

**S U M M A R Y**

<b>FILE NO.</b>	2288	<b>Thomas Guide Map No.</b>	568
		<b>Date Received:</b>	01/06/09
		<b>Date Distributed:</b>	01/07/09
<b>ENTITY</b>	Sammamish Plateau Water & Sewer District	<b>Date Filed:</b>	
<b>ACTION</b>	Petition/Resolution for Annexation for Water and Sewer Service	<b>Expiration 45 Days:</b>	02/20/09
<b>TITLE</b>	Mystic Lake Area	<b>Board Meeting:</b>	02/12/09

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<b>Location</b>	The annexation area includes a single parcel of land. . The northern boundary of the site is generally formed by NE 16 <sup>th</sup> Street and NE 18 <sup>th</sup> Street (if extended). The western boundary is generally formed by 238 <sup>th</sup> Avenue NE (if extended). The eastern boundary is generally formed by 244 <sup>th</sup> Avenue NE. The southern boundary is generally formed by NE 14 <sup>th</sup> Street (if extended).
<b>Land Area</b>	Approximately 45 acres
<b>Existing Land Use</b>	Residential Use (3 structures); Agricultural Uses (livestock); Vacant Land
<b>Population</b>	One resident
<b>Assessed Valuation</b>	\$2,522,000.
<b>County Comprehensive Plan/Zoning</b>	Residential Use (Urban Residential – R-4: one home per four acres)
<b>City Comprehensive Plan/Zoning</b>	Not Applicable
<b>District Comprehensive Plan</b>	East King County Coordinated Water Service Plan; Sammamish Water & Sewer District Water Service Plan, Sammamish Water & Sewer District Sewer Service Plan.
<b>District Franchise</b>	The proposed annexation area is located within the Sammamish Plateau Water and Sewer Service Area. Sammamish Plateau Water and Sewer District has a water service agreement in place with King County (Franchise No. 6311). A sewer service franchise will be required, and is in process, for the Mystic Lake Area.
<b>Urban Growth Area (UGA)</b>	The Mystic Lake Annexation Area is located within the Urban Growth Area as established by the King County Comprehensive Plan (2008).
<b>SEPA Declaration:</b>	An Environmental Checklist was prepared for the Mystic Lake Annexation Area. A Determination of Non-Significance was issued in November 2008.

**ENTITIES/AGENCIES NOTIFIED:**

**King County Council Member(s)** Kathy Lambert

**King County:** Clerk of Council, Department of Natural Resources (DNR); Department of Development and Environmental Services (DDES), Department of Assessments, Department of Transportation (DOT), State Department of Ecology (DOE), King County "911" Program, Office of Management and Budget, Deputy Prosecuting Attorneys' Office, King County Records and Election Division, Fire Marshal Division, Historic Preservation Program, Puget Sound Regional Council, Community and Human Services, Public Health Department

**Cities:** Issaquah; Sammamish

**Fire Districts:** Eastside Fire & Rescue (No. 10)

**Water Districts:** Northeast Sammamish Water and Sewer District

**Sewer Districts:** Northeast Sammamish Water and Sewer District

**School Districts:** Snoqualmie Valley School District No. 410;  
Lake Washington School District No. 414

**SUMMARY: File No. 2288**

The Sammamish Plateau Water and Sewer District proposes to annex the Mystic Lake Area (at approximately 45 acres of land) located entirely within the boundaries of Unincorporated King County. It is located within King County's Urban Growth Area.

The Sammamish Plateau Water and Sewer District initiated this annexation proposal in response to a petition of property owners, pursuant to RCW 57.24.070 (Annexation of Unincorporated Territory). RCW 57.24.070 permits annexation of territory by the District Board of Commissioners. A Resolution for Annexation was approved by the District in December of 2008.

The Mystic Lake Annexation Area includes a single parcel of land. . The northern boundary of the site is generally formed by NE 16<sup>th</sup> Street and NE 18<sup>th</sup> Street (if extended). The western boundary is generally formed by 238<sup>th</sup> Avenue NE (if extended). The eastern boundary is generally formed by 244<sup>th</sup> Avenue NE. The southern boundary is generally formed by NE 14<sup>th</sup> Street (if extended).

The Mystic Lake Annexation Area hosts some residential uses. Portions of the area host livestock. Portions of the land are currently vacant so that there is opportunity for new development and redevelopment of land with uses permitted by King County.

Annexation is being proposed by the Sammamish Plateau Water and Sewer District at this time in order to facilitate the provision of coordinated water services and sewer services to the parcel proposed for annexation. Currently, the parcel receives water from a private well and wastewater treatment is accomplished by a septic system.

The Mystic Lake Area annexation will provide service for the area, upon request by property owners for existing development, but property owners are not required by the District to connect to the water system or the sewer system. The parcel will be provided with water services and sewer services upon request or as necessary to address public health requirements.

Sammamish Plateau Water and Sewer District representatives report that the proposed annexation is consistent with the Growth Management Act. The proposed Annexation specifically addresses RCW 36.70A.020 which encourages development in urban areas where public services are available. Similarly, annexation will provide opportunities for citizens to participate in the planning and implementation of public services in their community.

Sammamish Plateau Water and Sewer District representatives report that the proposed annexation is also consistent with the King County Comprehensive Plan. The proposed Annexation specifically addresses King County Countywide Planning Policies. For example, the Annexation is reportedly consistent with Policies RP-101, RP-206, U-141, F-101, F-203, F-226 – F-228, F-245 which call for the provision of necessary urban services. The Annexation is similarly consistent with Policies FW-11, LU-26, CO-10, and CO-13 pertaining to the provision of public services within the Urban Growth Area. Provision of water and sanitary sewer service also facilitates environmental protection consistent with the King County Comprehensive Plan.

The Mystic Lake Area will remain under the jurisdiction of King County. As such, annexation will not have any impact on land use designations, zoning, population allocations, or other public facilities/services associated with growth management planning for the Mystic Lake Annexation Area. King County will also continue to regulate the Mystic Lake Area under local and regional environmental protection regulations in order to address environmentally sensitive areas (e.g., steep slopes). The proposed annexation will not affect other current or future public services (e.g., emergency services) for this annexation area.

Sammamish Plateau Water and Sewer District representatives report that this proposed annexation is consistent with RCW 36.93.180 (Objectives of the Boundary Review Board). For example, the annexation would be consistent with Objective 1, providing for preservation of neighborhoods. This Area is linked by geographic features and social fabric (e.g., similar permitted land uses, open spaces, common terrain features) to nearby properties currently within the Sammamish Plateau Water and Sewer District boundaries.

Similarly, the annexation would be consistent with Objective 2, which calls for the use of physical boundaries to demarcate an annexation area. For the Mystic Lake Area, boundaries are primarily formed by roadways and by property lines.

The Mystic Lake Area Annexation would also be consistent with Objective 3, which calls for the creation of logical service areas. Local property owners have petitioned for annexation in order that water and sewer services for this area may be efficiently coordinated by a single local government unit. The Sammamish Plateau Water and Sewer District is prepared to annex and serve the Mystic Lake Area.

The proposed annexation is also reportedly consistent with Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. The Mystic Lake Area lies within the Sammamish Plateau Water and Sewer District Comprehensive Plan boundaries and so this action is consistent with District plans to serve the area.

Objective 8 is not applicable to this Notice of Intention. Although the Mystic Lake Area hosts some livestock it is not designated for agricultural uses – therefore Objective 9 is not applicable to this Notice of Intention.

With the incorporation of the Mystic Lake Annexation Area, the Sammamish Plateau Water and Sewer District will work with the Mystic Lake property owners to ensure cost-effective plans for provision of water and sewer systems to serve this area. No significant changes in revenue or expenditures are expected to the District or the citizens of the community in conjunction with the proposed Mystic Lake Annexation.

The District supports this annexation in order to ensure appropriate public utility planning and the long-term provision of services.