

SUMMARY

FILE NO. 2420

ENTITY: SAMMAMISH PLATEAU WATER & SEWER DISTRICT

ACTION: WITHDRAWAL PETITION

TITLE: AMES LAKE ROAD WATER DE-ANNEXATION

NOI Link: <https://cdn.kingcounty.gov/-/media/king-county/independent/governance-and-leadership/government-oversight/boundary-review-board/docs/nois/2420.pdf?rev=71076f910d5e4069871a052aaf0a05cd&hash=3C02481448092D4CAD120A26A2BE543A>

THOMAS GUIDE MAP: 568

DATE FILED: 7/30/24

DISTRIBUTED: 8/1/24

EXPIRATION 45 DAYS: 9/13/24

BOARD MEETING: 8/8/24

Introduction	The proposed withdrawal of territory would remove territory (four parcels) from the Sammamish Plateau Water & Sewer District so that the removed territory may be serviced by the Ames Lake Water Association. The Sammamish Plateau Water & Sewer District does not currently provide service to these parcels.
Location	The territory 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.)
Land Area	25 acres
No. of Parcels	4
Parcel Nos.	2425069059, 2425069026, 2425069012, 2525069035
Existing Land Use	Single-family residential
Population	Approximately 15 residents
Assessed Valuation	\$4,676,000
County Zoning:	RA-5
County Comprehensive Plan	The County Comprehensive Plan identifies this area rural and zoned RA-5.
City Comprehensive Plan/City Zoning	N/A
Franchises/Interlocal Agreements	A franchise is not required. However, street use permits will be required if facilities are developed in the County right-of-way. The Ames Lake Water Association has agreed to include the territory into its water service area if it is withdrawn from the Sammamish Plateau Water & Sewer District.
Special Purpose Districts	King County Fire Protection District No. 34 provides fire service to this area.
Urban Growth Area (UGA)	The proposed territory is located outside the Urban Growth Area.
SEPA Declaration:	The Sammamish Plateau Water & Sewer District Issued a Determination of Non Significance on June 5, 2024.

ENTITIES/AGENCIES NOTIFIED:

King County Councilmember:	Sarah Perry, District 3
King County Departments	KCIT, King County Council, Department of Assessments, Department of Community and Human Services, Department of Executive Services, Department of Local Services, Department of Natural Resources and Parks, King County Elections, King County Executive's Office, King County Prosecuting Attorney's Office, King County Sheriff's Office, Public Health Seattle & King County
Cities:	Duvall, Carnation, Snoqualmie, Issaquah, Newcastle, Bellevue, Sammamish, Redmond, Kirkland, Woodinville
Fire Districts & Regional Fire Authorities:	Woodinville Fire & Rescue, King County Fire Protection District No. 45, King County Fire Protection District No. 10, King County Fire Protection District No. 27, King County Fire Protection District No. 38, King County Fire Protection District No. 34
Water Districts:	Woodinville Water District, King County Water District 119, Fall City Water District, King County Water District 90, Coal Creek Utility District, King County Water District 117, Northshore Utility District, Northeast Sammamish Water & Sewer District, Sammamish Plateau Water & Sewer District
Sewer Districts:	N/A
School District:	Northshore, Riverview, Issaquah, Bellevue, Lake Washington, Snoqualmie Valley
Hospital Districts:	Public Hospital District No. 1, Public Hospital District No. 2, Public Hospital District No. 4
Other:	Puget Sound Regional Council, Puget Sound Energy, Sound Transit, King County Library System, Port of Seattle, Washington State Department of Ecology, Snoqualmie Indian Tribe, Ames Lake Water Association

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The Sammamish Plateau Water & Sewer District “the District” proposes to withdraw from its territory approximately 25 acres located in the unincorporated area east of the City of Sammamish for purposes of water service. The District initiated this withdrawal of territory, based upon a petition of qualified voters, pursuant to RCW 57.28 (Withdrawal of Territory) which permits withdrawal of territory by the District Board of Commissioners upon filing of a petition of qualified voters. A Resolution for Withdrawal of Territory was approved by the District in July 2024.

This proposed area to be withdrawn from the District “the Territory” is comprised of four parcels and is zoned RA-5. Three of the parcels include occupied single-family residences, and one parcel has a single-family residence that is currently being constructed. The Territory is located outside the Urban Growth Area as identified under the State Growth Management Act (GMA) and the King County Comprehensive Plan. The District does not currently provide service to the Territory. Rather, three of the parcels in the Territory use private wells for water service, and the fourth parcel does not have water service.

The District’s current Water Comprehensive Plan was approved by the District’s governing body via its Resolution No. 4959 on May 11, 2020. It was then approved by the King County Council via Ordinance No. 19069 on March 24, 2020, and the Washington State Department of Health via letter on April 23, 2020. This plan allows for withdrawal of the Territory upon agreement with adjacent water purveyor(s) for water service.

The Ames Lake Water Association Board of Directors “Ames Lake” agreed to include the territory into its water service area if it is withdrawn from the Sammamish Plateau Water & Sewer District at its March 12, 2024 meeting. Via its 2018 Water Comprehensive Plan, Ames Lake reports that it has six water reservoirs for a total system storage volume of 1,064,000 gallons. It also reports that it draws this water from eight groundwater wells, six of which are active and two of which are emergency. Further, it states that it has water mains that can serve the Territory and that developers would be responsible for system improvement costs and extension plans.

The Territory is located outside the Urban Growth Area and is therefore not eligible for sewer service. The District reports that this proposed withdrawal of territory would not affect fire protection service to the Territory and that service would continue to be provided by King County Fire District 34.

The District reports that the currently proposed withdraw of territory is consistent with the following sections of both the King County Comprehensive Plan and King County Countywide Planning Policies.

King County Comprehensive Plan

- **RP-101:** King County shall strive to provide a high quality of life for all of its residents by working with cities, special purpose districts and residents to develop attractive, safe and accessible communities at appropriate urban and rural service levels; retain rural character and rural neighborhoods; support economic development promote equity and social justice; preserve and maintain resource and open space lands; preserve the natural environment; and protect significant cultural and historic
- **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 system 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 19.27.09.

King County Countywide Planning Policies

- **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** Coordinate water supply among local jurisdictions, tribal governments, and water purveyors to provide reliable and cost effective sources of water for all users, including residents, businesses fire district, and aquatic species.
- **PF-8** Recognize and support agreements with water purveyors in adjacent cities and counties to promote effective conveyance of water supplies and to secure adequate supplies for emergencies.

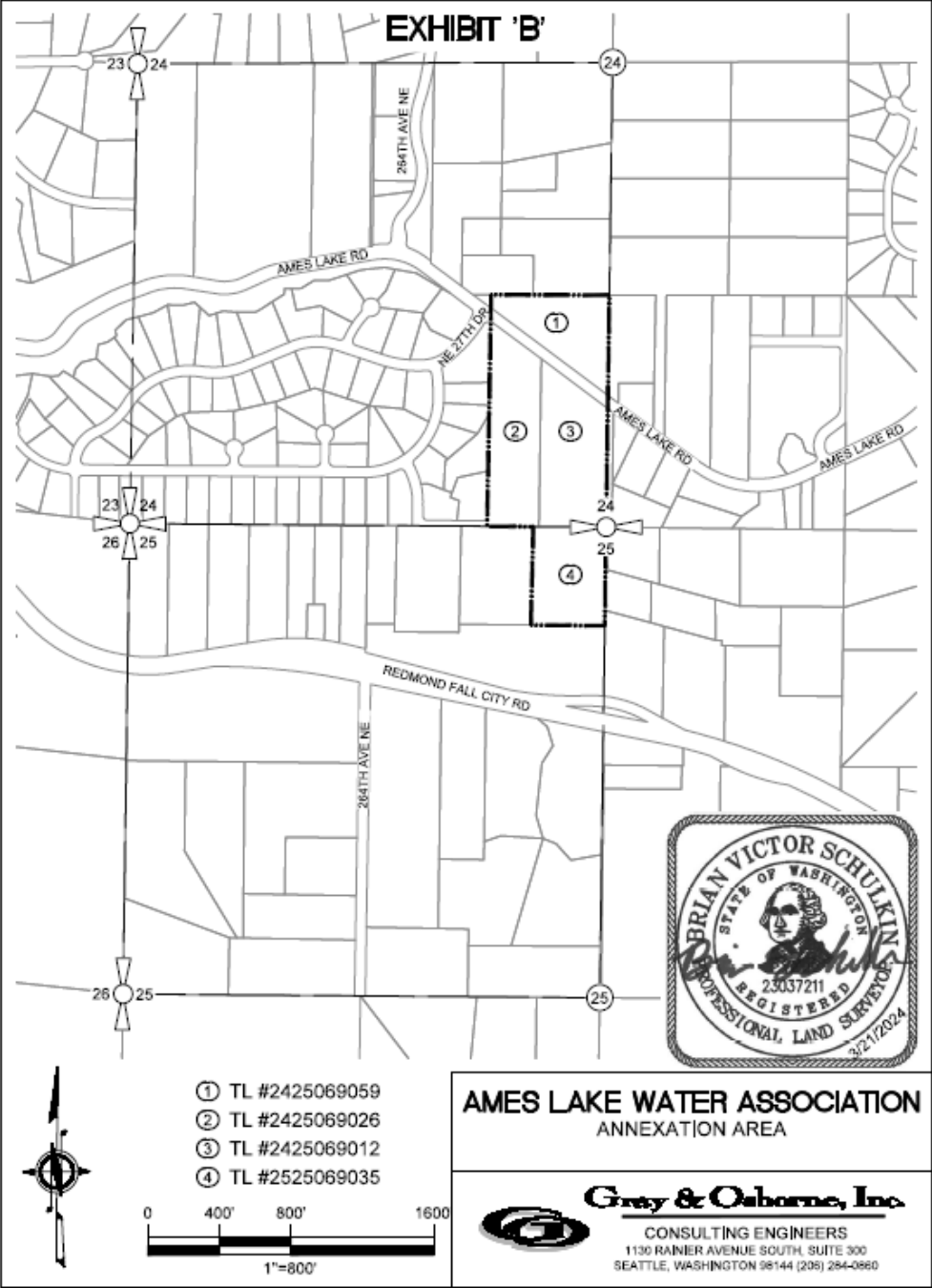
The District reports that its proposed withdrawal of territory by the District is consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). Specifically, RCW 36.93.180 requires that such actions be evaluated with respect to nine objectives. In this application, the District has identified the following key objectives as being relevant for specific consideration:

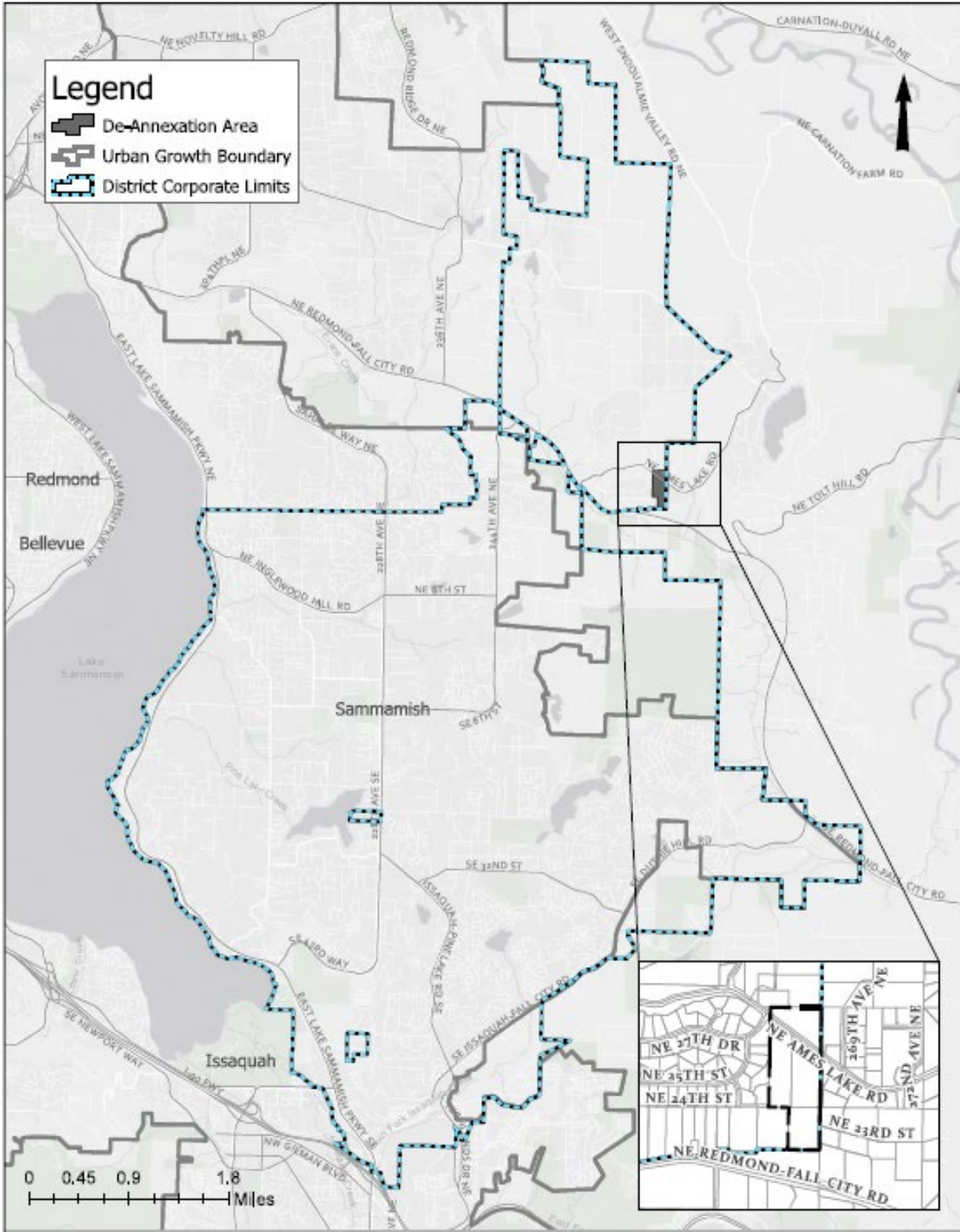
- **Objective 3:** Creation and preservation of logical service areas
- **Objective 4:** Prevention of abnormally irregular boundaries

FILE NO. 2420-SAMMAMISH PLATEAU WATER & SEWER DISTRICT – AMES LAKE ROAD WATER DE-ANNEXATION MAPS

Link to Unmarked Assessor's Office Map – SW 24-25-06

https://aqua.kingcounty.gov/assessor/emap/InternetPDF/qs_SW242506.pdf





Ames Lake Road Water De-Annexation
 Vicinity Map with only Corporate Limits and De-Annexation Proposal area