

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

IN RE: CITY OF SAMMAMISH
 Aldarra/Montaine Area
 Proposed Annexation
 King County, Washington

FILE NO. 2314

I. PUBLIC HEARING OVERVIEW

In March 2010, the City of Sammamish filed a Notice of Intention (File No. 2314) to annex a certain territory, described as the Aldarra/Montaine Area.

The City of Sammamish proposes the annexation of approximately 93 acres. The annexation was initiated through the 60% Direct Petition method under RCW 35A.14.120 - RCW 35A.14.150. Annexation is sought by the proponents to be governed under City of Sammamish regulations and processes and to receive public services from the City of Sammamish. City officials adopted a Resolution in support of this action in March 2010.

The Notice of Intention describes the Aldarra/Montaine Area as located on the eastern edge of the City of Sammamish. More specifically, The Aldarra/Montaine Area Annexation lies on the east side of the City of Sammamish. The northern and eastern boundaries of the Aldarra/Montaine Area are formed by Unincorporated King County. The southern boundary is formed by the City of Sammamish (at SE 31st Place) and Unincorporated King County. The western boundary is formed by the City of Sammamish generally at 275th Avenue SE, Dulthie Hill Road and 277th Avenue SE. The Aldarra/Montaine Area Annexation is within the Urban Growth Area as designated by King County.

With the filing of the Notice of Intention, the City of Sammamish 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 Aldarra/Montaine Area Annexation.

The Board held a public hearing on May 18, 2010 to consider the proposal by the City of Sammamish to annex the Aldarra/Montaine Area (93 acres).

The Board reviewed File No. 2314 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. 2314 contains sufficient information to complete its review of the Aldarra/Montaine Area Annexation.

On the basis of the testimony, evidence and exhibits presented at said hearing, and the matters on record in said **File No. 2314**, it is the decision of the Board to **approve** the action proposed in said **Notice of Intention**. The legal description of Aldarra/Montaine 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 Aldarra/Montaine Area Annexation (93 acres). Additional authorities applicable to the Aldarra/Montaine 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.

The following is a brief review of key issues:

RCW 36.93.170 (1) POPULATION AND TERRITORY

The Board finds the following factors apply 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 Aldarra/Montaine 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-1, CO-3; LU-31 - LU-34, LU-36).

The Sammamish Comprehensive Plan "Annexation Element" addresses the annexation of the Aldarra/Montaine 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 Aldarra/Montaine 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 a commitment to and the availability of necessary resources to govern the Aldarra/Montaine Area. The proposed action is consistent with City of Sammamish Comprehensive Plan policies addressing annexation, including those provisions which 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 Aldarra/Montaine Area. Under the City's Comprehensive Plan, citizens of the Aldarra/Montaine Area would also be provided with a full array of uniform public services, infrastructure, and facilities. More specifically, Sammamish Comprehensive Plan policies 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 Aldarra/Montaine 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 Aldarra/Montaine Area is essentially fully developed with residential uses including 273 single-family detached homes. As such, the community will not likely experience significant urban growth over the next ten years. However limited land does exist that is suitable and permitted for redevelopment/new development with residential uses. Presently the Aldarra/Montaine Area is designated for Residential Use. The City of Sammamish intends the area to continue to accommodate single-family homes.

The City of Sammamish has planned for development/redevelopment and for provision of services at the present 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 Aldarra/Montaine Area properties.

The Aldarra/Montaine 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 Aldarra/Montaine Area through guidelines and regulatory controls (e.g., Critical Areas Ordinances; Drainage/Surface Water Control Standards.)

The proposed Aldarra/Montaine 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 relevant to the Aldarra/Montaine 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 Aldarra/Montaine Area Annexation. The proposed action is 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; 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 Aldarra/Montaine 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 Aldarra/Montaine Area including police, fire and emergency services, surface water management, road maintenance, land use and transportation planning, community services, development services. More specifically:

Water Services: The Sammamish Plateau Water and Sewer District now provides and will continue to provide water service to the Aldarra/Montaine Area.

Sewer Services: The Sammamish Plateau Water and Sewer District sewer service now provides and will continue to provide wastewater treatment service to the Aldarra/Montaine Area.

Storm Water Management: The City of Sammamish has incorporated the King County Surface Water Design Manual, by reference, into 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.

Emergency Services: The City of Sammamish, under contract with the Office of the King County Sheriff, will provide services to the Aldarra/Montaine Area Annexation.

The Aldarra/Montaine Area lies within the boundaries of Fire Protection District No. 27. The City will provide for fire and emergency medical services to the Aldarra/Montaine Area. The City of Sammamish and Fire District No. 27 are negotiating an agreement to support the proposed transition of service providers. Eastside Fire and Rescue provides services as well through a consortium.

Other Community 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 Aldarra/Montaine Annexation Area would continue to attend schools in the Snoqualmie Valley School District.

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 Sammamish has conducted and provided documentation of fiscal analyses related to the proposed Aldarra/Montaine Area Annexation in order to identify General Fund revenues and costs associated with governance of/service to the Aldarra/Montaine 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 City of Sammamish has conducted fiscal analyses for the proposed Aldarra/Montaine Area in order to identify General Fund revenues and costs associated with governance of/service to the Aldarra/Montaine Area. The fiscal analyses were conducted for existing full residential development.

City officials state that, based upon the fiscal analyses, the proposed annexation is estimated to result in a net gain of \$75,000 in revenue to the community. The fiscal analyses estimate ongoing City expenditures at \$544,277 and ongoing revenues at \$629,906. As such the City will have sufficient resources to provide for full governance and service to the Aldarra/Montaine Area.

The fiscal analysis was based upon the assumption that, upon annexation, property owners will provide a share of the regular and special levy rate set by the City for general capital facilities and public services (e.g., fire protection, police protection, law and justice services, human services, roads maintenance, parks maintenance.)

Future capital needs and costs will be established and funded through the City treasury and/or other funding systems as appropriate to the service (e.g., water, sewer service). Further, if Aldarra/Montaine Area citizens decide that they wish to have other local services, the City of Sammamish is prepared to work with the community to develop tools to achieve such improvements.

With annexation to Sammamish, all services for the Aldarra/Montaine Area would be efficiently coordinated under uniform regulatory authorities administered by a single local government.

King County officials support annexation of the Aldarra/Montaine 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 Aldarra/Montaine 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 Aldarra/Montaine Area is contiguous to – and shares mutual social and economic profiles with – the City of Sammamish. Coordinated integration of citizens of the Aldarra/Montaine 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 Aldarra/Montaine 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 Aldarra/Montaine 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 Aldarra/Montaine 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 36.70A which require community planning goals, for urban growth, services and infrastructure, and environmental preservation. For example, the proposed Aldarra/Montaine 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

The 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 Aldarra/Montaine Area is a neighborhood as that term is defined by case law, as "either geographically distinct areas or socially... distinct groups of residents". The Aldarra/Montaine Area, in its entirety, exhibits many features that support its link with the City. Both the Aldarra/Montaine 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 Aldarra/Montaine Area use common community facilities – schools, roadways, libraries, shopping centers, parks, and recreation facilities.

The boundaries of the proposed Aldarra/Montaine Area annexation reflect citizen interest in affiliation with this local jurisdiction.

The City of Sammamish Comprehensive Plan anticipates annexation of the Aldarra/Montaine Area. The City includes the Aldarra/Montaine Area in its Potential Annexation Area. The Aldarra/Montaine Area is included in community planning programs to enable the City to guide growth and to provide coordinated services.

Annexation of the Aldarra/Montaine Area promotes the preservation of the neighborhood because this action encourages a more effective connection to the City of Sammamish. 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 Aldarra/Montaine 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 Aldarra/Montaine Area citing that this action would be consistent with state, regional and local guidelines. King County has designated the Aldarra/Montaine 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 Aldarra/Montaine Area. The Aldarra/Montaine Area is located immediately east of the City of Sammamish. The boundaries of the proposed Aldarra/Montaine 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 neighborhoods" may also be the basis for boundaries. The evidence shows that the City and the Aldarra/Montaine Area share a social affiliation. The communities form a single social neighborhood.

The Board finds that annexation of the Aldarra/Montaine 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 Aldarra/Montaine Area annexation is consistent with the King County Comprehensive Plan. The Board finds that the Aldarra/Montaine area also has been established for annexation by the Sammamish Comprehensive Plan/Potential Annexation Area.

Thus, the Aldarra/Montaine 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 Aldarra/Montaine Area. Annexation of the Aldarra/Montaine Area into the City of Sammamish will advance the creation and preservation of logical service areas.

Annexation of the Aldarra/Montaine 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 Aldarra/Montaine Area Annexation either directly or via agreements between the City and service providers (e.g., water, storm water, sanitary sewer, policing, fire and 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.

Aldarra/Montaine 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 Aldarra/Montaine 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 Aldarra/Montaine Area would provide a reasonable and regular boundary consistent with the Sammamish Comprehensive Plan Annexation Element. The proposed boundaries of the Aldarra/Montaine Area are generally geometric in form; and

provide regularity based upon the fact that the Aldarra/Montaine Area is located within the borders of the Sammamish Potential Annexation Area. Similarly, the Aldarra/Montaine Area boundaries coincide with the established King County Urban Growth Area boundary.

The Board finds that annexation of the Aldarra/Montaine 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 Aldarra/Montaine Area, as an unincorporated urban community, is encouraged to annex to a local jurisdiction. The Aldarra/Montaine Area, as an incorporated community, will benefit from effective coordinated governance. Citizens will be able to participate in planning and implementation of services to this community.

RCW 36.93.180 (5) DISCOURAGEMENT OF MULTIPLE INCORPORATIONS

RCW 36.93.180 (5) is not applicable to File No. 2314.

RCW 36.93.180 (6) DISSOLUTION OF INACTIVE SPECIAL PURPOSE DISTRICTS

RCW 36.93.180 (6) is not applicable to File No. 2314.

RCW 36.93.180 (7) ADJUSTMENT OF IMPRACTICAL BOUNDARIES

The Board finds that annexation of the Aldarra/Montaine Area to the City of Sammamish will 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.)

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 Aldarra/Montaine Area into the City of Sammamish is supported by the inclusion of this territory in the Urban Growth Area established by the King County Comprehensive Plan. The "Urban" designation established for the Aldarra/Montaine Area is also supported by the State Growth Management Act.

The City of Sammamish Comprehensive Plan includes the entire Aldarra/Montaine Area in its Potential Annexation Area. This definition addresses both existing land characteristics and future designation/use plans for the Aldarra/Montaine Area.

Annexation would permit citizens to affiliate with a local government and to participate in local government. Immediate annexation of Aldarra/Montaine 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. 2314 as the Aldarra/Montaine 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. 2314 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 35A.14 (Annexation of Cities); and other relevant regulations and guidelines. As prescribed by statutory mandate, the Boundary Review Board considered the following options:

- The Aldarra/Montaine 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 Aldarra/Montaine Area Annexation could be approved with modifications, if this action would advance the provisions of RCW 36.93 and other applicable regulations (e.g., State Growth Management Act, King County Comprehensive Plan, Sammamish Comprehensive Plan.)
- The Aldarra/Montaine 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., State Growth Management Act, King County Comprehensive Plan, Sammamish Comprehensive Plan.)

The Board finds that the record for File No. 2314 is detailed and extensive. Affected parties have provided considerable materials addressing this Notice of Intention. The Board has deliberated upon the complete record in order to come to a decision for the proposed Aldarra/Montaine Area Annexation. The Board finds that the City of Sammamish's proposed annexation of the Aldarra/Montaine Area is consistent with the provisions of Chapter 36.93 RCW. For example:

- The Aldarra/Montaine 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 Aldarra/Montaine Area achieves criteria established in RCW 36.93.180 as follows:

RCW 36.93	ALDARRA/MONTAINE AREA (93 ACRES)
OBJECTIVE 1 – PRESERVATION OF NATURAL NEIGHBORHOODS AND COMMUNITIES	ADVANCES CRITERION AS ANNEXATION COMPRISES 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

RCW 36.93	ALDARRA/MONTAINE AREA (93 ACRES)
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 Aldarra/Montaine 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 Comprehensive 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 Aldarra/Montaine Area Annexation achieves the provisions of the King County Comprehensive Plan/Countywide Policies and the City of Sammamish Comprehensive Plan. Annexation of the Aldarra/Montaine Area would accomplish the 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 Aldarra/Montaine Area annexation to the City of Sammamish advances the standards established in Chapter 36.93 RCW (Boundary Review Board Enabling Act), the Growth Management Act, King County Comprehensive Plan, the City of Sammamish's Comprehensive Plan, and other state and local guidelines governing annexation of urban areas.

The Boundary Review Board further finds that approval of the City of Sammamish Notice of Intention to annex the Aldarra/Montaine Area is timely based upon the City of Sammamish's 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 Aldarra/Montaine Area Annexation following action 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,

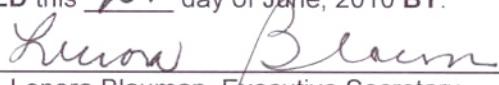
BE IT RESOLVED BY THE WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY THAT, for the above reasons, the action proposed in the Notice of Intention contained in said **File No. 2314** be, and the same is, hereby **approved** as submitted and described in Exhibits attached hereto and incorporated herein by reference.

ADOPTED BY SAID WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY by a vote of 9 in favor , 0 in opposition, and 2 abstentions, on this 15 day of June, 2010, and signed by me in authentication of its said adoption on said date.

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY



Robert Cook, Chair

FILED this 15th day of June, 2010 BY:


Lenora Blauman, Executive Secretary

EXHIBITS

**EXHIBIT I CITY OF SAMMAMISH ALDARRA/MONTAINE AREA: LEGAL DESCRIPTION OF ANNEXATION
AREA BOUNDARIES**

**EXHIBIT II CITY OF SAMMAMISH ALDARRA/MONTAINE AREA: MAP OF ANNEXATION AREA
BOUNDARIES**

RECEIVED

EXHIBIT I

APR 8 2010

EXHIBIT 'A'
ALDARRA DIVISION NO. 1, 3, & 4
ANNEXATION LEGAL DESCRIPTION

WA State Boundary Review
Board For King Co.

That portion of the Northeast quarter, of Section 12, Township 24 North, Range 6 East, W.M., and the Northwest quarter, of Section 7, and the Southwest quarter, of Section 6, Township 24 North, Range 7 East, W.M. and described as follows:

BEGINNING at the Northwest corner of Lot 'A', of King County Boundary Line Adjustment No. L97L0174, recorded under recording No. 9904229003 and amended by 20010403001504; THENCE Southerly 20.18 feet, along the Westerly line of said Lot 'A' to the Northwest corner of Aldarra Division No. 4, as recorded in Volume 226 of Plats, at pages 1-8 and recorded under Auditor's Fee Number 20050111001069, records of King County, Washington; THENCE Southerly, along the West line of said Plat, to the Southwest corner of said Plat; THENCE Easterly, along the Southerly line of said Plat of Aldarra Division No. 4 and the Southerly line of Aldarra Division No. 3, as recorded in Volume 218 of Plats, at pages 84-93 and recorded under Auditor's Fee Number 20031125000507, records of King County, Washington to the Southeast corner of Tract 'AD' of said Division No. 3; THENCE Northerly, along the Easterly line of Tract 'AD', Lots 65-70, Tract 'Z', Lot 71, Tract 'W' and Tract 'U' to the Southerly margin of said SE Duthie Hill Road; THENCE Easterly, along said Southerly margin, to the Southerly extension of the Easterly line of Lot 8 of Aldarra Division No. 1, as recorded in Volume 199 of Plats, at pages 72-88 and recorded under Auditor's File Number 20010508000780, records of King County, Washington; THENCE Northerly, along said Southerly extension and the Easterly line of Lot 8, the SE 26th St. right-of-way, Lots 9-12, Lot 14, the SE 24th St. right-of-way, the Easterly and Northeasterly lines of Lot 15, and the Northeasterly line of Lot 16 and the Northeasterly and Easterly line of Tract 'H', to the Northeast corner of said Tract 'H'; THENCE Westerly to the Northwest corner of said Tract 'H' and the Westerly line of said Plat of Aldarra Division No. 1; THENCE Southerly, along the Westerly line of said plat of Aldarra Division No. 1 and its Southerly extension to the Northerly line of Lot 'A' of King County Boundary Line Adjustment No. L97L0174, recorded under recording No. 9904229003, and amended by 20010403001504; THENCE Westerly, along said Northerly line of said Lot 'A', to the POINT OF BEGINNING.

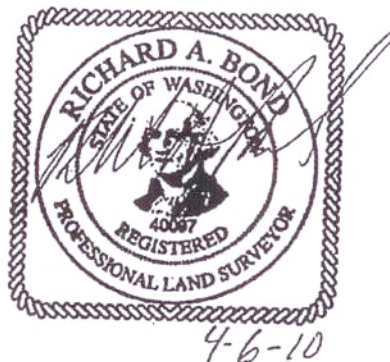


EXHIBIT I

Vicinity Map

Exhibit F

