PROCEEDINGS OF THE
WASHINGTON STATE BOUNDARY REVIEW BOARD
FOR KING COUNTY
RESOLUTION AND HEARING DECISION

IN RE: **CITY OF SAMMAMISH** **FILE NO. 2287**
Camden Park/244th Avenue North Area
Proposed Annexation
King County, Washington

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1 PUBLIC HEARING OVERVIEW

In December 2008 the City of Sammamish filed a Notice of Intention (File No. 2287) to annex a certain territory, described as the Camden Park/244th Avenue North Area.

The City of Sammamish proposes the annexation of approximately 113 acres. The annexation was initiated through the 60% Direct Petition method under RCW 35A.14.120, - RCW 35.A.14.150. Annexation is sought by the proponents to develop under City of Sammamish regulations and processes and to receive Sammamish public services. City officials adopted a Resolution in support of this action in December 2008.

The Notice of Intention describes the Camden Park/244th Avenue North Area as being located on the eastern edge of the City of Sammamish. The northern boundary of the Annexation Area is generally formed by NE 30th Place (if extended). The southern- most boundary is generally formed by NE 20th Street. The western boundary of the Annexation Area is adjacent to the City of Sammamish (formed by 244th Avenue NE.) The eastern boundary is variously formed by 248th Avenue NE, 248th Place NE, and 250th Avenue NE. The Camden Park/244th North Area Annexation is located wholly within the Urban Growth Area as designated by King County.

With the filing of the Notice of Intention, the City of Sammarnish invoked the Board's jurisdiction requesting a public hearing for the stated purpose of providing citizens an independent forum to obtain information and comment upon the proposed Camden Park/244th Avenue North Area Annexation.

The Board held a public hearing on February 17, 2009 to consider the proposal by the City of Sammamish to annex the Camden Park/244th Avenue North Area (113 acres).

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The Board reviewed File No. 2287 in accord with RCW 36.93. (Local Governments – Boundaries – Review Boards). The Board directed particular attention to RCW 36.93.170 (Factors) and RCW 36.93.180 (Objectives). The Board also considered RCW 36.93.150, the authority for modification of annexation proposals. The Board also reviewed RCW 36.70.A, the Growth Management Act, the King County Comprehensive Plan, the City of Sammamish Comprehensive Plan, together with other applicable state, regional, and local regulations and guidelines.

The Board finds that the record for File No. 2287 contains sufficient information to complete its review of the Camden Park/244th Avenue North Area Annexation.

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On the basis of the testimony, evidence and exhibits presented at said hearing, and the matters on record in said **File No. 2287,** it is the decision of the Board to **approve** the action proposed in said **Notice of Intention.** The legal description of Camden Park/244th Avenue North Area is attached hereto and marked as "Exhibit I", together with a map showing the area boundaries herein marked as "Exhibit II."

II. FINDINGS

RCW 36.93.170 FACTORS AFFECTING THIS PROPOSAL

The Board finds the following Factors (RCW 36.93.170) apply to the City of Sammamish's proposed Camden Park/244th Avenue North Area Annexation (11 3acres). Additional authorities applicable to the Camden Park/244th Avenue North Area include, but are not limited to: RCW 36.70A, RCW 35.13, King County Comprehensive Plan/Countywide Policies, the Sammamish Comprehensive Plan and its enabling regulations (e.g., zoning code). These State and local authorities are intended to ensure reasonable development regulations and adequate public services to local communities.

A brief review of key issues related to each applicable element is presented below:

RCW 36.93.170 (1) POPULATION AND TERRITORY

The Board finds the following factors to be applicable to this matter: Population Density/Proximity to Other Populated Areas/Land Area/Land Uses; Comprehensive Land Use Plans; Topography, Natural Boundaries and Drainage Basins; and Likelihood of Significant Growth in the Area During the Next Ten Years.

The entire area proposed for annexation lies within the Urban Growth Area established by King County The King County Comprehensive Plan contemplates transfer of the Camden Park/244th Avenue North Area to a local jurisdiction. County Policy LU-31 requires cities to designate potential annexation areas to include adjacent urban lands and eliminate unincorporated islands between cities. Policy LU-32 encourages cities to annex designated areas into city boundaries. Other policies call for contiguous orderly growth of local jurisdictions (e.g.,U-304, U-208, U-301, U-304.) Policies also establish cities as the providers of local governance, community planning, and urban services (e.g., FW-13, CO-I, CO-3; LU-31 - LU-34, LU-36).

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The Sammamish Comprehensive Plan "Annexation Element" addresses the annexation of the Camden Park/244th Avenue North Area. This Area is included in the "Annexation Element" of the City of Sammamish Comprehensive Plan and lies within the City's Potential Annexation Area. The Camden Park/244th Avenue North Area Annexation is consistent with City's Comprehensive Plan policies supporting inclusion of urban areas within the City for local governance. The community is unified with respect to its specific physical elements (e.g., geographic features) and social elements.

The City of Sammamish Comprehensive Plan provides for the commitment and the resources to govern the Camden Park/244th Avenue North Area. The proposed action is consistent with City of Sammamish Comprehensive Plan policies addressing annexation, including those prov~sjonswhich encourage inclusion of urban areas and provision of services.

The Sammamish Plan demonstrates that the City has provided for protection of the existing built environment and for new development, as well as protection of the natural environment, in the Camden Park/244th Avenue North Area. Under the City's Comprehensive Plan, citizens of the Camden Parkl244th Avenue North Area would also be provided with a full array of uniform public services, infrastructure, and facilities.

More specifically, Sammamish Comprehensive Plan policres state:

- Coordination of future planning for annexation areas (LUP-16.6)
- Evaluation of annexation areas in consultation with King County (LUP-16.7)
- Coordination with King County and other jurisdictions of planning for services (LUP-16.8)
- Annexation of lands in response to citizen interest (LUP-16.9)
- Zoning and development of lands in accord with the Sammamish Comprehensive Plan (LUP-16.10)

The Carnden Park/244th Avenue North Area is entirely within the boundaries of King County's Urban Growth Area. This Area is an urban community that is substantially developed with single-family homes.

The Camden Park/244th Avenue North Area will likely experience continuing urban growth over the next ten years and includes land that is suitable and permitted for redevelopment/new development with residential uses. Presently the Camden Park/244th North Area is designated for Residential Use. The annexation area is presently predominantly developed with residential uses including 113 single-family detached homes. The City of Sammamish intends the area to accommodate single-family homes.

The Carnden Park/244th Avenue North Area contains environmentally sensitive features (e.g., open space, drainage basins, variable terrain). Portions of the environmentally sensitive lands require planning and management to ensure the preservation of these areas and the surrounding built community. The Sammamish Comprehensive Plan provides support for the natural environment within the Camden Park/244th Avenue North Area through guidelines and regulatory controls (e.g., open space preservation, storm water/flood control programs) to protect sensitive areas.

The City of Samrnamish has planned for development/redevelopment and services at this level of urban density. The City is prepared to provide development review under Sammamish Zoning Regulations that establish standards that will guide ongoing uses and redevelopment on Camden Park/244th North Area properties. In addition, the City will provide environmental review to Camden Park/244th North Area based upon local, regional and state regulations for protection of environmentally sensitive areas (e.g., Critical Areas Ordinances; Drainage/Surface Water Control Standards.)

The proposed Carnden Park/244th Avenue Area annexation is consistent with King County policies supporting annexations in areas where urban Infrastructure and services are available for development at urban densities and in areas contiguous to City boundaries (e g., Annexation Policies and Land Use Policies). Key King County Comprehensive Plan/Countywide Planning Policies that are relevant to the Camden Park/244th North Area include:

LU-31: The County should identify urban development areas within the Urban Growth Area

LU-32: The County should encourage cities to annex territory within their designated potential annexation area

LU-33: Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans

U-203: Population growth should be encouraged in Urban Growth Areas

U-208: Land capacity shall be provided for residential, commercial and industrial growth

U-301: Growth within urban areas should occur in cities; County supports annexations directing growth to cities.

U-304: Growth should be focused within city boundaries.

FW-4: Jurisdictions shall protect and enhance natural ecosystems.

FW-13: Cities are the appropriate providers of local urban services to Urban Areas

The State Growth Management Act (RCW 36.70A) supports the Camden Park/244th Avenue North Area Annexation. The proposed action would be consistent with RCW 36.70A.20 which calls for community planning goals, for urban growth, services and Infrastructure, and environmental preservation

RCW 36.93.170 (2) MUNICIPAL SERVICES

The Board finds the following factors to be applicable: need for municipal services; effects of ordinances, governmental codes, regulations and resolutions on existing uses; present cost and adequacy of governmental services and controls in area; probable future need for such services; costs; effect on the finance, debt structure and contractual obligations; and prospects of government services from other sources, and rights of other affected governmental units. Following is a brief review of key issues related to these factors.

The evidence shows that the Camden Park/244th Avenue North Area is an urban community requiring municipal services and facilities. The State Growth Management Act and the King County Comprehensive Plan establish service goals and policies for urban areas. More specifically, consistent with the State Growth Management Act and the King County Plan, the City of Sammamish has developed policies – through the City's Comprehensive Land Use Plan, Comprehensive Service Plans, and other regulatory authorities – for provision of services to all properties within its corporate boundaries. Upon annexation, the City of Sammamish would include the newly incorporated area in the municipality's Service Area. The City of Sammamish states that it is prepared to provide local governance and urban services (directly or by service contract) to the Carnden Park1244th North Area including police, surface water management, road maintenance, land use and transportation planning, community services, development services. More specifically:

Water Services: The Samrnamish Plateau Water and Sewer District and the NE Sammamish Water & Sewer District provide water service to numerous properties in the Camden Park/244th North Area. Some properties receive water from local systems or well systems. Upon request, the District is prepared to provide service to all properties in the proposed Camden Park/244th North Area.

Sewer Services: The Sammamish Plateau Water and Sewer District and the NE Sammamish Water & Sewer District also are the designated sewer service providers for this area. The District currently provides service to several Camden Park/244th North Area properties. However, much of the development in this area is currently served by septic systems and would likely retain septic service for the immediate future. Connections would be provided to current development upon request by property owners. Additionally, the Sammamish Plateau Water & Sewer District would provide sewers if the King County Health Department, which has jurisdiction over sewage management, declares the septic systems to be inadequate or hazardous and deems sewers to be necessary to protect public health and welfare. New development/redevelopment would be connected to sanitary sewer service systems.

Storm Water Manasement: The City of Sammamish has incorporated the King County Surface Water Design Manual, by reference, in the City's Drainage (Surface Water) Standards (RMC 4-6-030) as the design standard for surface water control in development projects. The City frequently requires mitigation based upon the standards established by the Washington State Department of Ecology. Higher standards may be applied through environmental review in conjunction with the City's existing and pending local regulatory standards relating to critical area management and storm water management.

Emerqencv Services: The Office of the King County Sheriff, under contract with the City of Sammamish, will provide services to the Camden Park/244th North Area Annexation.

The Camden Park/244th North Area presently lies within the boundaries of Fire Protection District #34 and Eastside Fire & Rescue. Following annexation, the City of Sammamish will provide fire protection service and medical emergency service to the entire Camden Park/244th North Area under contract with Eastside Fire & Rescue.

Other Communitv Services: County and City facilities would be available to the community. The City would provide either directly (or by contract with King County) law and justice services, public health services, and other human services. Citizens will continue to have access to the Rural Library District. Citizens would be able to access regional and local recreational facilities.

There would be no change in School District boundaries following annexation to the City of Sammamish. Children of the Camden Park/244th North Annexation Area would continue to attend schools in the Snoqualmie Valley School District, the Issaquah School District, or the Lake Washington School District.

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King County Comprehensive Plan/Countywide Planning Policies (e.g., FW-13) state that cities are the appropriate provider of local urban services to Urban Areas. Policies FW-29 and FW-30 address the need for jurisdictions to plan for and coordinate services Annexation is also appropriate under Countywide Policy CO-1, when a jurisdiction has "identified and planned for (a) full range of urban services".

The City of Sammarnish has conducted and provided documentation of fiscal analyses related to the proposed Camden Park/244th North Area Annexation in order to identify General Fund revenues and costs associated with governance of/service to the Camden Park/244th North Area. The analysis was conducted for both existing development and estimated future full development. The fiscal analysis was based upon the assumption that, upon annexation, property owners will provide a share of the regular and special levy rate of the City for general capital facilities and public services (e.g., road maintenance, fire protection, police protection, parks maintenance, law and justice).

The fiscal analysis estimates immediate City expenditures at $214,080 and revenues at $253,149. At full development, City expenditures are estimated at $244,927 and revenues are estimated to be $279,987.City officials state that, based upon this fiscal analysis, the proposed annexation is estimated to result in a net gain in revenue to the community. As such, the City will have sufficient resources to provide for full governance and service to the Camden Park/244th North Area.

Future capital needs and costs will be established and funded through the City treasury and/or other funding systems appropriate to the service (e.g., water, sewer service). If Camden Park/244th North Area residents decide that they wish to have other local services, and the City of Sammamish is designated as the service provider, it is likely that tools, such as Local Improvement Districts, will be developed to address costs to property owners for standard connections and services.

With annexation to Samrnamish, all services for the Camden Park/244th Avenue North Area would be efficiently coordinated under uniform regulatory authorities administered by a single local government.

King County officials support annexation of the Camden Park/244th Avenue North Area. This action creates a logical municipal service area. The City can provide more cohesive policies, standards, programs, cohesive operations, and efficient, economic control of services. Thus, services will be more effective, more efficient, and less costly to both government and citizens of the Camden Park/244th Avenue North Area.

RCW 36.93.170 (3) Effects of Proposal

The Board considered mutual economic and social interests, and local government structure effects to be applicable. Below is a brief review of key issues.

The evidence shows that the Camden Park/244th Avenue North Area is contiguous to – and shares mutual social and economic profiles with – the City of Sammamish. Coordinated integration of citizens of the Carnden Park/244th Avenue North Area into Sammamish would preserve social organization, support economic health, and protect public safety and welfare.

The City of Sammamish Comprehensive Plan encourages local governance of communities. With annexation, citizens would participate in local governance including land use planning, service planning, fiscal planning and planning for public amenities to serve the community. Sammamish officials testified that the City is prepared to govern and to provide full services to this community.

King County Comprehensive Plan/Countywide Planning Policies encourage local governance of communities. Annexation of the Camden Park/244th Avenue North Area is also consistent with the King County Annexation Initiative, which calls for transfer of urban lands to local jurisdictions at the earliest feasible date.

CONSISTENCY WITH THE GROWTH MANAGEMENT ACT

RCW 36.93.157 mandates that Boundary Review Board decisions must be consistent with three sections of the Growth Management Act:

- RCW 36.70A.020 Planning Goals
- RCW 36.70A.110 Urban Growth Areas
- RCW 36.70A.210 Countywide Planning Policies

Key Growth Management Act policies that guide the provision of public services and that are relevant to the proposed Camden Park/244th Avenue North Area include:

- RCW 36.70A.020 (1) Urban Growth: Encourages development in urban areas where adequate public facilities and services exist or can be provided efficiently.
- RCW 36.70A.020 (2) Reduce Sprawl: Reduce Inappropriate conversion of undeveloped land into sprawling low-density development.
- RCW 36.70A.020(10) Environment. Protect and enhance the environment and quality of life.
- RCW 36.70A.020 (11) Citizen Participation and coordination in the planning process and ensure coordination between communities/jurisdictions to reconcile conflicts.
- RCW 36.70A 020 (12) Public Facilities and services. Ensures that adequate public services and facilities are available to serve land developments.
- RCW 36.70A.110 (1/6) calls for each county to designate an urban growth area
- RCW 36.70A.110(3) directs urban growth to areas with existing or available public services and facilities.
- RCW 36.70A.110 (4) states that "(in) general, cities are the units of local government most appropriate to provide urban ...services."
- RCW 36.70A.210 (1) calls for cities to be primary providers of governmental services in urban growth areas.

Annexation of the Camden Park/244th Avenue North Area into the City of Sammamish will satisfy Growth Management Act criteria for governance of urban areas. This action is supported by the provisions of RCW 36 70.A which require community planning goals, for urban growth, services and infrastructure, and environmental preservation. For example, the proposed Camden Park/244th Avenue North Area Annexation is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public services. It is also consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit urban growth – and protection of environmentally sensitive areas – as envisioned in the Growth Management Act.

RCW 36.93.180 OBJECTIVES

I he Boundary Review Board has considered RCW 36 93.180 (Objectives), as follows:

RCW 36.93.180 (1) PRESERVATION OF NATURAL NEIGHBORHOODS AND COMMUNITIES

The Board finds that the Camden Park/244th Avenue North Area is a neighborhood as that term is defined by case law, as "either geographically distinct areas or socially... distinct groups of residents". The Camden Park/244th Avenue North Area, in its entirety, exhibits many features that support its link with the City. Both the Camden Park/244th Avenue North Area and the adjacent City lands are residential in character The communities are characterized by similar and linked topography, open spaces, and habitat features.

The citizens of both communities share similar demographic, social, and economic profiles. Residents of the City and the Carnden Park/244th Avenue North Area use common community facilities – schools, roadways, libraries, shopping centers, parks, and recreation facilities.

The boundaries of the proposed Camden Park/244th Avenue North Area annexation reflect citizen interest in affiliation with this local jurisdiction.

The City of Sammamish Comprehensive Plan anticipates annexation of the Camden Park/244th Avenue North Area. The City includes the Camden Park/244th Avenue North Area in its Potential Annexation Area. The Camden Park/244th Avenue North Area is included in community planning programs to enable the City to guide growth and to provide coordinated services.

Annexation of the Camden Park/244th Avenue North Area promotes the preservation of the neighborhood because this action encourages a more effective connection to the City of Samrnamish. Annexation will allow the City of Sammamish to guide coordinated community development in a manner which considers both built lands and the critical natural areas.

Sammamish officials are reportedly committed to provide Camden Park/244th Avenue North Area citizens a voice and a vote in planning for the future development of the built community and preservation of environmentally sensitive areas. City representatives reviewed plans to effectively govern and serve this area as a part of a unified community.

King County officials support the annexation of the Camden Park/244th Avenue North Area citing that this action would be consistent with state, regional and local guidelines. King County has designated the Camden Park/244th Avenue North Area for urban development by its inclusion within the Urban Growth Area boundary. The County has indicated a preference for immediate annexation of urban areas to provide uniform governance for citizens.

The City of Sammamish has an established record as an entity capable of providing for zoning, development standards, and environmental protection appropriate to the area.

RCW 36.93.180 (2) USE OF PHYSICAL BOUNDARIES, INCLUDING BUT NOT LIMITED TO BODIES OF WATER, HIGHWAYS, AND LAND **CONTOURS**

The Board finds that physical boundaries existing in this general area support the annexation of the Camden Park/244th Avenue North Area. More specifically, the Camden Park/244th Avenue North Area is located immediately east of the City of Sammamish. The specific boundaries of the proposed Camden Park/244th Avenue North Area Annexation are based upon co-terminus borders with the City, rights-of way, and individual property lines. As such, the proposed annexation would create (or enhance) clear physical boundaries.

"Social ne~ghborhoodsmay also be the basis for boundaries. The evidence shows that the City and the Camden Park/244th Avenue North Area share a social affiliation. The communities form a single social neighborhood.

The Board finds that annexation of the Camden Park/244th Avenue North Area furthers the planning goals established by the State Growth Management Act for providing local governance to unincorporated urban territories.

The Board finds that the Camden Park/244th Avenue North Area annexation is consistent with the King County Comprehensive Plan. The Board finds that the Camden Park/244th Avenue North area also has been established for annexation by the Sammamish Comprehensive Plan/Potential Annexation Area.

Thus, the Camden Park/244th Avenue North Area Annexation will support establishment of a cohesive local community and further progress toward incorporation of the greater unincorporated area in King County.

RCW 36.93.180 (3) CREATION AND PRESERVATION OF LOGICAL SERVICE AREAS

The Sammamish Comprehensive Plan (including the Land Use Plan, Comprehensive Utilities Plans, Transportation Element, Comprehensive Storm Water Management Plan) designates the City as the provider of services for the Camden Park/244th Avenue North Area. Annexation of the Camden

Park/244th Avenue North Area into the City of Sammamish will advance the creation and preservation of logical service areas.

Annexation of the Camden Park/244th Avenue North Area would create and preserve logical services by including a greater number of properties in the City's service area. The City of Sammamish has planned for and has the ability to provide urban services to the Camden Park/244th North Area Annexation either directly or via agreements between the City and service providers (e.g., water, storm water, sanitary sewer, emergency services, law and justice, public health, parks and recreation).

Annexation will enable design and implementation of efficient, consistent, consolidated service programs throughout the greater community. These synchronized services and facilities (e g., provision of sewers, water service, storm water and surface water management systems, emergency services) will promote protection of the built environment and the natural environment.

Camden Park/244th North Area residents have petitioned for annexation in order that services and land use regulations affecting their area may be efficiently coordinated by a single local government.

King County strongly supports annexation of unincorporated urban areas, such as the Camden Park/244th Avenue North Area to provide citizens with more effective, efficient governance. The County lacks sufficient resources to manage land uses or serve properties in these urban areas.

The State Growth Management Act identifies cities as the logical providers of local governance and urban services.

RCW 36.93.180 (4) PREVENTION OF ABNORMALLY IRREGULAR BOUNDARIES

The evidence shows that incorporation of the Camden Park/244th Avenue North Area would provide a reasonable and regular boundary consistent with the Sammamish Comprehensive Plan Annexation Element. The proposed boundaries of the Camden Park/244th Avenue North Area are generally geometric in form; and, thus, do provide regularity based upon the fact that the Camden Park1244th Avenue North Area is located within the borders of the Sammamish Potential Annexation Area. Similarly, the Camden Park/244th Avenue North Area boundaries coincide with the established King County Urban Growth Area boundary.

The Board finds that annexation of the Camden Park/244th Avenue North Area is desirable to achieve the boundaries necessary to facilitate coordinated land uses and offer a more effective, efficient solution to provision of services.

Under the King County Comprehensive Plan and the State Growth Management Act, the Camden Park/244th Avenue North Area, as an unincorporated urban community, is encouraged to annex to a local jurisdiction. The Camden Park/244th Avenue North Area, as an unincorporated community, does not benefit from effective governance.

RCW 36.93.180 (5) DISCOURAGEMENT OF MULTIPLE INCORPORATIONS

RCW 36.93.180 (5) is not applicable to File No. 2287.

RCW 36.93.180 (6) DISSOLUTION OF INACTIVE SPECIAL PURPOSE DISTRICTS

RCW 36.93.180 (6) is not applicable to File No. 2287.

RCW 36.93.180 (7) ADJUSTMENT OF IMPRACTICAL BOUNDARIES

The Board finds that annexation of the Camden Park/244th Avenue North Area to the City of Sammamish would advance progress toward the more practical boundaries necessary to achieve the preservation of the community, coordinated governance, and planning activities (e.g., establishment of coordinated land uses and development standards.)

The Camden Park/244th Avenue North Area is a peninsula of unincorporated land. Annexation of the Camden Park/244th Avenue North Area would provide for reasonable and practical boundaries for

governance and service. Annexation of this area will place a greater portion of the built environment and linked natural environment under City jurisdiction, thus creating more practical boundaries for the effective local governance, directed planning activities (e.g., establishment of uniform land uses and development standards), preservation of environmentally sensitive areas, and the provision of coordinated public facilities and services.

RCW 36.93.180 (8) INCORPORATION AS CITIES OR ANNEXATION TO CITIES OF UNINCORPORATED AREAS WHICH ARE URBAN IN CHARACTER

The Board finds that annexation of the Camden Park/244th Avenue North Area into the City of Sammamish is supported by the presence of this territory within the Urban Growth Area established by the King County Comprehensive Plan. The "Urban" designation established for the Camden Park/244th Avenue North Area is also supported by the State Growth Management Act.

The City of Sammamish Comprehensive Plan includes the entire Camden Park/244th Avenue North Area in its Potential Annexation Area. This definition addresses both existing land characteristics and future designation/use plans for the Camden Park/244th Avenue North Area.

Annexation would permit citizens to affiliate with a local government and to participate in the local government process. Immediate annexation of Camden Park/244th Avenue North into Sammamish will promote uniform governance, development, and services appropriate for this urban area. Citizens would have access to a full array of urban services necessary to preserve a quality community and to protect public health and safety

RCW 36.93.180 (9) PROTECTION OF AGRICULTURAL AND RURAL LANDS FOR LONG TERM PRODUCTIVE AGRICULTURAL/RESOURCE USE

RCW 36.93.180 (9) is not applicable to File No. 2287 as the Camden Park/244th Avenue North Area lies in the Urban Growth Area as established for King County.

III. BOUNDARY REVIEW BOARD FINDINGS AND DECISIONS

The Boundary Review Board conducted review and deliberation of File No. 2287 based upon the record of written documents and oral testimony, in keeping with applicable state, regional and local regulations. The Board focused upon RCW 36.93 (Boundary Review Board Enabling Act); RCW 36.70A (Growth Management Act); King County Comprehensive Plan/Countywide Policies; City of Sammamish Comprehensive Plans, RCW 35.13 (Annexation of Cities); and other relevant regulations and guidelines. As prescribed by statutory mandate, the Boundary Review Board considered the following options:

- The Camden Park/244th Avenue North Area Annexation could be approved as proposed by the City of Sammamish, if this action advances the provisions of RCW 36.93 and other applicable regulations (e.g., State Growth Management Act, King County Comprehensive Plan, Sammamish Comprehensive Plan)
- The Camden Park/244th Avenue North Area Annexation could be approved with modifications, if this action advances the provisions of RCW 36.93 and other applicable regulations (e.g., State Growth Management Act, King County Comprehensive Plan, Sammamish Comprehensive Plan).

  The Camden Park/244th Avenue North Area Annexation could be denied in its entirety if annexation is found to be inconsistent with RCW 36.93 and other applicable regulations (e.g., Chapter 36.70A RCW, King County Comprehensive Plan, Sammamish Comprehensive Plan)

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The Board finds that the record for File No. 2287 is detailed and extensive. Affected parties have provided considerable materials supporting their positions. The Board has deliberated upon the complete record in order to come to a decision for the proposed Camden Park/244th Avenue North

Area Annexation. The Board finds that the City of Sammamish's proposed annexation of the Camden Park/244th Avenue North Area is consistent with the provisions of 36.93 RCW. For example:

The Camden Park/244th Avenue North Area annexation achieves criteria established in RCW 36.93.170 with respect to population, territory, comprehensive planning, land uses, natural environment, service needs and service capacity, and mutual social and economic needs

- Additionally, the proposed Camden Park/244th Avenue North Area was evaluated according to the criteria established in RCW 36.93.180 as follows:

RCW 36.93	CAMDEN PARK/244TH AVENUE NORTH AREA (113 ACRES)
OBJECTIVE 1 – PRESERVATION OF NATURAL NEIGHBORHOODS AND COMMUNITIES	ADVANCES CRITERION AS ANNEXATION INCLUDES ALL PROPERTIES IN A NATURAL COMMUNITY
OBJECTIVE 2 – USE OF PHYSICAL BOUNDARIES	ADVANCES CRITERION AS IT COINCIDES WITH ESTABLISHED COMPREHENSIVE PLAN BOUNDARIES
OBJECTIVE 3 – CREATION AND PRESERVATION OF LOGICAL SERVICE AREAS	ADVANCES CRITERION AS SAMMAMISH CAN SERVE ENTIRE AREA TO PROTECT PUBLIC WELFARE.
OBJECTIVE 4 – PREVENTION OF ABNORMALLY IRREGULAR BOUNDARIES	ADVANCES CRITERION AS REGULAR BOUNDARIES SUPPORT A UNIFIED COMMUNITY AND STREAMLINE SERVICE PROVISION
OBJECTIVE 5 – DISCOURAGEMENT OF MULTIPLE INCORPORATIONS	DOES NOT APPLY
OBJECTIVE 6 – DISSOLUTION OF INACTIVE SPECIAL PURPOSE DISTRICTS	DOES NOT APPLY
OBJECTIVE 7 – ADJUSTMENT OF IMPRACTICAL BOUNDARIES	ADVANCES CRITERION AS PRACTICAL BOUNDARIES ARE CREATED TO SUPPORT A UNIFIED COMMUNITY AND TO STREAMLINE SERVICE PROVISION
OBJECTIVE 8 – INCORPORATION OR ANNEXATION TO CITIES OF UNINCORPORATED URBAN AREAS	ADVANCES CRITERION AS THE DESIGNATED URBAN AREA WILL BE INCORPORATED INTO A LOCAL JURISDICTION.
OBJECTIVE 9 – PROTECTION OF AGRICULTURAL AND RURAL LANDS ...	DOES NOT APPLY

State Growth Management Act (Chapter 36.70A RCW) policies call for logical and orderly growth. The Board finds that annexation of the Camden Park/244th Avenue North Area advances the provisions of the RCW 36.70A by providing for effective local governance.

- The King County Comprehensive Plan/Countywide Policies and the Sammamish Comprehenstve Plan also contemplate logical, orderly growth of communities. These County and City plans support local governance to assure balanced, sound, cost-effective governance for this community.

The Board finds that the proposed Camden Park/244th Avenue North Area Annexation achieves the provisions of the King County Comprehensive Plan/Countywide Policies and the City of Sammamish Comprehensive Plan. Annexation of the Camden Park/244th Avenue North Area would accomplish that balance that the County and the City seek from annexation of urban areas into local communities.

IV. CONCLUSION

The Boundary Review Board finds that approval of the Camden Park/244th Avenue North Area annexation to the City of Sammamish advances the standards established in the Growth Management Act, King County Comprehensive Plan, the City of Sammamish's Comprehensive Plan, RCW 36.93, and other state and local guidelines for incorporation of urban areas.

The Boundary Review Board further finds that approval of the City of Sammamish Notice of Intention to annex the Camden Park/244th Avenue North Area is timely based upon the City of Sammamish's current and historical commitment to guide development and provide municipal services to this area. Annexation will enable the City of Sammamish to provide a harmonious efficient plan for the governance of the built community, preserving the environment, and protection of public welfare.

(Note: Under state law, the City of Sammamish must adopt an Ordinance or Resolution affirming the Camden Park/244th Avenue North Area Annexation following action by the Boundary Review Board. Under state law, the City must confirm the action as approved by the Boundary Review Board. Alternatively, the Council may decide not to pursue the action. However, the City cannot modify the boundaries that have been approved by the Boundary Review Board.)

NOW, THEREFORE,

BE IT RESOLVED BY THE WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY THAT, for the above reasons, the action proposed in the Notice of Intention contained in said **File No. 2287** be, and the same is, hereby **approved** as submitted and described in Exhibits attached hereto and Incorporated herein by reference.

ADOPTED BY SAID WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY by a vole of 7 in favor , _____ in opposition, and 1 abstentions, on this 12th day of March, 2009, and signed by me in authentication of its said adoption on said date.

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY

Claudia Hirschey

Claudia Hirschey, Chair

FILED this 13 day of March, 2009 **BY**

Lenora Blauman

Lenora Blauman, Executive Secretary

EXHIBITS

EXHIBIT I	CITY OF SAMMAMISH CAMDEN PARK/244TH AVENUE NORTH AREA: LEGAL DESCRIPTION OF ANNEXATION AREA BOUNDARIES
EXHIBIT II	CITY OF SAMMAMISH CAMDEN PARK/244TH AVENUE NORTH AREA: MAP OF ANNEXATION AREA BOUNDARIES

RECEIVED

'JAN 2 9 2009

WA State Boundary Review
Board For King Co.

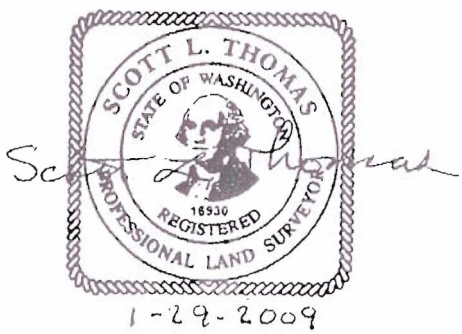
EXHIHIT 'A'
ANNEXATION
LEGAL DESCRIPTION

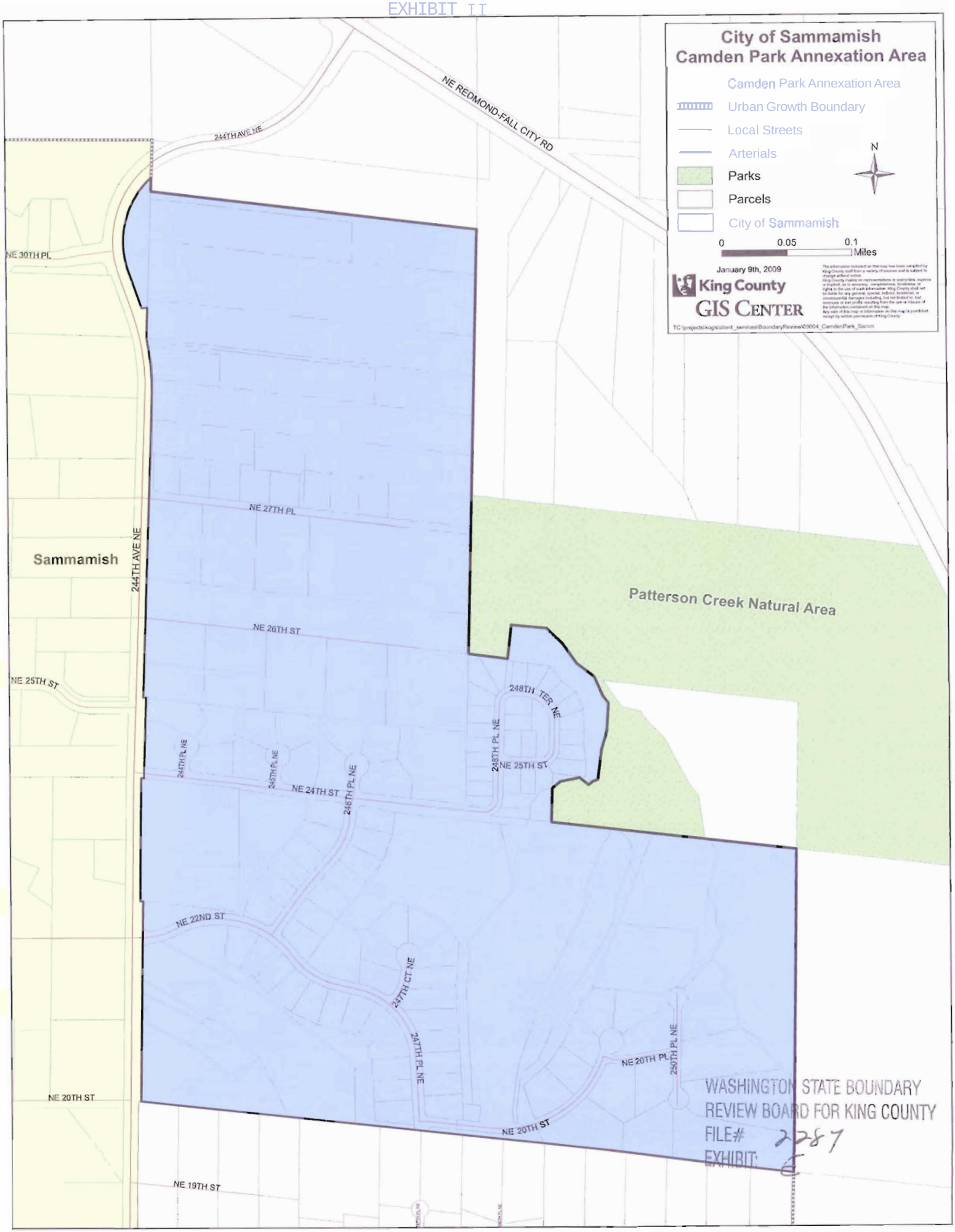
The North Half, of the Northwest Quarter, of Section 26, Township 25 North, Range 6 East, Willamette Meridian, King County, Washington.
EXCEPT that portion of 244th Ave. NE right-of-way, as previously annexed by King County Ordinance 13258.

TOGETHER WITH, the West Half ,of the Southwest Quarter, of Section 23, Township 25 North, Range 6 East, Willamette Meridian, King County, Washington.;
EXCEPT the North 210 feet thereof and that portion of the 244th Ave. NE right-of-way, as previously annexed by King County Ordinance 13258;

ALSO TOGETHER WITH the Plat of North Camden, recording number 20010508001276, records of King County, Washington, lying within the Southwest Quarter, of Section 23, Township 25 North, Range 6 East, Willamette Meridian, King County, Washington.;
EXCEPT Sensitive Area Tract 'F' thereof;

ALSO TOGETHER WITH that portion of the Southeast quarter, of Section 22, Township 25 North, Range 6 East, Willamette Meridian, King County, Washington, lying Easterly of the Easterly right-of-way of 244th Avenue N.E.




City of Sammamish
Camden Park Annexation Area
Camden Park Annexation Area
Urban Growth Boundary
Local Streets
Arterials
Parks
Parcels
City of Sammamish
N
0
0.05
0.1
Miles
January 9th, 2009
King County
GIS Center
NE REDMOND-FALL CITY RD
244TH AVE NE
NE 30TH PL
NE 27TH PL
Sammamish
244TH AVE NE
Patterson Creek Natural Area
NE 26TH ST
NE 25TH ST
248TH TER NE
248TH PL NE
NE 25TH ST
244TH PL NE
245TH PL NE
NE 24TH ST
246TH PL NE
NE 22ND ST
247TH CT NE
247TH PL NE
NE 20TH PL
250TH PL NE
NE 20TH ST
NE 20TH ST
NE 19TH ST
WASHINGTON STATE BOUNDARY
REVIEW BOARD FOR KING COUNTY
FILE# 2287
EXHIBIT: 2