

SUMMARY

FILE NO. 2421
ENTITY: NE SAMMAMISH SEWER & WATER DISTRICT
ACTION: PETITION METHOD
TITLE: PARKLANE SEWER ANNEXATION

THOMAS GUIDE MAP NO. 567
DEEMED COMPLETE DATE: 1/3/25
DISTRIBUTED: 1/6/25
EXPIRATION 45 DAYS: 2/18/25
BOARD MEETING: 1/9/25

NOI Link: <https://cdn.kingcounty.gov/-/media/king-county/independent/governance-and-leadership/government-oversight/boundary-review-board/docs/nois/2421.pdf?rev=089df4fdd8704ca29a464c9d88265cee&hash=C14F8A3DCB8BAB192DD0E7737CA80D02>

Introduction	The proposed action would add territory to the Northeast Sammamish Sewer & Water District for the purpose of sewer service.
Location	The proposed annexation area is located within the City of Sammamish as well as the Sammamish Plateau Water & Sewer District. Specifically, the proposed annexation area is located in the Southwest Quarter of Section 28, Township 25 North, Range 6 East, Willamette Meridian. It is located on NE 16 th Street with 212 th Avenue NE to the west and 216 th Avenue NE to the east.
No. of Parcels:	1
Parcel Nos.	1240100082
Land Area	Approximately 1.1 acres
Existing Land Use	The area is currently developed with one single-family home and a detached garage. It is zoned as R4 by the City of Sammamish.
Population	Approximately 3
Assessed Valuation	\$1,194,000.00
District Comprehensive Plan/District Franchise	The Northeast Sammamish Sewer & Water District adopted its current Sewer Comprehensive Plan via its Resolution No. 4215 on July 20, 2022. The Washington State Department of Ecology approved said plan on July 11, 2022, and the King County Council approved it via its Ordinance No. 19593 on April 18, 2023. The proposed annexation area is not included in said plan. The Northeast Sammamish Sewer & Water District has a current franchise agreement with the City of Sammamish via that city's Ordinance No. 2008-241.
Urban Growth Area (UGA)	The proposed annexation area is located within the UGA as identified under the State Growth Management Act (GMA) and the King County Comprehensive Plan.
SEPA Declaration:	The Northeast Sammamish Sewer & Water District prepared a SEPA environmental checklist and made a Determination of Nonsignificance in November 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, Public Health Seattle & King County
Cities/Towns:	Kirkland, Bothell, Woodinville, Seattle, Hunts Point, Yarrow Point, Medina, Clyde Hill, Medina, Redmond, Bellevue, Beaux Arts, Newcastle, Mercer Island, Issaquah, Snoqualmie, Sammamish, Carnation, Duvall, Woodinville, Renton
Fire Districts/Regional Fire Authorities:	Woodinville Fire & Rescue, King County Fire Protection District No. 45, King County Fire Protection District No. 34, King County Fire Protection District No. 27, King County Fire Protection District No. 10, King County Fire Protection District No. 25, Renton Regional Fire Authority, Eastside Fire & Rescue
Water Districts:	Woodinville Water District, King County Water District 119, Fall City Water District, Coal Creek Utility District, King County Water District 90, King County Water District 123, Northshore Utility District, Sammamish Plateau Water & Sewer District
Sewer Districts:	N/A
School Districts:	Northshore School District, Lake Washington School District, Bellevue School District, Mercer Island School District, Seattle Public Schools, Renton School District, Issaquah School District, Snoqualmie Valley School District, Riverview School District
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, Washington State Department of Ecology, Sound Transit, Port of Seattle, King County Library System

SUMMARY - FILE NO. 2421

The Northeast Sammamish Sewer & Water District "the District" proposes to annex approximately 1.1 acres in the City of Sammamish adjacent to the District's current boundary for purposes of sewer service. The District proposes this annexation based upon a property owner petition. RCW 57.24 (Annexation of Unincorporated Territory) which permits annexation of territory by the District Board of Commissioners. A Resolution for Annexation was approved by the District in December 2024.

This proposed annexation area "the Territory" is located within the Urban Growth Area as identified under the State Growth Management Act (GMA) and the King County Comprehensive Plan. It is zoned R4 by the City of Sammamish. District officials report that there is currently a single-family residence on the Territory, but further states that it understands that the property owner intends to demolish said single-family residence and build three new single-family residences. The District has an approved Sewer Comprehensive Plan, but the Territory is not currently included in said plan. The District reports that the Territory will be added as part of its next plan update.

The Territory is currently located within the boundary of the Sammamish Plateau Water & Sewer District "Sammamish Plateau." Sammamish Plateau currently provides water service to the Territory and plans to continue to do so after annexation to District. The two districts would afterwards overlap. District officials state the District has been identified as the logical provider of sewer services to the Territory as Sammamish Plateau does not currently have sewer lines in the area while the District has a sewer main that fronts the Territory. Sammamish Plateau consented to annexation of the Territory to the District for purposes of sewer service via its Resolution No. 5231 on October 16, 2023. The District reports that sewer connection will be accomplished via installation of side sewers that will be connected to an existing 8 inch sewer main that already fronts the Territory. Further, the District states that it has adequate capacity to serve the full development potential of the Territory. Lastly, the District states that its sewage is transmitted to King County for treatment.

The District provided its current sewer fee schedule which would be applicable if residences were built in the Territory and connected to the District sewer main. That current fee schedule is as follows:

- General Facilities Charge: \$5,890 per Equivalent Residential Unit
- Side Sewer Permit: \$285 per Equivalent Residential Unit
- District Bi-Monthly Sewer Rate: \$183.30 of which \$116.56 is for King County Treatment

The District reports that the Territory would continue to be served by Sammamish Plateau for purposes of water service after annexation. Additionally, the District states that there would be no change in fire protection service to the Territory from Eastside Fire & Rescue. Finally, the District states that annexation of the Territory would not affect the finances Sammamish Plateau, Eastside Fire & Rescue or the City of Sammamish.

This annexation was originally proposed by the property owner via its Petition as a transfer of part of the district pursuant to RCW 57.32.160. Further, Sammamish Plateau also requested that this action occur under that statute. However, in consultation with stakeholders, the Boundary Review Board's Executive Secretary "the Executive Secretary" requested that the District pursue this annexation via a petition-method annexation pursuant to RCW 57.24.070 as there would be no true transfer of territory due to Sammamish Plateau not de-annexing or withdrawing any territory. Alternatively, the Executive Secretary suggested that the two districts could enter into an agreement for a service area change pursuant to RCW 57.08.044. The District selected the petition-method annexation method described in its Notice of Intention. However, the Executive Secretary notes that prior documentation of this proposal including the property owner petition, the District's initial Resolution No. 4300 to pursue transfer of the Territory and also Sammamish Plateau's supporting Resolution No. 5231 reference a transfer of part of the district pursuant to RCW 57.32.160. Nevertheless, the Executive Secretary determined that this fact pattern is not sufficient to cause the Notice of Intention to be deemed incomplete.

District representatives report that the proposed action is consistent with applicable provisions of the Growth Management Act (RCW 36.70A.020), the King County Comprehensive Plan, King County Countywide Planning Policies and City of Sammamish policies. Regarding these policies, the District states the following:

"King County planning under the Growth Management Act has established the Urban Growth Boundary (UGB). The proposed properties are within the UGB."

“King County Comprehensive Plan Policy F-255 slates that all new development shall be served by public sewers. Policy F-256 states that in the Urban Growth Area, King County and sewer utilities should jointly prioritize the replacement of on-site systems that serve existing development with public sewers, based on the risk of failure. City of Sammamish Policy UT.6.3 supports a long-term strategy to convert existing development from septic systems to sanitary sewer. Policy UT.6.4 supports development of a strategy for phased conversion to sewers.”

“The proposed annexation would also comply with King County Countywide Planning Policies PF-1 and PF-12 which call for services to be established in all Urban Growth Areas.”

“The District prepares a comprehensive sewer plan that supports the City and County GMA requirements.”

The District reports that the currently proposed annexation of the Territory by the District is consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). Regarding RCW 36.93.170, the District states: “This proposal is consistent with RCW 36.93.170 as it does not affect population density or zoning, it provides municipal sewer service where there currently is none and would have no effect on adjacent areas, economic and social interest or the local governmental structure of the county.” Further, RCW 36.93.180 requires that such actions be evaluated with respect to nine objectives. The District has identified that the proposed annexation supports the objective or is not applicable in the following ways:

Objective No.	Objective	District-Provided Reason Annexation of Territory Supports Objective
1	Preservation of natural neighborhoods and communities	The lot to be annexed is within and would remain within the City of Sammamish's city limits. Existing neighbors and communities will be preserved and not be affected.
2	Use of physical boundaries, including but not limited to bodies of water, highways, and land contours	The subject lot is bounded by other residential properties and right of way.
3	Creation and preservation of logical service areas	Sammamish Plateau Water and Sewer District does not have sewer lines in this area. Northeast Sammamish Sewer and Water District (NESSWD) has a sewer line fronting this property. Due to the contours of the lot, gravity sewer service can be provided by NESSWD's existing sewer line. Since NESSWD is able to provide gravity sewer service through an existing sewer line and SPWSD does not have sewer lines in the area, it is logical that NESSWD provide sewer service.
4	Prevention of abnormally irregular boundaries	No abnormal or irregular boundaries are proposed.
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	This objective does not apply as no city incorporation is involved.
6	Dissolution of inactive special purpose districts	This objective does not apply to this proposal as there are no inactive special purpose districts involved.
7	Adjustment of impractical boundaries	The existing boundaries are impractical as SPWSDS does not have sewer lines in this area while NESSWD can provide gravity service. The annexation would correct the impracticality by offering sewer service that would allow development of the lot to its full R4 zoning.

8	Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character	This objective does not apply as no unincorporated areas are involved.
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	This objective does not apply as no agriculture or rural lands are involved.

**FILE NO. 2421 – NORTHEAST SAMMAMISH SEWER & WATER DISTRICT – PARKLANE
SEWER ANNEXATION MAPS**

Link to Unmarked Assessor's Office Map – SW 28-25-06

https://aqua.kingcounty.gov/assessor/emap/InternetPDF/qs_SW282506.pdf



