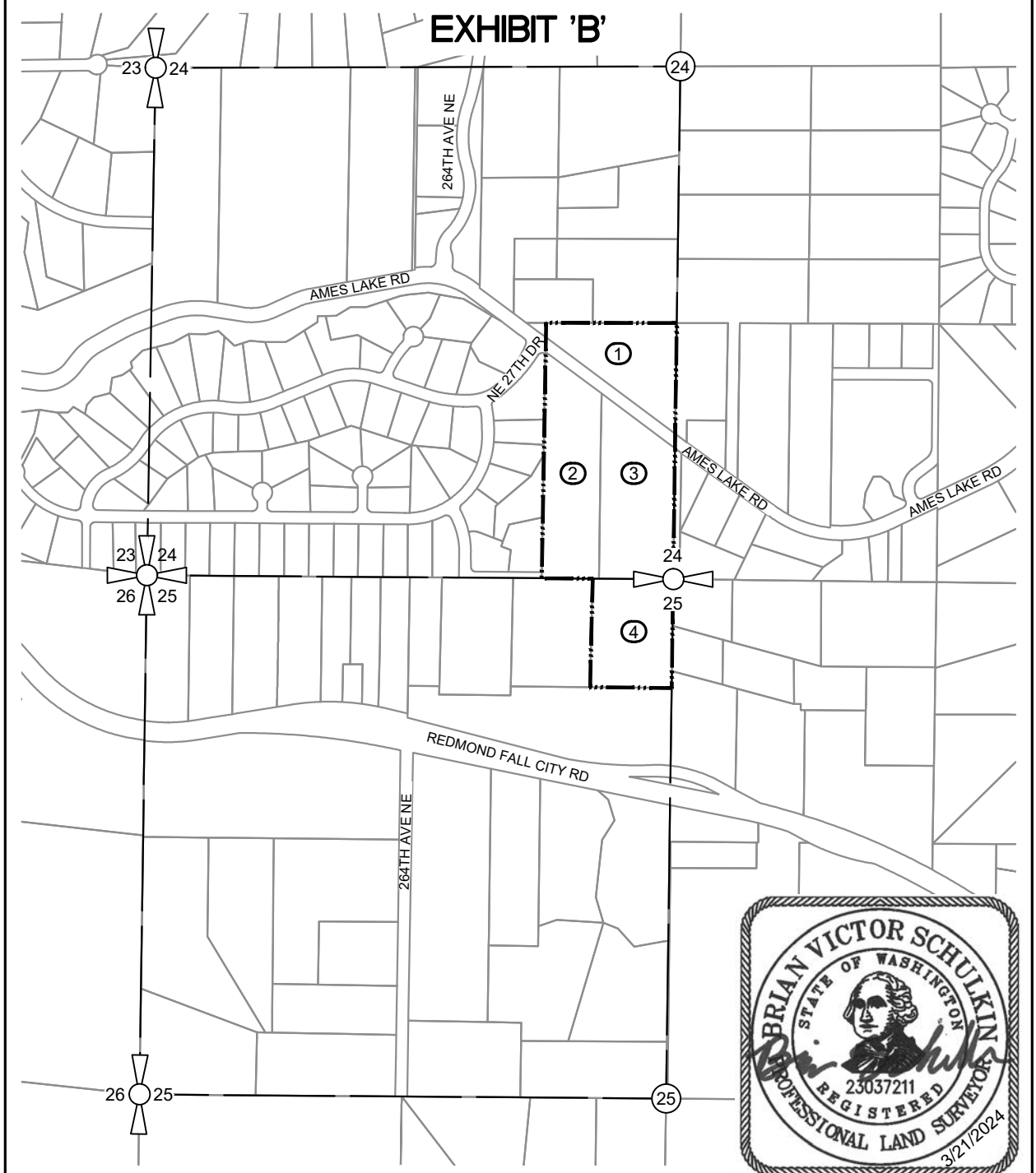
Exhibit "A"

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Range 6 East, W.M.

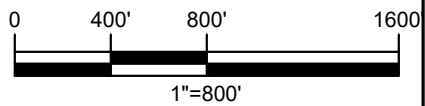
Together with the east 400 feet of the north 544 feet of the northeast 1/4 of the
northwest 1/4 of Section 25, Township 25 North, Range 6 East, W.M.



EXHIBIT 'B'



- ① TL #2425069059
- ② TL #2425069026
- ③ TL #2425069012
- ④ TL #2525069035



AMES LAKE WATER ASSOCIATION ANNEXATION AREA



Gray & Osborne, Inc.

CONSULTING ENGINEERS
1130 RAINIER AVENUE SOUTH, SUITE 300
SEATTLE, WASHINGTON 98144 (206) 284-0860

EXHIBIT C-2

PETITION CERTIFICATION
FROM THE
KING COUNTY DEPARTMENT OF ASSESSMENTS



King County

Department of Assessments
Accounting Division
201 S. Jackson Street KSC-AS-0708
Seattle, WA 98104

(206) 263-2308 FAX (206) 296-0106
Email: assessor.info@kingcounty.gov
<http://www.kingcounty.gov/assessor/>

John Wilson
Assessor

ANNEXATION PETITION CERTIFICATION

THIS IS TO CERTIFY that the petition submitted May 1st 2024, to the King County Department of Assessments by Marissa Huntley, Assistant to the General Manager at Sammamish Plateau Water, supporting De-Annexation of the property described in the Petition to Annex Territory from Sammamish Plateau Water & Sewer District Ames Lake Road Water De-Annexation has been examined, the property taxpayers, tax parcel numbers, and assessed values of each property listed thereon carefully compared with the King County tax roll records, and as a result of such examination, found to be sufficient under the provisions of the Revised Code of Washington, Section 35A.01.040.

The Department of Assessments has not verified that the signatures on the petition are valid through comparison with any record of actual signatures, nor that the signatures were obtained or submitted in an appropriated timeframe and this document does not certify such to be the case.

Dated this 22nd day of May 2024

al dams

John Wilson, King County Assessor

Signature: *Al Dams*

Email: al.dams@kingcounty.gov

EXHIBIT D

COMPLETED SEPA CHECKLIST

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Ames Lake Road De-Annexation

2. Name of applicant:

Sammamish Plateau Water and Sewer District

3. Address and phone number of applicant and contact person:

*Sammamish Plateau Water & Sewer District
1510 228th Ave SE
Sammamish, WA 98075
425-392-6256
Attn: Jay Regenstreif, Planning Engineer*

4. Date checklist prepared:

May 31, 2024

5. Agency requesting checklist:

Sammamish Plateau Water & Sewer District

6. Proposed timing or schedule (including phasing, if applicable):

*Sammamish Plateau Water & Sewer District Public Hearing – July 2024
Submit to King County Boundary Review Board & King County Council – 3rd-4th Quarter 2024*

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None that the District is aware of.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Residential building permit on Tax Parcel 2425069026 – DWEL22-0225

10. List any government approvals or permits that will be needed for your proposal, if known.

*Notice of Intention to the Boundary Review Board
Approval of the King County Council
Water Service Area Modification through the East King County Coordinated Water Supply Plan*

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The action would withdraw an area of approximately 25 acres from the Sammamish Plateau Water & Sewer District's ("District") Corporate Boundary and water service area. The area includes four tax parcels. The owners of three of the four parcels have petitioned to have their water service purveyor changed to the adjacent water purveyor, Ames Lake Water Association ("Ames Lake"). The District and Ames Lake have agreed to adjust the water service boundary.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The location includes four tax parcels and a the portion of Ames Lake Road adjacent to the tax parcels with frontage on Ames Lake Road. Three of the parcels are located in the southwest

quarter of Section 24, Township 25 North, Range 6 East, and the fourth parcel is located in the northwest quarter of Section 25, Township 25 North, Range 6 East. The area can be generally described as being west of 268th Ave NE, east of 266th Ave NE, south of NE 30th St, and north of NE 22nd St (if all extended). The parcels are specifically identified as:

Tax Parcel 2425069059: 26726 NE Ames Lake Rd
Tax Parcel 2425069026: 26696 NE 24th St
Tax Parcel 2425069012: 2411 268th Ave NE
Tax Parcel 2525069035: 2301 268th Ave NE

See Exhibit A – Legal Description and Exhibit B – Vicinity Map

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other The site varies from flatter areas north of Ames Lake Road, to rolling slopes south of Ames Lake Road, and an area with steep slopes at the very south end of the area.

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope in the area is approximately 60 percent.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The soil types found in the area are Alderwood gravelly sandy loam; AgB 0-6 percent slopes, AgC 6-15 percent slopes, and in the very southern portion of the area, AkF Alderwood and Kitsap soils, very steep. The proposed action will not result in removing any of the soils.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None known.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

There is not fill or grading proposed as part of this withdrawal of water service territory.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No clearing or construction is proposed as part of the withdrawal of water service territory.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

No new impervious areas will occur as a result of the withdrawal of water service territory.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Not applicable.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

No emissions will result from the withdrawal of water service territory.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Not applicable.

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There appears to be a stream located crossing the property north of Ames Lake Road. The stream eventually discharges to Patterson Creek

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

There is not fill proposed as part of this withdrawal of water service territory,

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

- b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

The action concerns the provision of water service to the properties included in the territory proposed for change in water purveyor. The new water purveyor, Ames Lake Water Association, uses groundwater wells. There are four single-family dwellings that may be provided water service.

Per the Ames Lake Water Association 2018 Water System Plan Table 2-8, the average single-family dwelling will use 152 gallons per day. For four dwellings this would be an average water use of 608 gallons per day.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The proposed withdrawal of territory from the District, will only effect the water purveyor providing service to the area. However, the properties will use septic systems for disposal of domestic water.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The proposed withdrawal of territory from the District will only effect the water purveyor providing service to the area, and not cause any construction activities in the area.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Not applicable.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Not applicable.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, cedar, pine, other
 shrubs
 grass
 pasture
 crop or grain
 Orchards, vineyards or other permanent crops.
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

None.

c. List threatened and endangered species known to be on or near the site.

Not applicable.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Not applicable.

- e. List all noxious weeds and invasive species known to be on or near the site.

Not applicable.

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: (hawk), heron, (eagle), (songbirds), other:
mammals: (deer), (bear), elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

None known.

- c. Is the site part of a migration route? If so, explain.

The area is part of the Pacific Flyway

- d. Proposed measures to preserve or enhance wildlife, if any:

None are proposed

- e. List any invasive animal species known to be on or near the site.

None known.

6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The proposal to withdraw water service territory does not require energy.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not applicable.

7. **Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

The proposal to withdraw water service territory will not result in environmental health hazards.

- 1) Describe any known or possible contamination at the site from present or past uses.

None known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Not applicable

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Not applicable.

- 4) Describe special emergency services that might be required.

None.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

None.

- 3) Proposed measures to reduce or control noise impacts, if any:

Not applicable.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Single-family residential.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site.

There are three existing single family residences with associated out-buildings, and a fourth single family residence is currently proposed.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

Rural RA-5

f. What is the current comprehensive plan designation of the site?

Rural

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

On the property north of Ames Lake Road there is an area identified as a class 2 stream and also a class 2 wetland, and there is also a wetland identified on a property south of Ames Lake Road. The southernmost portion of the area is classified as a potential landslide hazard area, steep slope hazard area and an erosion hazard area.

i. Approximately how many people would reside or work in the completed project?

Approximately 8 to 15 people would reside in the area covered by the proposed action.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

None.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None.

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The proposed action, withdrawal of territory from the District, will on effect the water purveyor providing service to the area, and not cause any increase or decrease in housing units.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

None.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The proposed action, withdrawal of territory from the District, will only effect the water purveyor providing service to the area, and does not include any proposed structures on the site.

- b. What views in the immediate vicinity would be altered or obstructed?

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

None.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

- c. What existing off-site sources of light or glare may affect your proposal?

None.

- d. Proposed measures to reduce or control light and glare impacts, if any:

None.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

None.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

There are two existing residences in the area that are over 45 years old, both built in 1978, but neither are identified as historical sites.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

There are no impacts anticipated with the withdrawal of water service territory from the District.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The area included in the withdrawal of water service territory is served primarily by NE Ames Lake Road, and also from NE 24th Street and 268th Ave NE.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No, the area is not served by public transit. The approximate distance to the nearest transit stop is 4.5 miles, with the stop located at NE 8th Street and 228th Ave NE in the City of Sammamish. There are also transit opportunities in the City of Redmond and in the Redmond Ridge community off of Novelty Hill Road.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

None.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The proposed action, withdrawal of territory from the District, will only effect the water purveyor providing service to the area, and will not change the vehicular trips to or from the area.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

- h. Proposed measures to reduce or control transportation impacts, if any:

None.

15. Public Services [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any.

No.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system
other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The proposed action would change the water service purveyor from the Sammamish Plateau Water & Sewer District to Ames Lake Water Association. There are no new mainline water facilities that are anticipated with the change in purveyor.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____



Name of signee Jay Regenstreif, P.E.

Position and Agency/Organization Sammamish Plateau Water & Sewer District,
Planning Engineer

Date Submitted: May 31, 2024

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The withdrawal of water service territory from the District will not result in any increase in discharges.

Proposed measures to avoid or reduce such increases are:

None.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The withdrawal of water service territory from the District will not result in any new impacts to plants, animals, fish or marine life..

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None.

3. How would the proposal be likely to deplete energy or natural resources?

The withdrawal of water service territory from the District will not result in any additional depletion of energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

None.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The withdrawal of water service territory from the District will not cause any additional impacts to environmentally sensitive areas. The area is developed or developing with single-family residences that meet King County regulations.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The withdrawal of water service territory from the District will not affect land or shoreline use. The withdrawal only changes the provider of water service to the area.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The withdrawal of water service territory from the District will not increase demands on transportation or public services. The withdrawal only changes the provider of water service to the area.

Proposed measures to reduce or respond to such demand(s) are:

None.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

None known.

EXHIBIT E

SEPA DETERMINATION OF NON-SIGNIFICANCE

SEPA Rules

WAC 197-11-970 **Determination of nonsignificance (DNS).**

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: This project is to remove those areas previously annexed for water service that are or will be provided service by the Ames Lake Water Association from the Sammamish Plateau Water and Sewer District's water service area.


Proponent Sammamish Plateau Water and Sewer District Planning Department.

Location of proposal, including street address, if any: The location includes four tax parcels and a the portion of Ames Lake Road adjacent to the tax parcels with frontage on Ames Lake Road. Three of the parcels are located in the southwest quarter of Section 24, Township 25 North, Range 6 East, and the fourth parcel is located in the northwest quarter of Section 25, Township 25 North, Range 6 East. The area can be generally described as being west of 268th Ave NE, east of 266th Ave NE, south of NE 30th St, and north of NE 22nd St (if all extended). The parcels are specifically identified as; Tax Parcel 2425069059: 26726 NE Ames Lake Rd, Tax Parcel 2425069026: 26696 NE 24th St, Tax Parcel 2425069012: 2411 268th Ave NE, and Tax Parcel 2525069035: 2301 268th Ave NE.

Lead Agency: Sammamish Plateau Water and Sewer District

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- There is no comment period for this DNS
- This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 15 days from the date below. Comments must be submitted by June 27, 2024.

Responsible official: John C. Krauss
 Position/title: General Manager
Sammamish Plateau Water and Sewer District Phone (425) 392-6256
 Address: 1510 - 228th Avenue SE, Sammamish, Washington 98075
 Date: 06/05/2024 Signature 

(OPTIONAL)

- You may appeal this determination to (name) _____
 at (location) _____
 no later than (date) _____
 by (method) _____

You should be prepared to make specific factual objections.
 Contact _____ to read or ask about the procedures
 for SEPA appeals.

- There is no agency appeal.

EXHIBIT F

AGENCY DISTRIBUTION LIST FOR THE
SEPA DETERMINATION OF NON-SIGNIFICANCE AND ASSOCIATED CHECKLIST

Department of Ecology
Environmental Review Section
SUBMITTED THROUGH SEPA REGISTER
Olympia, Washington 98504-7703

Eastside Fire & Rescue
175 NW Newport Way

Issaquah, Washington 98027

NE Sammamish Sewer & Water District
3600 Sahalee Way NE

Redmond, Washington 98074

Fire District #34
8450 – 161th Ave NE

Redmond, Washington 98052

King County Boundary Review Board
400 Yesler Way
205
Seattle, Washington 98104

NMFS NWR
7600 Sand Point Way NE, Bldg 1

Seattle, Washington 98115

Glen St. Amant
Muckleshoot Indian Tribe Fisheries Div
39015 - 172nd Ave SE
Auburn, Washington 98092

Department of Health, Kelly Cooper
Environmental Health Division
VIA EMAIL:
SEPA.reviewteam@doh.wa.gov
Olympia, Washington 98504-7820

King County DLS - Permitting
Attn: SEPA Notice
919 SW Grady Way, Suite 300
Renton, Washington 98057

Ames Lake Water Association
P.O. BOX 691

Fall City, Washington 98024

Lake Washington School District
P.O. BOX 97039

Redmond, Washington 98073

City of Redmond
15670 NE 85th St.

Redmond, Washington 98052

Ray Hoffman
Cascade Water Alliance
520 112th Avenue NE, Suite 400
Bellevue, Washington 98004

Charotte Archer – VIA EMAIL:
carcher@insleebest.com
Inslee, Best, Doezie & Ryder, P.S.
Skyline Tower, Suite 500
10900 NE 4th Street
Bellevue, Washington 98004

East King County Regional Water Assoc
Nicole DeNovio c/o NESSWD
3600 Sahalee Way NE
Sammamish, Washington 98074

Katherine Fischer, Environ Ser Super
King County Wastewater Treatment Div
201 S Jackson St., MS KSC-NR-0505
Seattle, Washington 98104-3856

Union Hill Water Association

5020 236th Ave NE
Redmond, Washington 98053

Fire District #27
P.O. BOX 609

Fall City, Washington 98024

SEPA Desk – VIA EMAIL:
R4Cplanning@dfw.wa.gov
Dept. of Fish & Wildlife
16018 Mill Creek Blvd.
Mill Creek, Washington 98012

Ecological Services Division, State Super
U.S. Fish & Wildlife Service
510 Desmond Dr. SE, Suite 102
Lacey, Washington 98503

EXHIBIT G

LEGAL DESCRIPTION

3/21/2024

LEGAL DESCRIPTION FOR TRANSFER OF TERRITORY FROM SAMMAMISH PLATEAU
WATER TO AMES LAKE WATER ASSOCIATION

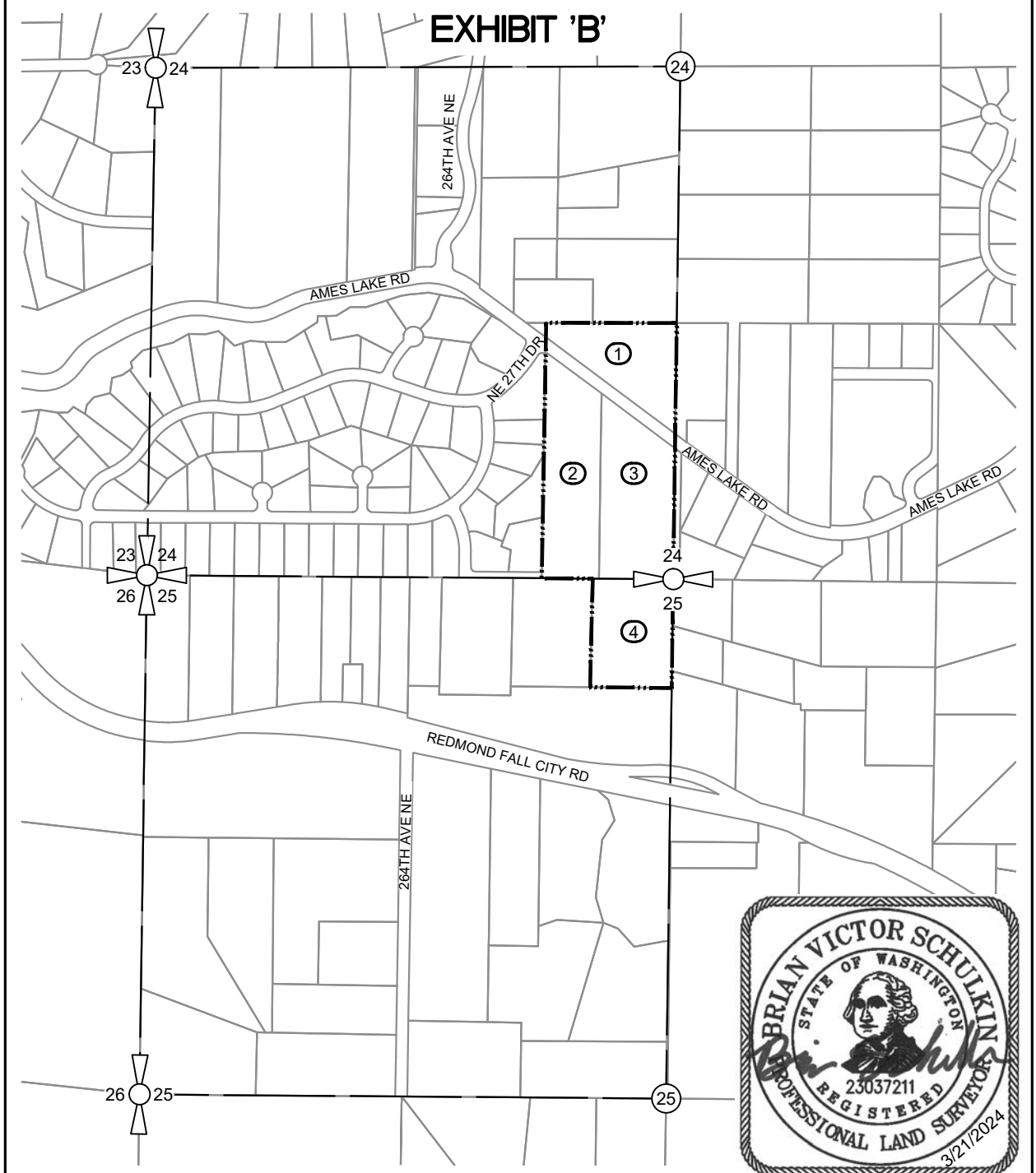
Exhibit "A"

The east 1/2 of the southeast 1/4 of the southwest 1/4 of Section 24, Township 25 North,
Range 6 East, W.M.

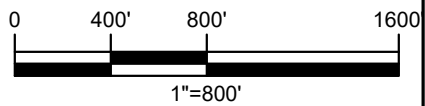
Together with the east 400 feet of the north 544 feet of the northeast 1/4 of the
northwest 1/4 of Section 25, Township 25 North, Range 6 East, W.M.



EXHIBIT 'B'



- ① TL #2425069059
- ② TL #2425069026
- ③ TL #2425069012
- ④ TL #2525069035



AMES LAKE WATER ASSOCIATION ANNEXATION AREA



Gray & Osborne, Inc.

CONSULTING ENGINEERS
1130 RAINIER AVENUE SOUTH, SUITE 300
SEATTLE, WASHINGTON 98144 (206) 284-0860

EXHIBIT H-1

ASSESSOR'S MAP

SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 25, RANGE 6
WITH DISTRICT CORPORATE AND WITHDRAWAL AREA BOUNDARIES

Exhibit H-1

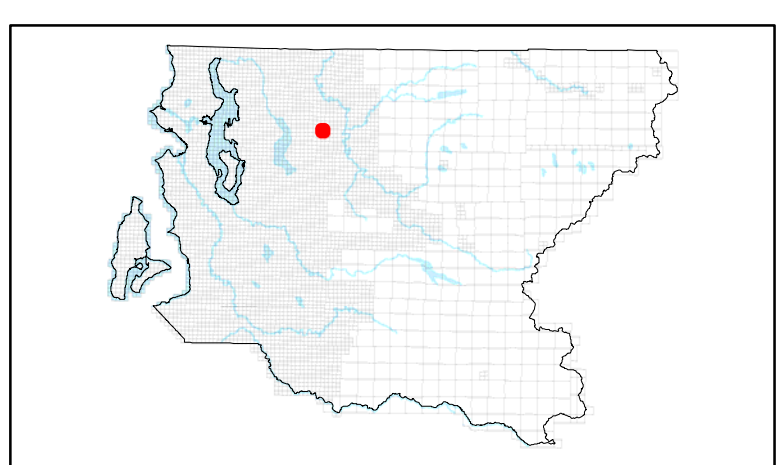
King County
Dept of Assessments

- Control
- RightOfWay
- Plat
- ShortPlat
- OriginalShortPlat
- Parcel
- Lot
- Easement
- Survey
- GovernmentLot
- Hydro
- DonationLandClaim
- Proposed
- Parcel
- Platted Major Number
- City

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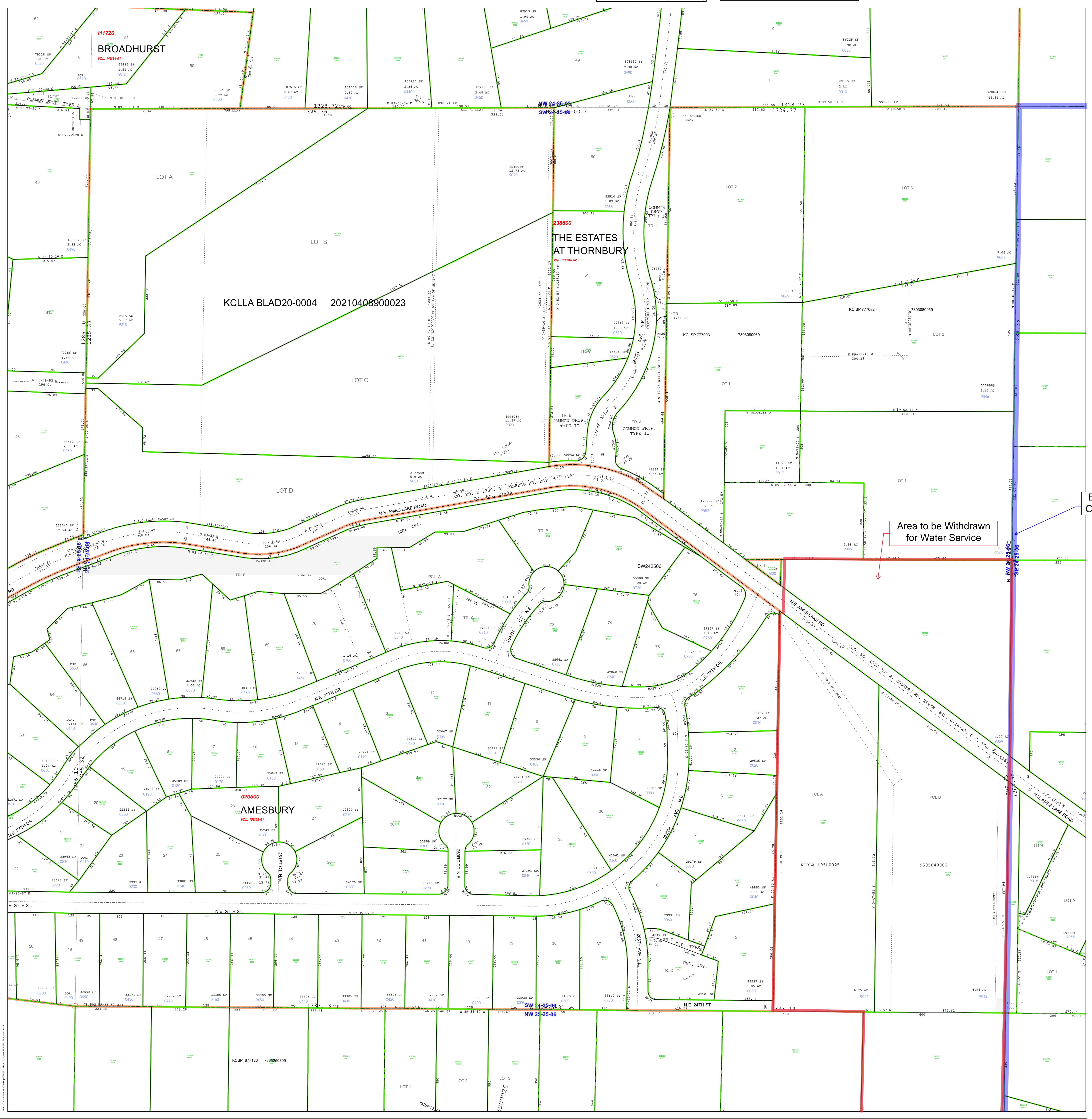
Legend
Existing District Corporate Limits
Area to be Withdrawn for Water Service

NE 23-25-06	NW 24-25-06	NE 24-25-06
SE 23-25-06	SW 24-25-06	SE 24-25-06
NE 26-25-06	NW 25-25-06	NE 25-25-06



SW 24-25-06

1 inch = 100 feet
Date: 10/21/2022



Existing District Corporate Limits

Area to be Withdrawn for Water Service

EXHIBIT H-2

ASSESSOR'S MAP

NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 25, RANGE 6
WITH DISTRICT CORPORATE AND WITHDRAWAL AREA BOUNDARIES

Exhibit H-2

Legend
Existing District Corporate Limits
Area to be Withdrawn for Water Service

King County
Dept of Assessments

- Control
- RightOfWay
- Plat
- ShortPlat
- OriginalShortPlat
- Parcel
- Lot
- Easement
- Survey
- GovernmentLot
- Hydro
- DonationLandClaim
- Proposed
- Parcel
- Platted Major Number
- City

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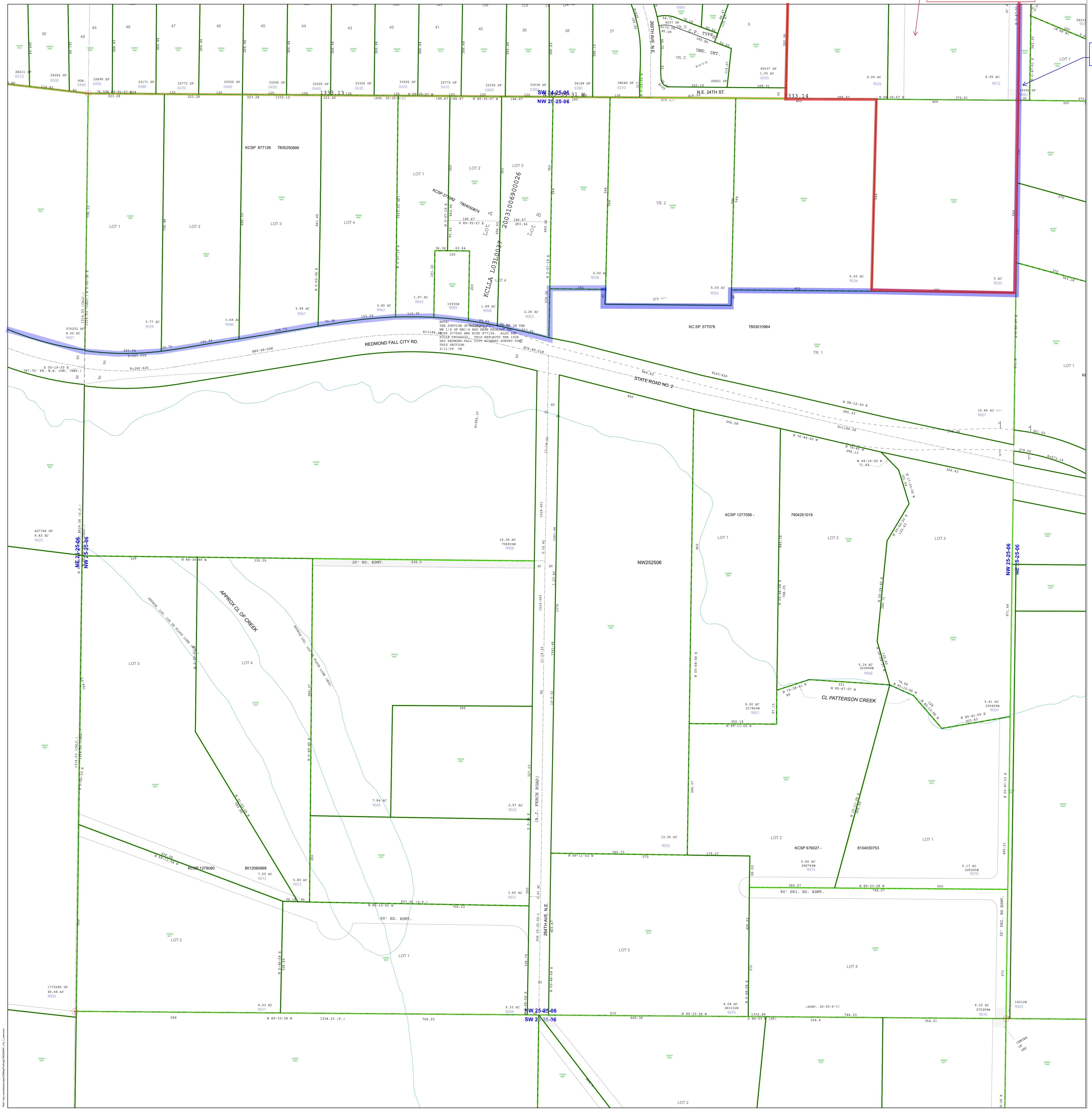


NW 25-25-06

1 inch = 100 feet
Date: 2/14/2017

Area to be Withdrawn for Water Service

Existing District Corporate Limits



PN: \\nassessments\cadd\map\2017\25-25-06\25-25-06_001.dwg




EXHIBIT I

VICINITY MAP





INDICATING CITY BOUNDARIES

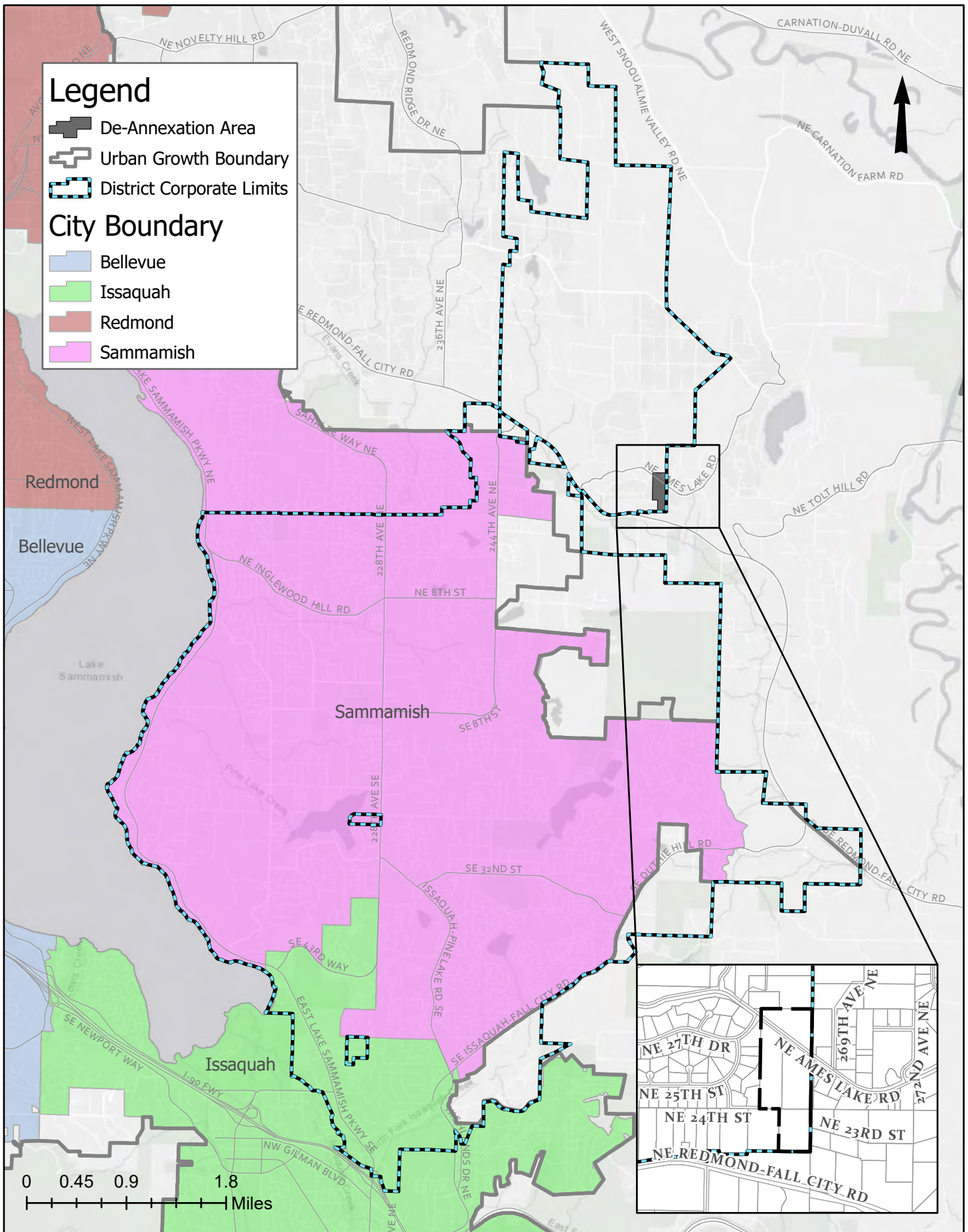
WITH RESPECT TO THE DE-ANNEXATION/WITHDRAWAL FROM
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT

Legend

-  De-Annexation Area
-  Urban Growth Boundary
-  District Corporate Limits

City Boundary

-  Bellevue
-  Issaquah
-  Redmond
-  Sammamish

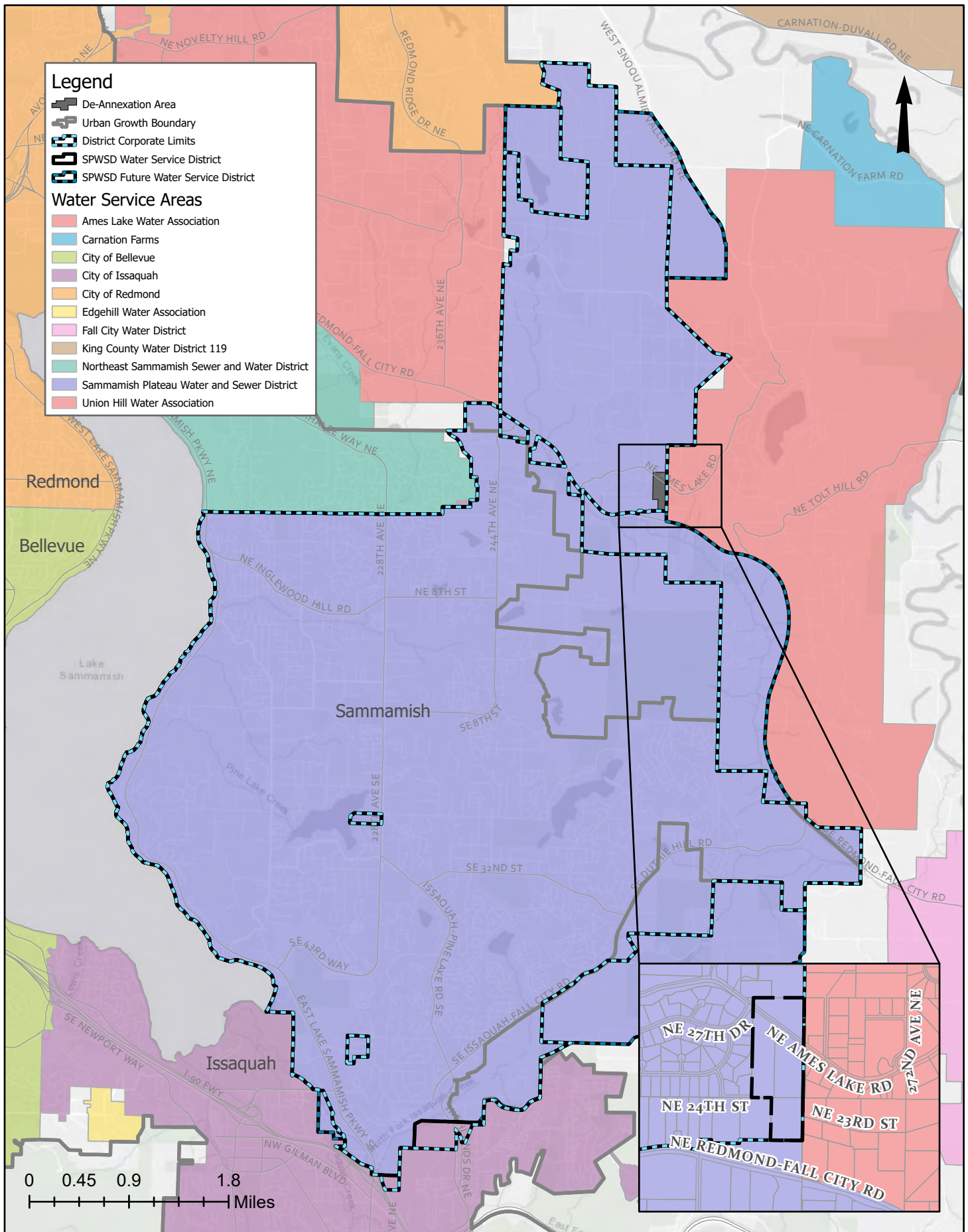


Ames Lake Road Water De-Annexation
Exhibit I - City Boundaries

EXHIBIT J

VICINITY MAP

INDICATING WATER PURVEYOR BOUNDARIES
WITH RESPECT TO THE DE-ANNEXATION/WITHDRAWAL FROM
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT



0 0.45 0.9 1.8 Miles



Ames Lake Road Water De-Annexation





Exhibit J - Water Districts and Class A Purveyors Future Service Areas

EXHIBIT K






VICINITY MAP

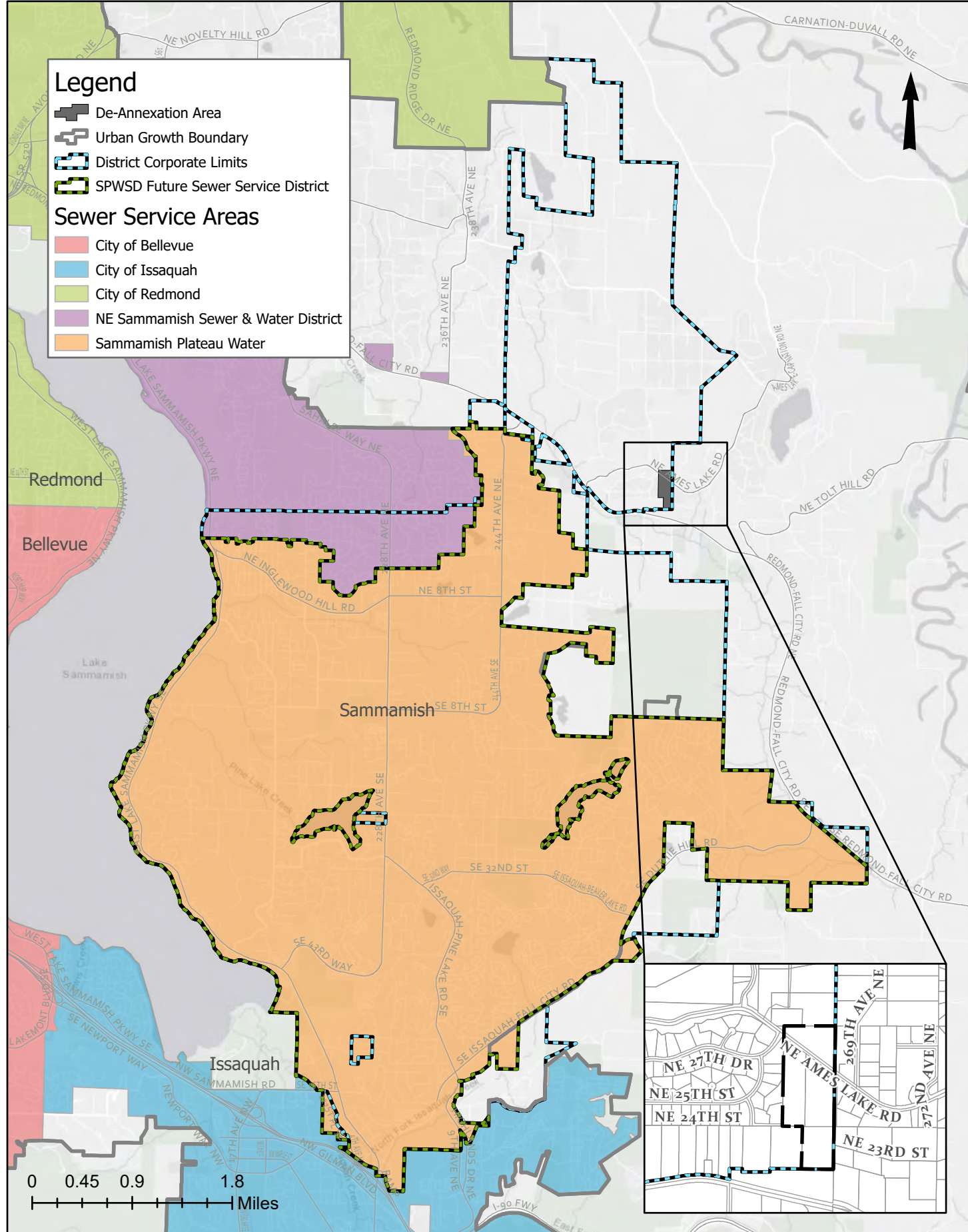
INDICATING SEWER PURVEYORS BOUNDARIES
WITH RESPECT TO THE DE-ANNEXATION/WITHDRAWAL FROM
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT

Legend

-  De-Annexation Area
-  Urban Growth Boundary
-  District Corporate Limits
-  SPWSD Future Sewer Service District

Sewer Service Areas

-  City of Bellevue
-  City of Issaquah
-  City of Redmond
-  NE Sammamish Sewer & Water District
-  Sammamish Plateau Water



Ames Lake Road Water De-Annexation

Exhibit K - Sewer Districts & Urban Growth Boundary






EXHIBIT L

VICINITY MAP





INDICATING FIRE DISTRICT BOUNDARIES

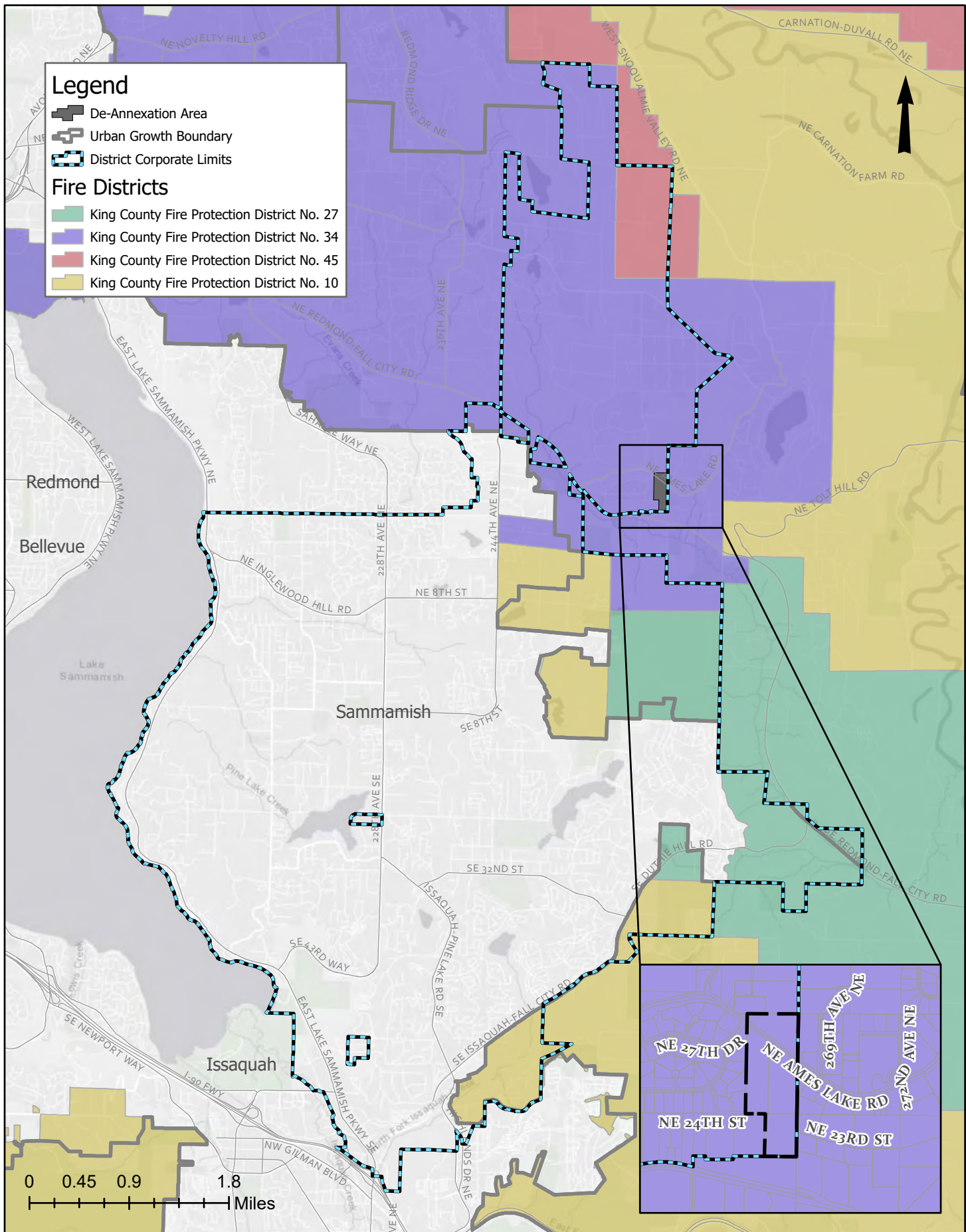
WITH RESPECT TO THE DE-ANNEXATION/WITHDRAWAL FROM
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT

Legend

-  De-Annexation Area
-  Urban Growth Boundary
-  District Corporate Limits

Fire Districts

-  King County Fire Protection District No. 27
-  King County Fire Protection District No. 34
-  King County Fire Protection District No. 45
-  King County Fire Protection District No. 10



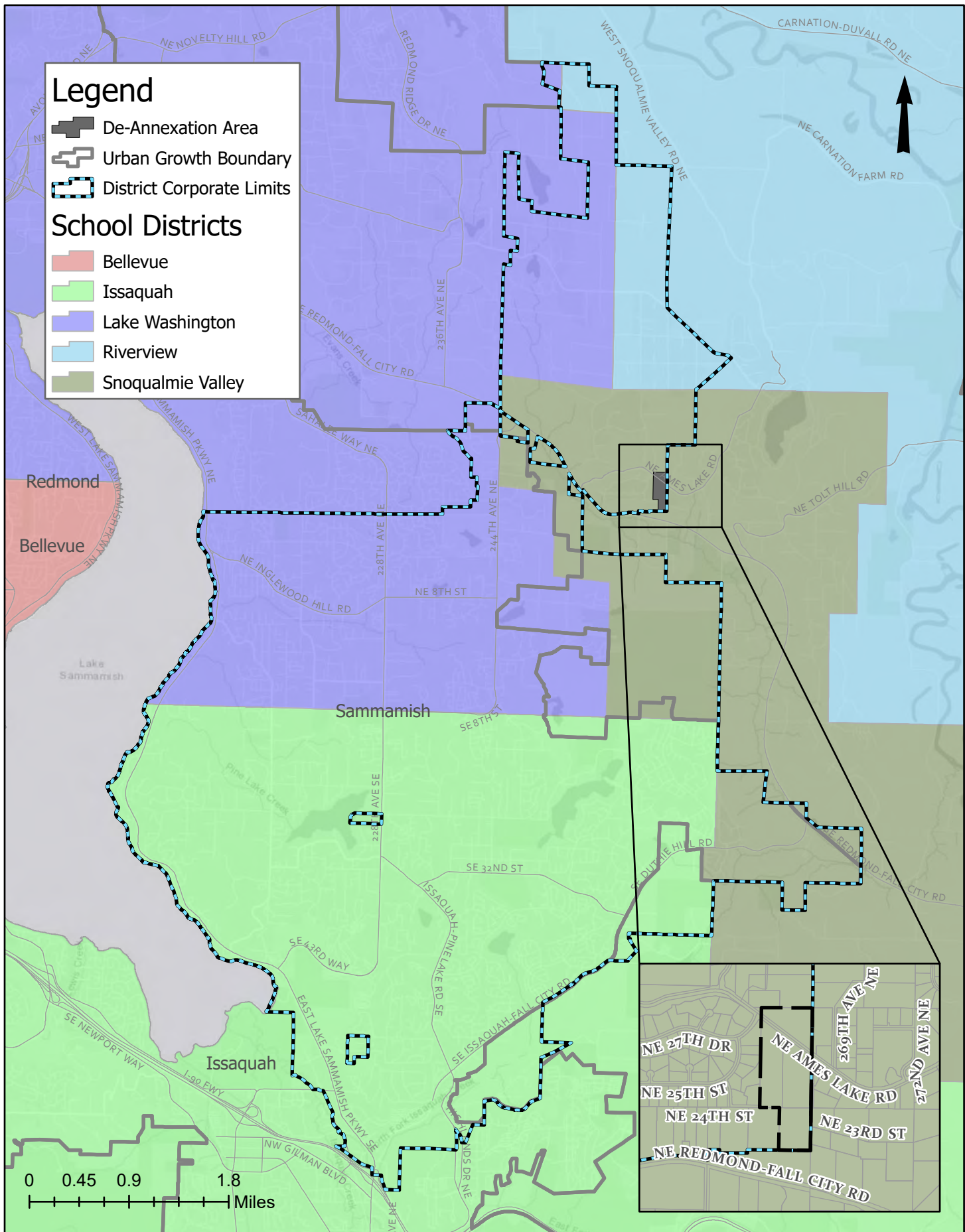
Ames Lake Road Water De-Annexation
Exhibit L - Fire Districts



EXHIBIT M

VICINITY MAP

INDICATING SCHOOL DISTRICT BOUNDARIES
WITH RESPECT TO THE DE-ANNEXATION/WITHDRAWAL FROM
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT



Ames Lake Road Water De-Annexation




Exhibit M - School Districts

EXHIBIT N



VICINITY MAP

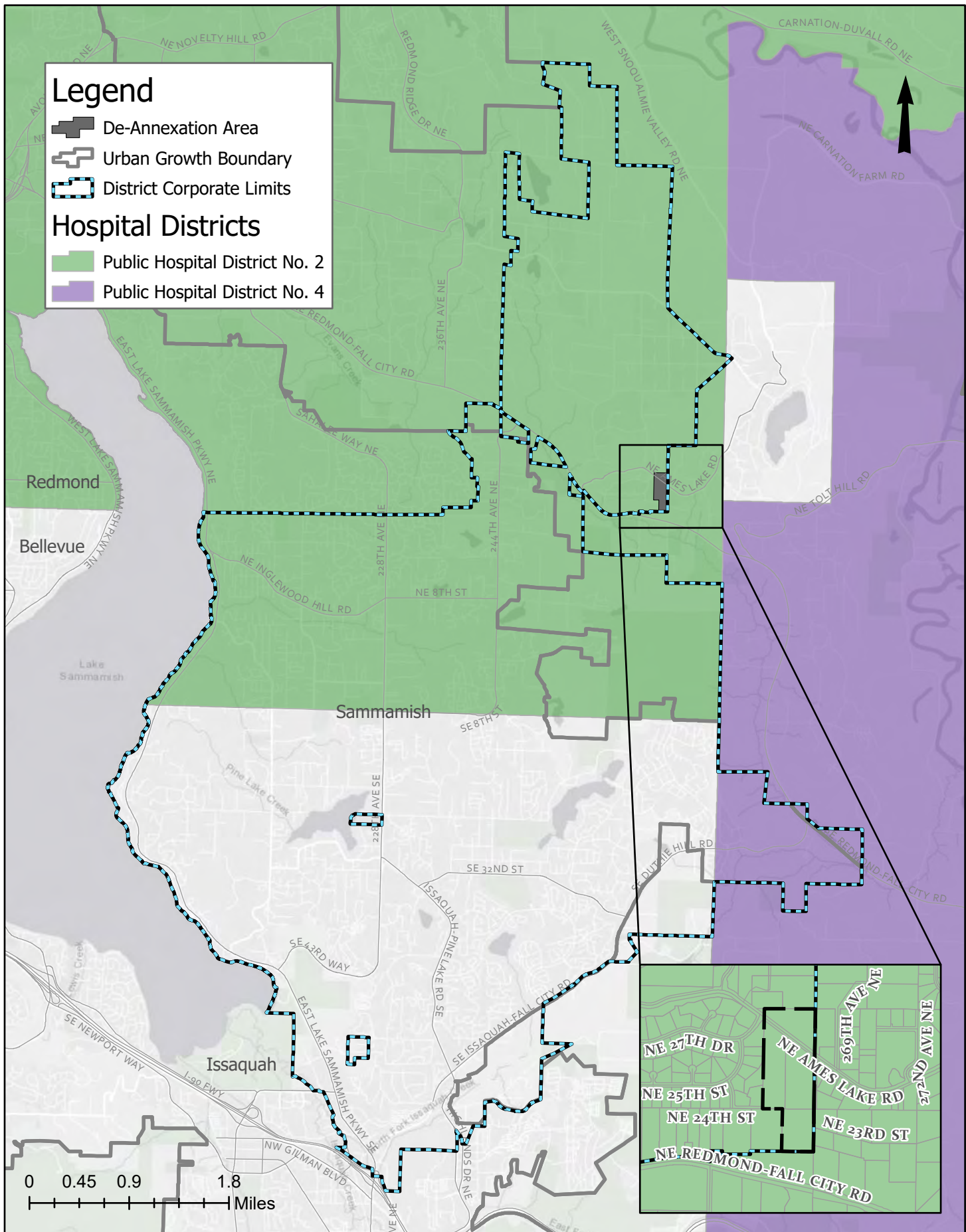
INDICATING HOSPITAL DISTRICT BOUNDARIES
WITH RESPECT TO THE DE-ANNEXATION/WITHDRAWAL FROM
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT

Legend

-  De-Annexation Area
-  Urban Growth Boundary
-  District Corporate Limits

Hospital Districts

-  Public Hospital District No. 2
-  Public Hospital District No. 4






Ames Lake Road Water De-Annexation
Exhibit N - Hospital Districts

EXHIBIT O


VICINITY MAP

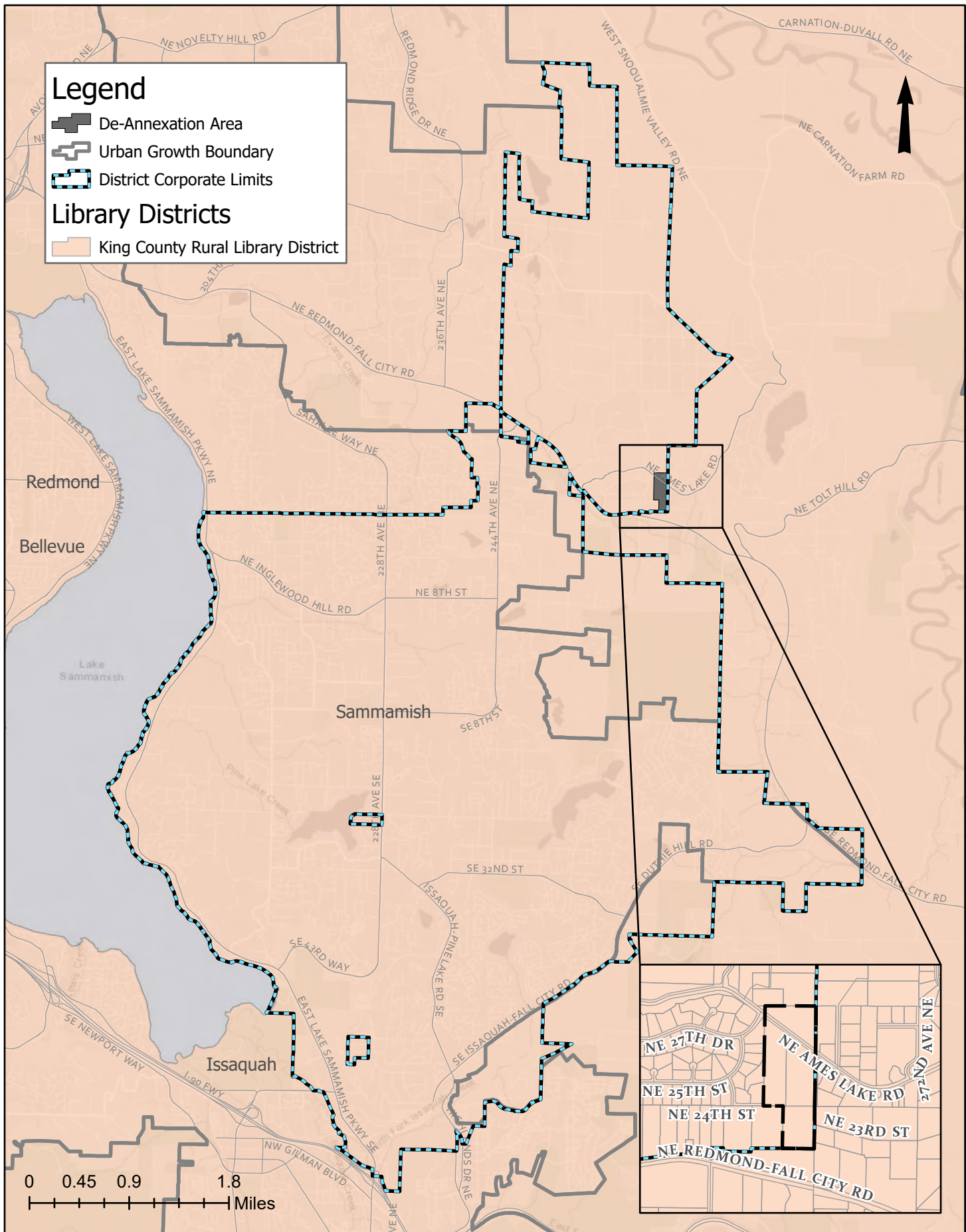
INDICATING LIBRARY DISTRICT BOUNDARIES
WITH RESPECT TO THE DE-ANNEXATION/WITHDRAWAL FROM
SAMMAMISH PLATEAU WATER AND SEWER DISTRICT

Legend

-  De-Annexation Area
-  Urban Growth Boundary
-  District Corporate Limits

Library Districts

-  King County Rural Library District



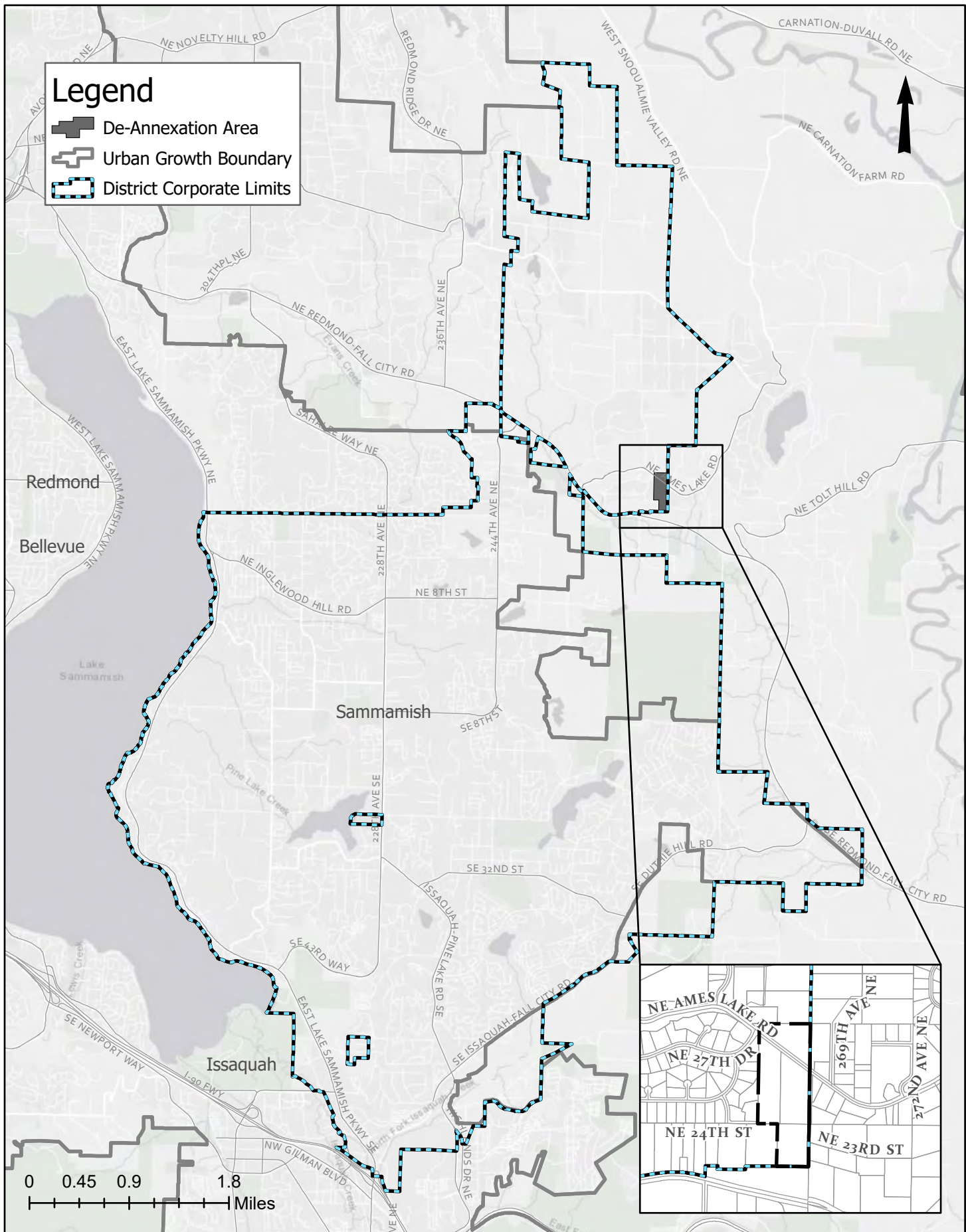
Ames Lake Road Water De-Annexation
Exhibit O - Library Districts

EXHIBIT P

VICINITY MAP

INDICATING THE

SAMMAMISH PLATEAU WATER AND SEWER DISTRICT CORPORATE LIMITS AND
THE DE-ANNEXATION/WITHDRAWAL AREA



Ames Lake Road Water De-Annexation

Exhibit P - Vicinity Map with only Corporate Limits and De-Annexation Proposal area

EXHIBIT Q
DOCUMENTATION SUPPORTING WITHDRAWAL
FROM SAMMAMISH PLATEAU WATER AND SEWER DISTRICT
AND INCLUSION INTO AMES LAKE WATER ASSOCIATION
FOR WATER SERVICE

Ames Lake Water Association Board of Directors Meeting Minutes – March 12, 2024

[REDACTED]

Sherri moved to approve withdrawal of the following four parcels from the service area of Sammamish Plateau Water and Sewer District and inclusion into the Association's water service area: 2425069059 2425069012 2525069035 2425069026. Merlyn seconded. All approved.

[REDACTED]

[REDACTED]

[REDACTED]

- New Business – None.
- Business from the Board – None.
- Review of Action Items – None.
- Executive Session – None.
- Adjournment
 - David Hoffmann adjourned the meeting at 9:57 pm

Minutes prepared by Richard Jonson, counsel.



Certificate of Sufficiency

This is to certify that the petition, originally submitted on July 22, 2024, to King County Elections, regarding a proposed withdrawal of territory from Sammamish Plateau Water and Sewer District, has been examined and the signatures thereon carefully compared with the registration records of the King County Elections Department, and as a result of such examination, the signatures of at least twenty-five percent of the qualified registered voters of the area were found to be sufficient as required by RCW 57.28.010.

Dated this 26th day of July, 2024.

Julie Wise

Director of Elections



King County

Department of Elections
Julie Wise, Director

vote!

July 26, 2024

Shelby Miklethun, Executive Secretary
Washington State Boundary Review Board for King County
Sent via email to: shelby.miklethun@kingcounty.gov

RE: Petition Sufficiency – Proposed Withdrawal of Territory from the Sammamish Plateau Water and Sewer District

Dear Shelby Miklethun:

The King County Elections Department examined the signatures contained in the petition for the proposed withdrawal of territory from the Sammamish Plateau Water and Sewer District as required by RCW 57.28.010. Of the signatures that were compared against those on file with our office, 2 were determined to be valid of the 6 registered voters in the area. That number meets the 2 valid signatures needed to proceed pursuant to RCW 57.28.010. The petition is therefore sufficient.

If you have questions, please feel free to contact Angela Kubota, Candidate and Jurisdiction Coordinator at 206-477-4201.

Sincerely,

Julie Wise
Director

cc: Janice Case, Deputy Director
Angela Kubota, Candidate and Jurisdiction Coordinator