



• 801 – 228th Avenue SE • Sammamish, Washington 98075 • Phone: 425-295-0500 • Fax: 425-295-0600
• www.sammamish.us

December 8, 2014

Lenora Blauman
King County Boundary Review Board
Yesler Building, Room 240,
400 Yesler Way
Seattle, WA 98104

SUBJECT: Submittal of Notice of Intention, Klahanie Area PAA

Dear Ms. Blauman,

This letter transmits Sammamish's *Notice of Intent to Annex* approximately 1,243 acres of unincorporated King County territory referred to as the Klahanie Area Potential Annexation Area (PAA). The opportunity for this area to become part of the City's PAA occurred as Klahanie residents declined to annex to the City of Issaquah in a recent vote. Subsequent cooperation between the Cities of Sammamish and Issaquah, and King County resulted in amendments to the City of Issaquah Comprehensive Plan to release the area and King County revision of the Countywide Planning Policies. The City of Sammamish has also completed a comprehensive plan amendment adding the area as a PAA and designating potential land use and zoning. This annexation is proposed by a resolution initiating the annexation and calling for an election to be held, in accordance with the process set forth at RCW 35A.14.015 et seq.

Included with this submittal is the \$50.00 filing fee. Please note, the City is not invoking the jurisdiction of the BRB, as an April 2015 election date is contemplated.

Thank you for your assistance and preliminary review of the City's materials. The packet includes revised information responsive to comments and an updated Fiscal Report issued in November 2014, included as Exhibit H. As detailed in this report, the City will make significant investments in infrastructure and maintenance in both the short term as well as long term, to bring roadways, storm water management facilities and parks up to Sammamish standards.

Should you have any questions, please contact Susan Cezar, Deputy Director of Community Development at 425/295-0521, scezar@sammamish.us

Sincerely,

A handwritten signature in black ink that reads "Ben Yazici".

Ben Yazici
City Manager

Cc: Sammamish City Council, City of Issaquah, King County Executive

I. NOTIFICATION

This Notification package includes the following materials:

- Legal Description
- Site Map/Vicinity Map
- Response to Background Information/Maps
- Response to Evaluation Criteria
- Exhibits A-X

II. BACKGROUND INFORMATION/MAPS

A. Basic Information

1. The area is approximately 1.98 square miles¹ and generally described as being north of the City of Issaquah and south of the City of Sammamish. Parts of the PAA actually touch both Issaquah and Sammamish city boundaries. The area is generally triangular in shape. The boundary is delineated by several arterial roadways: SE 32nd Way/Street and SE Issaquah-Beaver Lake Road to the north, Issaquah-Pine lake Road SE on the west, and Issaquah-Fall City Road to the southeast.

The area contains the planned community of Klahanie and neighboring single family subdivisions

The residents of the Klahanie Area PAA declined to annex to the City of Issaquah in a recent vote; February 2014. Subsequently, in June 2014 Issaquah relinquished the PAA and the right to annex it. The PAA was reassigned as a City of Sammamish PAA by the King County Council on August 18, 2014. The Sammamish City Council took action to adopt the PAA on November 17, 2014, along with contingent land use and zoning for the area. Additional action included a resolution to initiate the proposed. See Exhibit A, Resolution R2014-602. An election will be held per RCW 35A.14.015. The city anticipates an election could be held as early as April of 2015.

2. A signed and certified copy of the action accepting the proposal as officially passed is included as Exhibit A, Resolution R2014-602.
3. N/A. No certification is needed as the city intends to use the election method.
4. N/A. No SEPA is required for city annexations.
5. Legal description is shown in Exhibit D.

B. MAPS

1. Two Copies of KC Assessor's Maps are included in Exhibit N
2. Vicinity Map is shown in Exhibit K.
3. Corporate Limits Map is shown in Exhibit L.
4. Service District Maps are show in Exhibits O-U, water, sewer, fire, school, library, parks and garbage.

¹Source: "Final Report on the Klahanie Area PAA Fiscal Determination." Commissioned by the City of Sammamish and published July 2014. Prepared by Butkus Consulting, Inc.

III. EVALUATION CRITERIA

A. Overview

The annexation proposal comprises approximately 1,243 acres which is immediately contiguous to Sammamish city limits. The city has prepared the following summary of factors that must be considered by the Boundary Review Board in accordance with RCW 36.93.170.

1. Population: According to the State of Washington, Office of Financial Management (OFM), the population of the Klahanie PAA in 2014 is 10,939. The annexation would result in a 22% increase in population for the City of Sammamish (10,939/48,060).
2. Territory of annexation in acres: It is estimated that the annexation area contains 1,243 acres.
3. Population density: The population density of the proposed annexation is estimated to be 8.8 people per acre (10,939 people/1,243 acres) or 5524 people per square mile (10,939/1.98 square miles).
4. Assessed valuation: Based upon the 2014 King County Assessor's data the total assessed value of the annexation area is \$1,477,860,000.

B. Land Use

1. Existing Land Use: The Klahanie PAA includes the planned community of Klahanie which is made up of single family and multifamily residential development and one commercial retail center. The neighboring single family residential subdivisions include Brookshire Estates, Brookshire Crest, Brookshire East, Brookshire Ridge, Autumn Glen, Hunter's Lane, Hunter's Place, Hunter's Ridge, Livingston, Pine Classics, Rainbow Lake Ranch, Summer Meadows, Summer Pond, Glenwood and the area (not a sub-division) of Eastridge Christian Assembly. The planned community of Klahanie includes the Klahanie Park of approximately 30 acres. The ownership, administration and maintenance of this King County park will transition to the City of Sammamish upon annexation.

Land uses in the surrounding area include:

- a) NORTH: City of Sammamish residential areas;
 - b) EAST: Rural (outside Urban Growth Boundary) King County residential areas;
 - c) WEST: City of Sammamish residential areas;
 - d) SOUTHWEST: City of Issaquah residential areas; and
 - e) SOUTHEAST: Rural (outside Urban Growth Boundary) King County residential areas.
2. Proposed Land Use: The area is relatively built out. No substantial change in land use is likely. In accordance with RCW 35A.14.330 and .340, the City of Sammamish established pre-annexation land use designations and zoning for the area on November 17, 2014. The new land use designations and zoning match that of the existing King County land use and zoning; with the exception of the P and SO suffixes and zoning for Klahanie Park. The P suffixes are development conditions and include P02 (Grand Ridge Clustering), P03 (Klahanie Village Affordable Housing), P04 (Klahanie Community Business Center Design Requirements), P09 (Grand Ridge Rural Development Requirements) and P16 (134-80R, 6497). These development conditions were analyzed by staff and determined to have been

fulfilled, as shown in Exhibit V.) No P suffixes are included with the new zoning. The SO suffix, referring to a special district overlay for Wetland Management Areas is still applicable. city zoning does not include suffixes. The Wetland Management Area requirements are included in the city development code, SMC 21A.50. Properties effected by the Area shown on a Wetland Management Area map. The Klahanie area PAA parcels with this designation will be included on the map upon annexation. Lastly, the park will be given a land use designation in accordance with our other publicly owned parks; Public/Institutional.

King County Zoning Districts	City of Sammamish Comparable Zoning Designations
R-1, R-1-P: 1 unit per acre	R-1: 1 unit per acre
R-4, R-4-SO: 4 units per acre	R-4: 4 units per acre
R-6: R-6-P, R-6-P-SO: 6 units per acre	R-6: 6 units per acre
R-8-P: 8 units per acre	R-8: 8 units per acre
R-12: 12 units per acre	R-12: 12 units per acre
R-18, R-18-P, R-18-P-SO: 18 units per acre	R-18: 18 units per acre
CB-P	CB

C. State Growth Management Act

**1. Is the proposed action in conformance with the Growth Management Act (GMA)?
What specific policies apply to this proposal?**

Yes, the proposed action is in conformance with GMA. The Growth Management Act (GMA or Act) includes planning requirements relating to the use or development of land in urban areas. Among other obligations, counties that comply with the major requirements of the GMA (planning counties) must designate urban growth areas (UGAs) or areas within which urban growth must be encouraged and outside of which growth can occur only if it is not urban in nature. The Klahanie Area PAA is within King County’s UGA. The GMA directs planning jurisdictions to adopt internally consistent comprehensive land use plans that are generalized, coordinated land use policy statements of the governing body.

Comprehensive plans must address specified planning elements, each of which is a subset of a comprehensive plan. Planning jurisdictions must also adopt development regulations that implement and conform to the comprehensive plan.

2. It is consistent with GMA planning goals, specifically:

- Urban Growth (RCW 36.70A.020(1): This annexation brings contiguous land built to urban densities into a city; where adequate public facilities and services can be provided in an efficient manner.
- Citizen participation and coordination (RCW 36.70A.020 (11): The city is employing the resolution and election method for the annexation; allowing residents to cast a vote. The city is also working with citizen groups representing different interests to provide information and answer questions. The public process has provided for early and continuous public participation opportunities including the following: June 19, 2014

(Planning Commission meeting); August, 6, 2014 (public open house in the PAA) September 4, 2014 (Planning Commission public hearing); September 10, 2014 (public open house in the PAA), October 7, 2014, (city Council public hearing), October 15, 2014, (public open house at City Hall), and November 17, 2014 (city Council public hearing).

- Public facilities and services (RCW 36.70A.020 (12)): If successful, the city will implement the annexation to ensure the public facilities and services necessary to support development in Klahanie will be adequate to serve the development.

3. King County Comprehensive Plan/Ordinances

a. How does County planning under the Growth Management Act (GMA) relate to this proposal?

The proposed annexation is in compliance with King County Comprehensive Plan policies that call for contiguous and orderly growth. The County relies primarily upon cities and special purpose districts as the providers of local facilities and services appropriate to serve those local needs, except where the county is the local service provider. Currently, the County provides general governance, growth management planning and zoning, development review and permitting, records management, roads, planning, construction and maintenance, surface water management, parks, open space and recreational facilities, solid waste (King County via private haulers), police services, fire services, emergency medical services, library services and transit. Upon annexation, these services with the exception of library services, water and sewer, and transit services will be provided by the City of Sammamish and city contracted service providers, e.g., police, fire, emergency medical services and garbage. The City of Sammamish has a franchise agreement for garbage service with Republic Services which will be extended to the annexation area, (see Exhibit M). Garbage service is already provided by Republic Services to the Klahanie PAA. Sammamish Plateau Water and Sewer district will continue to provide sanitary sewer service and potable water. Electricity and natural gas will continue to be provided by PSE. The city intends to enter into agreements as appropriate and to coordinate with service providers related to transfer of services prior to annexation, ensuring an orderly transition.

b. What King County Comprehensive Plan policies specifically support this proposal?

RP-204 King County shall implement the Countywide Planning Policies through its comprehensive plan and through Potential Annexation Area, preannexation and other interlocal agreements with its cities.

U-102 The Urban Growth Area designations shown on the official Land Use Map include enough land to provide the capacity to accommodate growth expected over the period 2006-2031. These lands should include only those lands that meet the following criteria:

- a. Are characterized by urban development that can be efficiently and cost effectively served by roads, water, sanitary sewer and storm drainage,

- schools and other urban governmental services within the next 20 years;
 - b. Do not extend beyond natural boundaries, such as watersheds, which impede provision of urban services;
 - c. Respect topographical features that form a natural edge, such as rivers and ridge lines;
 - d. Are sufficiently free of environmental constraints to be able to support urban growth without major environmental impacts, unless such areas are designated as an urban separator by interlocal agreement between jurisdictions;
 - e. Are included within the Bear Creek Urban Planned Development sites; and
 - f. Are not rural land or unincorporated agricultural or forestry lands designated through the Countywide Planning Policies Plan process.
- U-201 In order to meet the Growth Management Act and the regionally adopted Countywide Planning Policies goal of becoming a regional service provider for all county residents and a local service provider in the Rural Area, King County shall encourage annexation of the remaining urban unincorporated area. The county may also act as a contract service provider where mutually beneficial
- U-204 King County shall support annexation proposals that are consistent with the Countywide Planning Policies and the Washington State Growth Management Act, when the area proposed for annexation is wholly within the annexing city's officially adopted PAA, and when the area is not part of a contested area.
- U-205 King County shall not support annexation proposals that would:
- a. Result in illogical service areas;
 - b. Create unincorporated islands, unless the annexation is preceded by an interlocal agreement in which the city agrees to pursue annexation of the remaining island area in a timely manner;
 - c. Focus solely on areas that would provide a distinct economic gain for the annexing city at the exclusion of other proximate areas that should logically be included;
 - d. Move designated Agricultural and/or Forest Production District lands into the Urban Growth Area; or
 - e. Apply zoning to maintain or create permanent, low-density residential areas, unless such areas are part of an urban separator or are environmentally constrained, rendering higher densities inappropriate.
- U-206 King County shall favor annexation over incorporation as the preferred method of governance transition. King County will not support incorporations when the proposed incorporation area is financially infeasible.
- U-207 King County shall work with cities to develop pre-annexation agreements to address the transition of services from the county to the annexing cities. The development of such agreements should include a public outreach process to include but not be limited to residents and property owners in the PAAs, as well as residents and property owners in the surrounding areas.

Pre-annexation agreements may address a range of considerations, including but not limited to:

- a. Establishing a financing partnership between the county, city and other service providers to address needed infrastructure;
- b. Providing reciprocal notification of development proposals in PAAs, and opportunities to identify and/or provide mitigation associated with such development;
- c. Supporting the city's desire, to the extent possible, to be the designated sewer or water service provider within the PAA, where this can be done without harm to the integrity of existing systems and without significantly increasing rates;
- d. Assessing the feasibility and/or desirability of reverse contracting in order for the city to provide local services on the county's behalf prior to annexation, as well as the feasibility and/or desirability of the county continuing to provide some local services on a contract basis after annexation;
- e. Exploring the feasibility of modifying development, concurrency and infrastructure design standards prior to annexation, when a specific and aggressive annexation timeline is being pursued;
- f. Assessing which county-owned properties and facilities should be transferred to city control, and the conditions under which such transfers should take place;
- g. Transitioning county employees to city employment where appropriate;
- h. Ensuring that land use plans for the annexation area are consistent with the Countywide Planning Policies with respect to planning for urban densities and efficient land use patterns; provision of urban services, affordable housing, and transportation; the protection of critical areas; and the long-term protection of urban separators;
- i. Continuing equivalent protection of cultural resources, and county landmarks and historic resources listed on the King County Historic Resource Inventory;
- j. Maintaining existing equestrian facilities and establishing equestrian linkages; and
- k. Establishing a timeline for service transitions and for the annexation.

F-102 King County shall work with cities, special purpose districts, other local service providers and citizens to identify and distinguish local and countywide services. Over time, cities will assume primary responsibility for coordinating the provision of local services delivery. The county will assume primary responsibility for coordinating the provision of countywide services, including countywide services that must be delivered within city boundaries. The county will also work with cities, special purpose districts, and other counties to identify regional service and facility needs and develop strategies to provide them.

F-285 King County shall work with jurisdictions to ensure that storm and surface water management facilities are transferred from King County to the local jurisdiction that annexes or incorporates that portion of King County.

The annexation of the Klahanie PAA would implement Countywide Planning Policies, since the area has been designated as a Sammamish PAA. The city intends to work with King County prior to the annexation to ensure an orderly transition related to transfer of ownership of the Klahanie Park, roadways, and stormwater facilities, and permitting, inspection, road and stormwater facility maintenance services. The city would assume responsibility for coordinating the provision of local services in the PAA, and King County owned stormwater and other facilities would be transferred to Sammamish upon annexation.

c. What King County/Countywide Planning Policies specifically support this proposal?

This King County Council, on August 18, 2014, amended the Potential Annexation Area (PAA) map located in the Countywide Planning Policies to reflect an agreement between the cities of Issaquah and Sammamish for a transfer of the Klahanie PAA. See Exhibit J, King County Council Ordinance 17861. This modification transfers the Klahanie PAA from the City of Issaquah to the City of Sammamish. There are several specific KC Countywide polices that support this proposal including:

Chapter – Environment (EN):

- EN-2 Encourage low impact development approaches for managing stormwater, protecting water quality, minimizing flooding and erosion, protecting habitat and reducing greenhouse gas emissions.
- EN-4 Identify and preserve regionally significant open space networks. Develop strategies and funding to protect lands that provide the following valuable functions:
 - Physical or visual separation delineating growth boundaries or providing buffers between incompatible uses;
 - Active and passive outdoor recreation opportunities;
 - Wildlife habitat that preserve and enhance ecosystem resiliency in the face of urbanization and climate change;
 - Urban green space, habitats, and ecosystems;
 - Forest resources; and
 - Food production potential.
- EN-6 Coordinate approaches and standards for defining and protecting critical areas especially where such areas and impacts to them cross jurisdictional boundaries
- EN-7 Encourage basin-wide approaches to wetland protection, emphasizing preservation and enhancement of the highest quality wetlands and wetland systems.
- EN-14 Manage natural drainage systems to improve water quality and habitat functions, minimize erosion and sedimentation, protect public health, reduce flood risks, and moderate peak storm water runoff rates. Work cooperatively among local, regional, state, national and tribal jurisdictions to establish, monitor

and enforce consistent standards for managing streams and wetlands throughout drainage basins.

Chapter - Development Patterns (DP):

- DP-2 Promote a pattern of compact development within the Urban Growth Area that includes housing at a range of urban densities, commercial and industrial development, and other urban facilities, including medical, governmental, institutional, and educational uses and parks and open space. The Urban Growth Area will include a mix of uses that are convenient to and support public transportation in order to reduce reliance on single occupancy vehicle travel for most daily activities.
- DP-3 Efficiently develop and use residential, commercial, and manufacturing land in the Urban Growth Area to create healthy and vibrant urban communities with a full range of urban services, and to protect the long-term viability of the Rural Area and Resource Lands. Promote the efficient use of land within the Urban Growth Area by using methods such as:
- Directing concentrations of housing and employment growth to designated centers;
 - Encouraging compact development with a mix of compatible residential, commercial, and community activities;
 - Maximizing the use of the existing capacity for housing and employment; and
 - Coordinating plans for land use, transportation, capital facilities and services.
- DP-4 Concentrate housing and employment growth within the designated Urban Growth Area. Focus housing growth within countywide designated Urban Centers and locally designated local centers. Focus employment growth within countywide designated Urban and Manufacturing/Industrial Centers and within locally designated local centers.
- DP-11 GMPC shall allocate residential and employment growth to each city and unincorporated urban area in the county. This allocation is predicated on:
- Accommodating the most recent 20-year population projection from the state Office of Financial Management and the most recent 20-year regional employment forecast from the Puget Sound Regional Council;
 - Planning for a pattern of growth that is consistent with the Regional Growth Strategy including focused growth within cities with countywide designated centers and within other larger cities, limited development in the Rural Area, and protection of designation Resource Lands;
 - Efficiently using existing zoned and future planned development capacity as well as the capacity of existing and planned infrastructure, including sewer and water systems;
 - Promoting a land use pattern that can be served by a connected network of public transportation services and facilities and pedestrian and bicycle infrastructure and amenities;

- Improving the jobs/housing balance within the region and the county;
 - Promoting sufficient opportunities for housing and employment development throughout the Urban Growth Area;
 - Allocating growth to individual Potential Annexation Areas within the urban unincorporated area proportionate to its share of unincorporated capacity for housing and employment growth.
- DP-13 All jurisdictions shall plan to accommodate housing and employment targets. This includes:
- Adopting comprehensive plans and zoning regulations that provide capacity for residential, commercial, and industrial uses that is sufficient to meet 20-year growth needs and is consistent with the desired growth pattern described in VISION 2040;
 - Coordinating water, sewer, transportation and other infrastructure plans and investments among agencies, including special purpose districts; and
 - Transferring and accommodating unincorporated area housing and employment targets as annexations occur.
- DP-23 Facilitate the annexation of unincorporated areas with the in the Urban Growth Area that are already urbanized and are within a city’s Potential Annexation Areas in order to provide urban services to those areas. Annexation is preferred over incorporation.
- DP-24 Allow cities to annex territory only within their designated Potential Annexation Area as shown in the Potential Annexation Areas Map in Appendix 2 (CPP’s). Phase annexations to coincide with the ability of cities to coordinate the provision of a full range of urban services to areas to be annexed.
- DP-27 Evaluate proposals to annex unincorporated land based on the following criteria:
- a) Conformance with Countywide Plan Policies;
 - b) The ability of the annexing jurisdiction to provide urban services at standards equal to or better than the current service providers; and
 - c) Annexation in a manner that will avoid creating unincorporated islands of development.

Chapter: Housing (H):

- H-8 Tailor housing policies and strategies to local needs, conditions and opportunities, recognizing the unique strengths and challenges of different sub-regions.
- H-9 Plan for housing that is accessible to major employment centers and affordable to the workforce in them so people of all incomes can live near or within reasonable commuting distance of their places of work. Encourage housing production at a level that improves the balance of housing to employment throughout the county.
- H-10 Promote housing affordability in coordination with transit, bicycle, and pedestrian plans and investments and in proximity to transit hubs and corridors, such a through transit oriented development and planning for mixed uses in transit station areas.
- H-11 Encourage the maintenance of existing housing stock in order to ensure that the condition and quality of the housing is safe and livable.

Chapter Transportation (T):

- T-3 Increase the share of trips made countywide by modes other than driving along through coordinated land use planning, public and private investment, and programs focused on centers and connecting corridors, consistent with locally adopted mode split goals.
- T-5 Support countywide growth management objectives by prioritizing transit service to areas where existing housing and employment densities support transit ridership and to Urban Centers and other areas planned for housing and employment densities that will support transit service and provide at least a basic level of service throughout the Urban Growth Area.
- T-9 Promote the mobility of people and goods through a multi-modal transportation system based on regional priorities consistent with VISION 2040 and local comprehensive plans.
- T-21 Provide opportunities for an active, healthy lifestyle by integrating the needs of pedestrians and bicyclists in the local plans and systems.

Chapter Public Facilities and Services (PF):

- PF-2 Coordinate among jurisdictions and service providers to provide reliable and cost effective services to the public.
- PF-3 Cities are the appropriate providers of services to the Urban Growth Area, either directly or by contract. Extend urban services through the use of special districts only where there are agreements with the city in whose Potential Annexation Area the extension is proposed. Within the Urban Growth Area, as time and conditions warrant, cities will assume local urban services provided by special service districts.
- PF-6 Coordinate water supply among local jurisdictions, and water purveyors to provide reliable and cost-effective sources of water for all users, including residents, businesses, fire districts, and aquatic species.
- PF-8 Recognize and support agreements with water purveyors in adjacent cities to promote effective conveyance of water supplies and to secure adequate supplies for emergencies.
- PF-17 Provide human and community services to meet the needs of current and future residents.

King County Policy Implementation:

Environmental Policies (EN): The Klahanie PAA contains some critical areas that are part of a greater open space network, including Queen’s Bog. Bogs are unique and rare wetland systems that Sammamish highly values and protects. Sammamish has a professional wetland scientist on staff that has been working with the Sammamish community to increase knowledge and protection of the 13 bogs that are located in and around the city. Sammamish’s Municipal Code, including SMC 21A.50 Environmentally Critical Areas, would provide the maximum regulatory protections to the Queens Bog and other wetlands with bog ecosystems in the PAA. Annexation of the area would increase consistency of protection and management of natural systems related to both critical areas and stormwater management.

Development Patterns (DP): Residential growth data associated with the Klahanie Area PAA was provided to the city by King County. The city has the responsibility to accommodate an additional 180 units within its planning horizon of 2031 if the PAA is annexed. The city's current target is 4000 new units by 2031 and 4600 by the year 2035. The city's 2014 buildable land report shows the city's ability to provide 5456 units by 2031. The additional PAA growth can easily be accommodated into the city by 2031 as well as 2035.

The King County Council, on August 18, 2014, amended the Potential Annexation Area (PAA) map located in the CPPs to reflect an agreement between the cities of Issaquah and Sammamish for a transfer of the Klahanie PAA, see Exhibit J, King County Council Ordinance 17861. This ordinance established the Klahanie area PAA as part of the City of Sammamish's PAA's.

Annexation of the Klahanie Area PAA would significantly advance the County's goal of annexing unincorporated areas within the UGB in the county, see policies DP 24 and DP 27.

Housing (H): The city's Housing Element of the city's Comprehensive Plan, section Types, Variety and Amount of Housing establishes goals and policies to match housing choices with existing and future community needs and preferences. The city's Housing Strategy Plan also seeks innovative and creative ways to develop additional housing that is compatible with existing neighborhoods and the environment. A variety of housing types are considered by the Plan, including small and large lot single family residences, attached single family residences and cottages, town homes, duplexes, multiplexes, multifamily, accessory dwelling units, and manufactured housing. The major portion of the Klahanie PAA is a fully-developed planned community. The PAA is close to both Issaquah and Redmond Employment Centers. Annexation of the Klahanie area PAA would increase service levels in a number of public services, including parks and recreation, streets, and stormwater, contributing to the goal of maintaining the existing housing stock as safe and livable.

The Housing Element of the City's Comprehensive Plan also recognizes the importance of affordable housing opportunities within the city and the region. Therefore, the city developed a multi-faceted approach to increase diversity of housing. Significant features of the city's affordable housing strategy include:

- Goals and policies supportive of accessory dwelling units,
- Participation in regional housing coalitions,
- Support of innovative public-private partnership developments that are consistent with land use policies,
- Seek opportunities to preserve affordability within existing housing, and
- A Housing Strategy Plan, currently being implemented.

Transportation (T): The Klahanie Area PAA transportation system, largely consists of streets; 54 lane miles in total. These streets were designed and constructed to the King County standards. The pavement and sidewalk conditions in the PAA are generally fair to

poor with some sections having deep alligator patterned cracking and potholing. The city will set aside money to improve the road condition and perform maintenance to ensure the mobility of people and goods through a multi-modal transportation system based on regional priorities consistent with VISION 2040 and local comprehensive plans.

There is no transit service to the PAA however, the city transportation policies favor more options for multi-modal transit including adequate facilities for recreational and commuter bicycling. The city's development of the Sammamish Trails, Bikeways and Paths (TBP) Plan, significantly contributes to the non-motorized component of city Comprehensive Plan and includes a Utility Corridor. The utility corridor is a north/south corridor stretching from the Klahanie community to the south through the city; connecting to the Evans Creek Corridor on the north end. This corridor follows an existing gas line easement and overhead utility line easement. It is one of the very few opportunities for a major multi-use trail through the community and provides connections to many destinations in the city. These destinations include Evans Creek Preserve, Beaver Lake Park, Klahanie Park and several schools adjacent to the corridor. Annexation provides the opportunity to increase coordinated planning for these non-motorized facilities.

There are more people interested in non-motorized/active transportation and there are changes in vehicle ownership and driving habits. Klahanie Area PAA residents will also benefit from additional road maintenance and future capital improvements, increasing connectivity and options for non-motorized transportation.

Public Facilities and Services (PF): The city either directly or through contracts will be the provider of most urban services to the Klahanie Area PAA. Increased levels of service in road, storm system and park maintenance, permitting and inspection, and general governmental services will be provided by the city directly. Sammamish Police, contracted through the King County Sheriff's Office, will provide police service to the annexation area. Eastside Fire and Rescue currently serves the area, and that service will continue after annexation through Sammamish's participation in ESFR.

Garbage and recycling collection in the proposed annexation area is provided by Republic Services (formerly Allied Waste) who have a franchise agreement to serve this area for 10 years should an annexation occur before the current franchise agreement expires. They will continue to serve the area after annexation.

The annexation area is presently within the water and sewer service areas of Sammamish Plateau Water and Sewer District and service will continue to be provided by the district.

Electricity and natural gas will continue to be provided by Puget Sound Energy, communication including cable, internet and phone service will continue to be provided by existing carriers.

Please reference the fiscal report prepared by Butkus Consulting, Inc. for the city, attached as Exhibit H.

d. What is the adopted plan classification/zoning?

The King County Comprehensive Plan designates the area as Urban Residential with densities from 1 to over 18 dwelling units per acre. The City of Sammamish’s Comprehensive Plan designations are generally the same as its zoning designations. For the most part, the PAA was assigned the equivalent Comprehensive Plan designations, with the exception of Klahanie Park.

The commercial center in the PAA is zoned Community Business. The City of Sammamish also has a Community Business zoning designation, and while the allowed uses vary slightly from those allowed in King County, it is the most comparable zone.

King County Land Use Designation	City of Sammamish Comparable Land Use Designation
Urban Residential 4 to 12 units per acre	R-1, R1-4, R1-6,R-4, R-6, R-8, R-12
Urban Residential > 12 units per acre	R-18
Community Business	Community Business

Parks are given Comprehensive Plan designations of Public Institutional in the City of Sammamish. In keeping with this practice, Klahanie Park (Parcel #112406-9106 and #112406-9013) would receive the Comprehensive Plan designation of Public Institutional.

Zoning Designations:

The highest residential density of the PAA is R-18 Residential 18 units per acre, which includes in the Planned Community of Klahanie. A listing of existing zones and the most comparable Sammamish Zoning Designations are as follows:

King County Zoning Districts	City of Sammamish Comparable Zoning Designations
R-1, R-1-P: 1 unit per acre	R-1: 1 unit per acre
R-4, R-4-SO: 4 units per acre	R-4: 4 units per acre
R-6: R-6-P, R-6-P-SO: 6 units per acre	R-6: 6 units per acre
R-8-P: 8 units per acre	R-8: 8 units per acre
R-12: 12 units per acre	R-12: 12 units per acre
R-18, R-18-P, R-18-P-SO: 18 units per acre	R-18: 18 units per acre
CB-P	CB

Schools and parks are a permitted uses in residential zones in the City of Sammamish. Schools and parks in the PAA would be given the matching city residential zoning.

- e. Will city regulation(s) supplant King County regulations for the protection of sensitive areas, preservation of agricultural or other resource lands, preservation of landmarks or landmark districts, or surface water control? If so, describe the city regulations and how they compare to the County regulations.**

The city's environmentally critical areas code provides protection of environmentally sensitive areas including erosion hazard areas, frequently flooded areas, landslide hazard areas, seismic hazard areas, critical aquifer recharge areas, wetlands, fish and wildlife habitat conservation areas, streams, and lake management areas. The city's critical areas codes were most recently updated in 2013 and reflects consideration of the best available science for protection of natural resource areas. Protection is included in the Sammamish Municipal Code (SMC) Chapter 21A.50, Environmentally Critical Areas. These regulations are based on the County's Code with minor modifications made since the city's incorporation to address local conditions in Sammamish. For example, the county's critical areas code (KCC Chapter 21A.24) provides regulations for both rural and urban growth areas; whereas the city's critical areas code addresses only areas within the city's urban growth boundary. The regulations are intended to protect critical areas, wildlife and habitat; protect the public and public facilities from injury, loss of life, and property damage; prevent cumulative adverse environmental impacts on water quality and availability; and to provide the public with a clear review and approval process.

The area does not contain any agricultural or resource lands.

The Washington State Department of Archeology and Historic Preservation (A&HP) shows no historic register properties or districts. However, the city does have regulations that help protect and preserve landmarks. Title 21 of the Sammamish Municipal Code involves the protection, enhancement, perpetuation and use of buildings, sites, districts, structures and objects of historical, cultural, architectural, engineering, geographic, ethnic and archaeological significance located in the City of Sammamish. The collection, preservation, exhibition and interpretation of historic and prehistoric materials, artifacts, records and information pertaining to historic preservation and archaeological resource management benefit the general welfare of the residents of the City of Sammamish. The King County landmarks commission is designated to act as the landmarks commission for the city.

The City of Sammamish has adopted the 2009 edition of the King County Surface Water Design Manual in addition to the SWDM addendum to the manual which defines how the requirements of the KCSWDM including the NPDES Phase 2 permit are to be implemented within the City of Sammamish.

D. Jurisdictional Comprehensive Plan/Franchise

- 1. How does the jurisdiction's planning under the Growth Management Act (GMA) relate to this proposal?** Consistent with the GMA, King County's Comprehensive Plan identifies

urban growth areas where future urban development is targeted to occur. Through the GMA-required Countywide Planning Policies, the county, in consultation with the cities, helped facilitate the designation of Potential Annexation Areas (PAA) inside Urban Growth Areas. Within its designated PAA, a city would ultimately annex and provide services.

The City of Sammamish Comprehensive Plan (adopted 2003, and as amended) identifies this area to be a Potential Annexation Area (PAA).

2. Has the jurisdiction adopted a Potential Annexation Area (PAA) under the Growth Management Act? Have you negotiated PAA agreements with neighboring cities? Yes, See Exhibit B, Ordinance 02014-383, Klahanie Potential Annexation Area Certified Copy.

3. When was your Comprehensive Plan approved? Does this plan meet requirements set by the State of Washington? Does this plan meet requirements set by King County?

The City of Sammamish's Comprehensive Plan first adopted in 2003 with annual amendment adopted as recently as November 2014 identifies the area to be a Potential Annexation Area (PAA). The plan is consistent with requirements set by the State of Washington and King County. Similar to other jurisdictions, the city anticipates completion of a comprehensive plan re-write in June of 2015.

4. Is this proposal consistent with and specifically permitted in the jurisdictions adopted Comprehensive Plan, or will a plan amendment be required? If so, when will that amendment be completed? Yes, the City of Sammamish's Comprehensive Plan identifies this area as a PAA. An amendment was required to add the area to Sammamish's PAA, and this was completed during the 2014 Comprehensive Plan Amendment process; adopted on November 17, 2014 by the city council per ORD 02014-383 and ORD 02014-384. See Exhibits B and C.

The city Comprehensive Plan is on file with the Office of the King County Executive Office of Performance, Strategy and Budget, (Karen Wolfe). See Exhibit F.

5. Is a franchise required to provide service to this area? If so, is the area included within your current franchise? No franchise is required to provide service to this area. Sammamish Police, contracted through the King County Sheriff's Office will provide police service to the annexation area. The annexation area is presently within the water and sewer service areas of Sammamish Plateau Water and Sewer District. Eastside Fire and Rescue currently serves the area, and that service will continue after annexation as well.

Garbage and recycling collection in the proposed annexation area is provided by Republic Services (formerly Allied Waste) who already have a franchise agreement to serve this area for 10 years should an annexation occur before the current franchise agreement expires. See Exhibit M. They will also continue to serve the area after annexation.

6. Has this area been the subject of an Interlocal Agreement? If so, please enclose a signed copy of the agreement. Yes, the city and the county currently have an inter-local agreement for the processing of building and land use permits in annexation areas. The

agreement would allow the county to continue processing such permits until April of 2015. See Exhibit X. In addition, the cities of Sammamish and Issaquah have entered into an Inter-local Agreement regarding the PAA, transportation improvements and related growth management issues. See Exhibit G. The City of Sammamish has also entered into an inter-local agreement for fire services with Eastside Fire and Rescue (ESFR). The inter-local agreement was updated and renewed earlier in 2014. The renewed agreement is effective January 1st, 2015 for a seven year period ending December 31st, 2021. At that time, the parties (city and ESFR) to the agreement will chose to remain part of the ILA or seek other avenues for the delivery of Fire and EMS. See Exhibit W.

7. Has this area been the subject of a pre-Annexation Zoning Agreement? If so, please enclose a signed copy of the agreement. No.

8. What is the proposed land use designation in your adopted Comprehensive Plan? When were your proposed zoning regulations adopted? The King County zones and land use designations currently found in the Klahanie PAA are very similar to those of the City of Sammamish. The city Comprehensive Plan land use designations and zoning designations, which were originally derived from those of King County, are the same as King County's with the exception of code provisions adopted since Sammamish's incorporation. The city also has a public/institutional designation which is proposed for the public park, Klahanie Park. Proposed land use designations for the Klahanie PAA include: R-1, R-4, R-6, R-8, R-12, R-18, CB and P/I. Proposed zoning designations for the Klahanie PAA include: R-1, R-4, R-6, R-8, R-12, R-18 and CB. The proposed zoning and land use designations, i.e., contingent land use and zoning were adopted by the city Council on November 17, 2014. See Exhibits B and C. The City of Sammamish adopted the Interim Sammamish Development Code in 1999, largely based upon King County's code. In 2003, the City of Sammamish adopted the Sammamish Municipal Code, which was based upon the Interim Sammamish Development Code with some additional amendments. The fundamental zoning designations have largely remained unchanged; for example, the Sammamish Municipal Code contains zoning designations: CB, R-4, R-6, R-8 etc... also found in the King County Code. However the standards and allowed uses for the equivalent zones in each jurisdiction have diverged slightly since incorporation.

Permitted residential uses and development standards are virtually identical under King County and City of Sammamish codes with the primary differences summarized below:

- Multifamily housing: King County code allows additional multifamily housing types (e.g. apartments, cottages, and senior citizen assisted housing etc.) in a wider range of residential zones than the City of Sammamish code. Specifically:
 - Apartments: Apartments may be constructed in King County's R-1 zone on sites highly constrained (50% or more) by critical areas, and the density does not exceed 18 units per net buildable acre. Apartments may be built in the R-4 through R-8 zones if the density does not exceed 18 units per net buildable acre. In Sammamish, apartments are only permitted in the R-1 through R-8 zones in buildings listed on the National Register as a historic site, or designated landmark.

- Cottage housing: King County currently allows cottage housing in the R-4 through R-8 zones on sites smaller than one acre with between 3 and 16 units. Sammamish currently allows cottage housing on a pilot project basis in residential zones.
- Community residential facilities: Facilities with 11 or more employees are permitted in King County’s R-12 through R-18 zones and in the R-1 through R-8 zones if a domestic violence facility. Such facilities are not permitted in Sammamish’s residential zones. Facilities with fewer than 11 employees are permitted in King County’s R-12 through R-18 zones and in the R-1 through R-8 zones if a domestic violence facility, permitted in Sammamish’s R-12 through R-18 zones, and conditional in its R-1 through R-8 zones.
- Senior Citizen Assisted Housing: This housing type is permitted in King County’s R-1 through R-8 zones if in a National Register historic site or King County landmark site, and permitted in the R-12 through R-18 zones. Sammamish permits senior citizen assisted housing in its R-12 through R-18 zones.
- Home Businesses
 - King County and the City of Sammamish define and regulate commercial activity that takes place inside homes differently. King County allows some level of visible/observable activity outside the home and calls this a Home Occupation. Sammamish applies more conditions to home businesses, and distinguishes between Home Business Type 1, where homes with these businesses are generally indistinguishable from other homes, and Home Business Type 2 where there is generally some visibility beyond Type 1 businesses. Type 1 uses are permitted outright in residential zones, and Type 2 uses are conditional in residential zones.
- Density calculation: King County calculates allowed density of a development based upon the “gross” area of a lot, while the City of Sammamish calculates allowed density based upon a “net” lot area; excluding wetlands, streams, some landslide hazard areas (steep slopes), associated buffers, and streets.
- Tree retention: Sammamish has adopted tree retention regulations since incorporation, which were not in King County’s code.

The only commercially-zoned land in the Klahanie PAA is in the Community Business zone. King County and the City of Sammamish’s standards are similar, however differ in some of the allowed uses:

- King County allowed uses that are not allowed under city zoning: elementary, middle and high schools, retail nursery, garden center, farm supply, wineries, breweries, and distilleries.
- King County prohibited uses that would allowed by the city: public agency or utility office and public agency or utility yard.
- Residential density allowed for mixed use projects: King County currently allows up to 96 du/ac (using residential density incentives) while Sammamish would allow 18 du/ac.

E. Revenues/Expenditures Planning Data

A comprehensive fiscal analysis of the annexation area prepared by Butkus Consulting, Inc. and is referenced below as Exhibit H. Please reference the exhibit for complete detailed fiscal information. The fiscal analysis included an opportunity for public input.

A summary of the results show that the city would have a first year operating expense of \$4,747,105 which includes one-time purchases of equipment and supplies as well as one-time capital (first year only). The city would need to provide for additional employees including 6 King County employees who would be retained under the law enforcement agreement with the King County Sheriff's Office. This increased staffing together with the Sammamish "contracting model" of retaining private sector contractors to perform seasonal or specialty work would allow the Klahanie area to receive the same level of services now being provided in Sammamish.

1. **Estimate City expenditures:** The annual operating, maintenance and one-time capital expenditures for the first year following annexation is \$4,747,105.
2. **Estimate City revenues to be gained:** \$6,490,880 as calculated by Sammamish Finance Department
3. **Estimate County revenues lost:** Annual road tax lost, \$3,345,696 and sales tax revenue lost, \$218,335 liquor profits and excise tax, \$103,155 and criminal Justice sales tax, \$255, 421
4. **Estimate County expenditure reduction:** Unknown. If all of the road tax collected from Klahanie residents has been expended in Klahanie, County expenditures would be reduced \$3,325,185.
5. **Estimate fire district revenue lost:** The Annual Fire District #10 Property Tax and Fire Benefit Charge lost per Eastside Fire & Rescue is \$ 1,271,659
6. **Estimate fire district expenditure reduction:** Per Eastside Fire & Rescue the expenditure reduction is \$932,923.

F. Services

State whether the territory that is the subject of this action is presently within the service area of any other political subdivision or presently being served by any other political subdivision?

Other political subdivisions identified for the proposed annexation include: Sammamish Plateau Water/Sewer District, Issaquah School District, King County Fire Protection District 10 (Part of Eastside Fire and Rescue, ESFR), Issaquah Park and Recreation Service Area District and Rural King County Library District.

- Notification of the proposed annexation, assumption, merger or other action has been provided to that political subdivision. Please see Exhibit I, Notification has been provided to all affected political subdivisions.
- The other subdivision has completed action to approve/consent or deny approval/consent for the withdrawal of this territory. There is no withdrawal of territory for any subdivision.
- Transfer of territory has been accomplished in accord with applicable state law (e.g., RCW 36.93, RCW 35A.14, RCW 35.14). Not applicable.

State whether the proposed action would result in a change in any of the following services. If

so, provide the following detailed information both on current service and on service following the proposed action, in order to allow for comparison. If there would be no change, name current service providers.

1. Water: *No Change*

- a. **Directly or by contract?** Sammamish Plateau Water and Sewer District would continue to provide service.
- b. **Storage location(s), capacity?** Yes, Sammamish Plateau Water and Sewer District. The annexation area is located in the District's 650 Pressure Zone. There are two storage tanks totaling 9 Million Gallons located in the 650 Pressure Zone.
- c. **Mains to serve the area (diameter; location):** Sammamish Plateau Water and Sewer District. The mains in and immediately adjacent to the annexation area include water mains serving as both transmission and distribution mains.

The transmission mains generally include those described in the following.

- Klahanie Blvd and Klahanie Dr have either 12-inch or 16-inch water mains along their entire reach.
- There are additional stretches of 16-inch diameter mains located on internal roads connecting from Klahanie Dr to the intersection of SE Issaquah-Beaver Lake Rd SE and SE Duthie Hill Road in the northeast corner of the Klahanie Annexation area.
- There is also a short section of 16-inch diameter main on Issaquah-Fall City Road east of 247th Pl SE.
- Issaquah-Pine Lake Road has 16-inch diameter mains installed from Issaquah-Fall City road, at the southern apex of the Klahanie Annexation Area, to just south of the intersection with SE 47th Way/238th Way SE. From that intersection north to SE 32nd Way at the northwest corner of the Klahanie Annexation Area, there is a 12-inch main in Issaquah-Pine Lake Rd.
- There is a 12-inch main extending from Issaquah-Pine Lake Rd to SE 32nd Street through the Glenwood Plat on SE 37th Place and 241st Ave SE.
- SE 32nd Way and SE 32nd St on the north side of the annexation area have a 12-inch diameter main, except the section between 244th Ave SE and 247th Ave SE and along the frontage of Beaver Lake Middle School. In the areas without the 12-inch main the transmission main diverts north to SE 30th.
- There are additional 12-inch mains along 256th Ave SE, extending from Klahanie Blvd to East Beaver Lake Dr SE, from Klahanie Dr east along SE 39th Way, and from 256th Ave SE east along SE 37th Way and SE 38th Way.
- Additional transmission capabilities are provided by a series of 12-inch mains with looped 8-inch mains through Klahanie Div 2, Livingston (aka Summerwood), and Hunters Ridge, from Klahanie Blvd and Issaquah-Fall City Rd.

Distribution mains are also located throughout the area:

- 8-inch and 4-inch diameter distribution water mains that have been extended through the roads in the single-family plats of within the annexation area.
- 12-inch diameter mains provide direct service to most of the apartment, commercial and school sites within the Klahanie Annexation Area.

- d. **Pressure station location and measured flow:** Sammamish Plateau Water and Sewer District. The entire Klahanie Annexation Area is within the District's 650 Pressure Zone. There are no District pressure reducing stations located within the annexation area.
- e. **Capacity available?** Yes, Sammamish Plateau Water and Sewer District, The District currently has water supply capacity available to provide service to the properties included within the annexation area, at their current zoning.
- f. **Water source (wells, Seattle, etc.):** Sammamish Plateau Water and Sewer District. The District obtains water supply for this area from groundwater wells, with additional supplies from the regional surface water system through the Cascade Water Alliance.
- g. **Financing of proposed service (LID, ULID, Developer Extension, etc.):** Sammamish Plateau Water and Sewer District. Developer Extension Agreements have been used to extend the existing water mains and services through most of the Klahanie annexation area, with ULID 19 used to end water facilities into a portion of the southern area along Issaquah-Fall City Road and 240th Ave SE and SE 48th St.

2. Sewer Service: No Change

- a. **Directly or by contract?** Sammamish Plateau Water and Sewer District would continue to provide service.
- b. **Mains to service the area (diameter; location):** Sammamish Plateau Water and Sewer District. The mains in and immediately adjacent to the annexation area include sewer mains serving as both collection and interceptor mains. There are collection mains are usually located in the roads within the annexation area, but there are also locations where the collection mains are located in tracts and easements to provide gravity service. The collection mains generally include those described in the following:
 - 8-inch diameter collection mains are located in the majority of the plats in the Klahanie Annexation Area, those developed after the mid-1980s when sewer was first extended to the area by the developers of Klahanie.
 - 10-inch diameter mains are used in three corridors as well:
 - Between Klahanie Division 1 and Brookshire, generally following the 238th Ave alignment, with a portion of the main being located in easements.
 - In easements on the west side of Klahanie Div 19
 - In Klahanie Drive, extending approximately 350 feet south from 256th SE.

There are also interceptor mains generally include those described in the following.

- 12-inch diameter mains located in easements on the east side of Klahanie Division 2, southwest of Yellow Lake, from east of SE Klahanie Blvd to Klahanie Divisions 19 and 22.
- 21-inch diameter mains carry flows through the Klahanie development starting at SE Issaquah-Beaver Lake Rd along 256th Ave SE to SE Klahanie Blvd, and then continuing through easements and tracts south of the Sundance and Tanglewood Condominiums and Klahanie Divisions 8 and 9, north of Yellow Lake, ending in Yellow Lake Park across Klahanie Blvd from the Kenloch Condominiums.

- 24-inch diameter mains extend from the Yellow Lake Park in easements northwest under the Kenloch Condominiums property, then north in 240th Pl SE through Summer Pond Divisions 2 and 3 (aka Glenwood) to SE 37th Pl, and along SE 37th Pl to Issaquah Pine-Lake Rd.
- A 20-inch diameter main carries flows south across the annexation area near the northwest corner, paralleling Laughing Jacobs Creek between SE 32nd Way and Issaquah-Pine Lake Road.
- The 20-inch main connects to a 36-inch diameter main in Issaquah-Pine Lake Road, that runs from Laughing Jacobs Creek, past SE 37th Pl, where the previously described 24-inch main joins the flow, and continues along Issaquah-Pine Lake Road to SE 40th St (if extended), where the 36-inch interceptor turns west.
- There is also a 24-inch diameter main located in a combination of roads and easements starting at the east end of SE 45th St in Klahanie Div 1, crossing 242nd Ave SE, continuing northwest in easements through Klahanie Div 1 and Rainbow Lake Ranch, into 238th Pl SE and SE 14th St, and then back in easements across Klahanie Division 1 to the intersection of Klahanie Blvd and Issaquah Pine Lake Rd. The 24-inch main continues north on Issaquah-Pine Lake Rd for approximately 500 feet, where it turns northwest, leaving the Klahanie Annexation area.

There are a few areas within the Klahanie Annexation Area that do not currently have sewer service available without extension of collection mains. The majority of the unsewered properties are in the northwest corner of the annexation area including the Pine Lake Meadows Plat and King County Short Plat 1177104. The other area requiring further sewer extension for service is the southern tip of the annexation area.

There are also some properties that have sewer service available but continue to utilize septic systems.

- c. **Gravity or Lift Station required?** Sammamish Plateau Water and Sewer District. The District uses a gravity collection system throughout the majority of the Klahanie Annexation Area. There are two locations in the southern portion of the Klahanie Annexation Area that use a low pressure collection system with individual grinder pump systems. There are currently no lift stations operating in the annexation area.
 - d. **Disposal (Metro; city or district treatment plant)?** Sammamish Plateau Water and Sewer District. The District sends all sewage collected by the District to the King County Metro system, for treatment by King County.
 - e. **Capacity available?** Sammamish Plateau Water and Sewer District. The District currently has sewer capacity available to provide service to the properties included within the annexation area, at their current zoning.
3. Fire Service: No Change
- a. **Directly or by contract?** Fire and Emergency Medical Services is currently provided by Eastside Fire and Rescue (EF&R). The consortium made up of five participating members to provide fire, emergency medical, and rescue services within a 195 square mile area. The participating members are the cities of Sammamish, Issaquah,

North Bend and Fire District 10 and 38. Fire District 10 currently is responsible for the provision of Fire and EMS to the Klahanie PAA, and does so through the EF&R agreement. When Klahanie is annexed by Sammamish, EF&R will continue to provide the same level of service to the area as it does today through Sammamish's participation in ESFR. The Inter-local agreement was updated and renewed earlier in 2014. The renewed agreement is effective January 1st, 2015 for a seven year period ending December 31st, 2021. At that time, the parties to the agreement will choose to remain part of ESFR or seek other avenues for the delivery of Fire and EMS.

- b. **Nearest station(s):** Station 83: 3425 Issaquah-Pine Lake Road SE and 73 in Issaquah (1280 Park Dr. NE) are the two closest fire stations. Prior to incorporation by the City of Sammamish, Station 83 was known as the "Klahanie Station" as it sits just outside the development, and was constructed by the Klahanie Developers.
- c. **Response time?** The adopted level of service is a response time of 9 minutes for emergency calls, 90% of the time. Data show that this level of service is being met. In 2013 this standard was accomplished for 93.6% of incidents in the urban response zone.
- d. **Are they fully manned?** How many part time and full time personnel? Yes, 3 career employees per station 24/7 with varying numbers of volunteer/on call personnel. Station 83 is staffed 24/7 with three (3) career firefighters and has 4 to 7 volunteers assigned to the station at any given time. Station 73 is also staffed 24/7 by 3 EF&R career firefighters and normally only has two (2) or three (3) volunteers assigned to the station. In addition, Station 73 has (2) Bellevue Fire Department Paramedic/Firefighters assigned that operate the Medic One Paramedic Unit. Eastside Fire & Rescue operates nine (9) fully staffed fire stations. Three (3) of which are in the city of Sammamish and three (3) in the city of Issaquah. These are the six (6) closest EF&R stations. The KCFD 27/Fall City fire station is an automatic aid station that responds to the Klahanie area as well.
- e. **Major equipment at station location (including type and number of emergency vehicles)?** All three Sammamish Fire Stations are covered with three aid cars (ambulance types), three fire engines, and one fire engine with elevated streams at Issaquah. Station 73 (Issaquah, 2nd due to Klahanie) houses an engine, aid car and Rescue Truck cross staffed by 3 person career company. In addition, as part of the King County Medic One program, Bellevue Fire Medic One has a paramedic unit located at Station 73 as well. Station 81 (Sammamish) houses an engine and aid car cross staffed by 3 person career-company. In addition, an air unit (mobile breathing air supply) is housed at this station and is staffed by the volunteers. Station 82 (Sammamish) houses an engine (with elevated stream) and an aid car cross staffed by the 3 person career company. A reserve engine is also housed at this station and is staffed by volunteer firefighters/EMT's.
- f. **How many fully certified EMT/D-Fib personnel do you have?** All career Firefighters and Officers (125) are EMT/D-Fib certified. Volunteer Firefighters obtain EMT/D-Fib within 18 months of their start date. At this time EF&R has approximately 60 volunteer FF/EMT-D. Certification is awarded by the State of Washington Department of Health, Seattle-King County Public Health, and the National Registry of Emergency Medical Technicians.

- g. **What fire rating applies?** After an extensive review, Eastside Fire & Rescue received a Class 4 rating from the Washington Survey and Rating Bureau (WSRB). The Rating system runs from 1 to 10, with 1 meeting all of the WSRB requirements (there are no departments in the State of Washington with this rating) to a 10 which reflects no fire protection.
- h. **Source of dispatch?** NORCOM (North East King County Regional Public Safety Communication Agency) provides dispatch services for all the Northeast King County Fire/EMS so that it provides a seamless source of dispatching for mutual and automatic aid incidents. All 14 Fire/EMS providers practice “closest unit dispatch” so that the nearest unit regardless of jurisdiction, is sent to the incident, thus reducing response times and improving service delivery to the public. The Fire/EMS agencies dispatched are: Eastside Fire & Rescue, Snoqualmie, KCFD 51/Snoqualmie Pass, KCFD 27/Fall City, KCFD 45/Duvall, Mercer Island, Bellevue, Redmond, Kirkland, Woodinville F&R, Bothell, Northshore, Shoreline, and KCFD 50/Skykomish.

G. General

1. In case of extensions of services, has an annexation agreement been required? If so, please attach a recorded copy of this agreement. This area was previously annexed to the Sammamish Plateau Water and Sewer District through several annexation actions:

- Beaver Lake Annexation in 1967
- Klahanie Section 13 in 1970
- Medved-Milke Annexation in 1985
- Annexation 85-1 / Maclean in 1986 (water only)
- Annexation 85-2 in 1986 (water only)
- Annexation 86-1 / Brookshire in 1989 (sewer added)
- Annexation 88-2 / Stucky in 1989 (sewer added)
- Annexation 89-1 / Maclean in 1991 (sewer added)

2. Describe the topography and natural boundaries of the proposal.

The Klahanie area is at the same general elevation as Sammamish’s southern boundary along SE 32rd Street/Way and generally slopes downward to the south from that line. Yellow Lake, where the headwaters of North Fork Issaquah Creek originate, is within the Klahanie neighborhood and the North Fork Issaquah Creek Sub-basin of the Cedar River Basin. The Klahanie area can be accessed from Sammamish on the west from Issaquah-Pine Lake RD SE, SE 32nd ST/WAY on the north and SE Duthie Hill Road from the east. Due to off-the-grid roadway alignments the Klahanie area is generally touched by the existing Sammamish city limits on the west and north boundaries.

3. How much growth has been projected for this area during the next ten (10) year period?

What source is the basis for this projection? The findings of the 2014 Buildable Lands Report show that there is an approximately 180 unit growth target associated with the Klahanie PAA. These findings are consistent with those of the 2007 Buildable Lands Report. Issaquah had two PAAs: one was Klahanie with a measured capacity of 239 housing units. Klahanie had 63% of Issaquah PAA housing capacity (239 / 380). Applying that 63% to the official PAA target of 290 gives roughly 180 units of target. This target, now associated with

the City of Sammamish, can be placed anywhere in the city limits.

- 4. Describe any other municipal or community services relevant to this proposal.** The City of Sammamish would provide basic street operations, such as snow and ice control and street sweeping as well as maintenance to the public park and stormwater ponds. Maintenance will involve improvements to the existing street infrastructure, including, traffic signals, school crossing beacons and repair and restoration of public street pavement and Klahanie Park. The work would be performed by city employees and contractors. Klahanie area transportation systems, largely streets with some sidewalks, were designed and constructed to the standards in place at the time of development. The systems are in generally fair to poor condition. The pavement conditions in the PAA were reviewed by Sammamish Public Works staff and their general conditions are below the standards set within the existing Sammamish city limits. For example, Sammamish's pavement management goal is to maintain a pavement condition rating of 70 or above on the 100 point scale.

There are deteriorated pavement conditions that are evident in some of the PAA. Based on field observations, the majority of the streets in the Klahanie PAA fall into one of the four following categories: (1) oxidized pavement waiting to develop cracks (2) pavement beginning to crack (3) pavement beginning to fail and (4) pavement that has failed. It is recognized that street surface conditions vary from subdivision to subdivision. It is noted that the median age of pavement within the Klahanie area is 25 years. This age is consistent with the four categories of pavement condition observed. There are sections with deep alligator patterned cracking and potholing. These areas have been identified as needing reconstruction which is capital-level work as opposed to normal maintenance. Currently, the City of Sammamish budgets \$3 Million per year for pavement management (or just under \$10,000 per lane mile per year). Investment in the Klahanie area would be similar to this figure.

Short-term capital costs which would address pavement deterioration through deep patching and asphalt overlays (beyond the normal year's activities) or total reconstruction of some roadway sections are estimated to cost \$250,000.

Long-term capital costs, those necessary to address existing transportation system safety and congestion issues, are also identified and discussed in the Fiscal Study, Exhibit H. Actual costs and project timing will be determined by future planning, design and budget decisions. The desire to positively address existing system deficiencies are a part of the interest by some residents in the PAA to be annexed. Three roadway segments related to the potential annexation have been identified as long-term capital improvements, Issaquah-Pine Lake Road SE from SE 48th Street and then generally South to the existing improvements near the intersection of SE Issaquah-Fall City Road. The adequacy, cost and rates of services are further described in #6 below.

- 5. Describe briefly any delay in implementing service delivery to the area.** Not applicable.
- 6. Briefly state your evaluation of the present adequacy, cost, or rates of service to the area and how you see future needs and costs increasing. Is there any other alternative source available for such service(s)?** In many cases the present adequacy, cost and rates of

service: street, stormwater, park, and public safety to the Klahanie PAA are below City standard conditions. This is due in part to seriously deferred maintenance of existing street, stormwater ponds and the public park.

Streets services cost projection is based lane miles of public roadways. The annual street services cost for the PAA is anticipated to be \$957,879, (operation funds) and includes equipment, personnel and contracted services necessary to provide maintenance of the street system including annual overlays and other pavement repairs. An additional annual investment of approximately \$250,000 will be made toward immediate and necessary pavement repairs.

An annual cost of \$553,799 (surface water management fund) is anticipated for stormwater services. Much of the work would involve managing vegetation as well as inspecting of inflows and outflow facilities. The projection includes equipment, personnel and contracted services necessary to operate the system to Sammamish standards.

Klahanie residents currently utilize Sammamish parks and attend special events within the City. Maintenance of the park is critical to the city and those who use it. The current Klahanie Park irrigation system controls and park furniture including tables, etc. need to be replaced to bring the park up to Sammamish standards. Parks costs are based on \$3760.00 per acre and do not include natural preserves or undeveloped areas. Klahanie Park would likely need to exceed the per acre cost established because Sammamish's investment model yields a higher level of maintenance than King County parks, including Klahanie Park. Parks maintenance to Klahanie is anticipated to be an annual cost of \$460,698 (operating funds). Equipment, personnel and contracted services necessary to operate the system to Sammamish standards are included in the cost.

Public Safety includes both police and fire/rescue. The adequacy of fire/rescue services would generally remain the same as such services are currently provided by Eastside Fire and Rescue, ESFR. Police services will improve. Currently the area is serviced through the King County Sheriff's office. Upon annexation, the area would be serviced by Sammamish Police Department; via a contract with King County Sheriff's office. As of now, there is typically 1 deputy assigned to patrol Klahanie at all times. That same deputy may also be called upon to respond to incidents in Fall City, Carnation, Redmond, and Duvall. The current average response time for emergency calls in Klahanie is 10-15 minutes. If Klahanie annexes to the City of Sammamish, it will become part of a much smaller patrol area. The average response time for emergency calls in Sammamish is under 5 minutes. It is the goal of the Sammamish Police Department to maintain this level of service in Klahanie.

To see a complete list of adequacy, cost, or rates of services please see Exhibit H Departmental Narratives to Support

III. FACTORS and OBJECTIVES

Please evaluate this proposal based upon the factors listed in RCW 36.93.170 and based upon

objectives listed in RCW 36.93.180. Describe and discuss the ways in which your proposal is related to and supports (or conflicts with) each of these factors and objectives.

Factors:

(1) Population and territory; population density; land area and land uses; comprehensive plans and zoning, as adopted under chapter 35.63, 35A.63, or 36.70 RCW; comprehensive plans and development regulations adopted under chapter 36.70A RCW; applicable service agreements entered into under chapter 36.115 or 39.34 RCW; applicable inter-local annexation agreements between a county and its cities; per capita assessed valuation; topography, natural boundaries and drainage basins, proximity to other populated areas; the existence and preservation of prime agricultural soils and productive agricultural uses; the likelihood of significant growth in the area and in adjacent incorporated and unincorporated areas during the next ten years; location and most desirable future location of community facilities;

- **Population:** According to the State of Washington, Office of Financial Management (OFM), the population of the Klahanie PAA in 2014 is 10,939. The annexation would result in a 22% increase in population for the City of Sammamish (10,939/48,060).
- **Territory of annexation in acres:** It is estimated that the annexation area contains 1,243 acres.
- **Population density:** The population density of the proposed annexation is estimated to be 8.8 people per acre (10,939 people/1,243 acres) or 5524 people per square mile (10,939/1.98 square miles)
- **Comprehensive Plans/Zoning:** The City of Sammamish established pre-annexation land use designations and zoning for the annexation area as of November 2014. The new land use designations and zoning matches that of the existing King County land use and zoning, with the exception of the P and SO suffixes and zoning for Klahanie Park. The city assigned a public/institutional zone for the park.
- **Comprehensive Plans and Development Regulations:** The P suffixes are existing King County development conditions and include P02 (Grand Ridge Clustering), P03 (Klahanie Village Affordable Housing), P04 (Klahanie Community Business Center Design Requirements), P09 (Grand Ridge Rural Development Requirements) and P16 (134-80R, 6497). These development conditions were analyzed by staff and determined to have been fulfilled, as shown in Exhibit V.) No P suffixes are included with the new zoning. The SO suffix, referring to a special district overlay for Wetland Management areas is still applicable. The city zoning does not include suffixes but rather the wetland management requirements are included through a map of the properties within the wetland management area. The Klahanie area PAA parcels with this designation are included in the city's Wetland Management Area upon annexation. Lastly, the park has a land use designation in accordance with our other publicly owned parks; Public/Institutional.
- **Applicable service agreements:** King County provides general governance, growth management planning and zoning, development review and permitting, records management, roads, planning, construction and maintenance, surface water management, parks, open space and recreational facilities, solid waste (King County via private haulers), police services, fire services, emergency medical services, library services and transit. Upon annexation, these services with the exception of library services, water and sewer, and

transit services will be provided by the City of Sammamish and city contracted service providers, e.g., police, fire, emergency medical services and garbage. The city intends to enter into agreements as appropriate and to coordinate with service providers related to transfer of services prior to annexation, ensuring an orderly transition. The city of Sammamish has a franchise agreement for garbage service with Republic Services which will be extended to the annexation area, (see Exhibit M). Garbage service is already provided by Republic Services to the Klahanie PAA. Sammamish Plateau Water and Sewer district will continue to provide sanitary sewer service and potable water. Electricity and natural gas will continue to be provided by PSE.

- **Applicable inter-local annexation agreements:** The city and the county currently have an inter-local agreement for the continued processing of building and land use permits by the county in areas to be annexed. This agreement is valid thru April of 2015. The cities of Sammamish and Issaquah have entered into an inter-local agreement regarding the PAA, transportation improvements and related growth management issues. See Exhibit G. The City of Sammamish has also entered into an inter-local agreement for fire services with Eastside Fire and Rescue (ESFR). The inter-local agreement was updated and renewed earlier in 2014. The renewed agreement is effective January 1st, 2015 for a seven year period ending December 31st, 2021. At that time, the parties (city and ESFR) to the agreement will chose to remain part of the ILA or seek other avenues for the delivery of Fire and EMS. See Exhibit W.
- **Per capita assessed valuation:** Based upon the 2014 King County Assessor's data the total assessed value of the annexation area is \$1,477,860,000, per capita is \$135,100.
- **Topography:** Portions of the Klahanie PAA are flat while others are hilly. The area does not contain steep slopes. The steepest slope is approximately 17%. Site-specific analysis would take place at the project application level.
- **Natural Boundaries:** The annexation follows appropriate physical boundaries and highways already established as the Urban Growth Area boundary. The area is bounded by Issaquah-Pine Lake Road on the west, Issaquah-Fall City Road on the east, and SE 32nd Way/Street on the north, and is consistent in elevation with Sammamish.
- **Drainage Basins:** There are two drainage bases for the Klahanie Area PAA, the East Lake Sammamish Basin and the Issaquah Basin.
- **Proximity to other populated areas:** The area is adjacent to the borders two cities, Sammamish and Issaquah.
- **Existence and preservation of prime agricultural soils and productive agricultural uses:** N/A
- **The likelihood of significant growth in the area and in adjacent incorporated and unincorporated areas during the next ten years:** The area is mostly built out with little development potential.
- **Location and most desirable future location of community facilities:** None are expected in the Klahanie Area PAA.

(2) Municipal services; need for municipal services; effect of ordinances, governmental codes, regulations and resolutions on existing uses; present cost and adequacy of governmental services and controls in area; prospects of governmental services from other sources; probable future needs for such services and controls; probable effect of proposal or

alternative on cost and adequacy of services and controls in area and adjacent area; the effect on the finances, debt structure, and contractual obligations and rights of all affected governmental units; and

- **Need for municipal services:** The Klahanie PAA doesn't have any municipal services available.
- **Effect of ordinances governmental codes, regulations and resolutions on existing uses:** There will be little effect on existing uses. The land use and zoning match the existing land use and zoning. There are minor differences in development regulations which are described under D8 of this NOI.
- **Present cost and adequacy of governmental services and controls in area:** General government services are currently provided by King County. As the existing general county property tax will remain, those broad-based executive, legislative and judicial services funded by this tax will remain as is and without financial impact. The modest level of sales tax received by the County is not believed to be significant when contrasted against the total General Fund Budget for King County.
- **Prospects of governmental services from other sources:** None.
- **Probable future needs for such services and controls:** Road services which are supported by the road levy (property tax) may be a different response. The road levy income to King County will decrease by over \$3.325M (2014 base). While this may cause some budgetary review on the part of the County, it is difficult to imagine that the level of service provided in the Klahanie PAA has been anywhere equal to the revenues produced - the generally poor to fair condition of the roadways speaks to a lack of such investment over recent years.
- **Probable effect of proposal or alternative on cost and adequacy of services and controls in area and adjacent area:** The fiscal report completed by the City of Sammamish indicates that Sammamish can provide the broad range of general purpose local government services in lieu of King County at a lower cost. There is no change in adequacy of services and controls in the adjacent (out of the PAA) area, as they would remain in King County, or as a part of Issaquah or Sammamish as they are now.
- **The effect on the finances, debt structure, and contractual obligations and rights of all affected governmental units:** There are no significant impacts to King County.
 - ✓ There is no General Fund debt (bond or loan) tied specifically to the Klahanie PAA;
 - ✓ There is no Surface Water Utility debt (bond or loan) tied specifically to the Klahanie PAA;
 - ✓ Specific taxes like the enhanced 9-1-1 tax and the tax specifically tied to the Automated Fingerprint System will not change - they will remain in the PAA if it is annexed or not;
 - ✓ Over-all, the modest loss of sales tax revenue is not significant to the total King County General Fund Budget;
 - ✓ No impairment of rights to the County. The County continues to exist and deliver County-specific services, just like it does in other cities in the County.

(3) The effect of the proposal or alternative on adjacent areas, on mutual economic and social interests, and on the local governmental structure of the county. The annexation will have a

positive effect on the adjacent area, and the county. The city will be available to provide local services to a previously unincorporated area of King County. The County will no longer have to try and maintain the area, roads and parks and infrastructure. Citizens that live there will be able to participate in local government decision making processes, boards and commissions. They will be able to enjoy the local community center as residents.

Objectives:

1. **Preservation of Natural Neighborhoods and Communities.** Existing neighborhoods and community will to be preserved through the proposed action. The majority of the annexation area began with the planned community of Klahanie in 1985 with other subdivisions within the PAA being developed at other times. Residents currently attend community events and use Sammamish parks and facilities and will continue to do so after annexation. The Issaquah School District serves a large portion of Sammamish as well as the Klahanie PAA. Residents will have the opportunity for further connection to the Sammamish community through participation in city governance activities. Residents have the opportunity to shop within the PAA for many needs and to travel to the nearby cities of Sammamish, Issaquah or elsewhere for other commerce.
2. **Use of Physical Boundaries, Bodies of Water, Highways and Land Contours.** The annexation follows appropriate physical boundaries and highways already established as the Urban Growth Area boundary. The area is bounded by Issaquah-Pine Lake Road on the west, Issaquah-Fall City Road on the east, and SE 32nd Way/Street on the north, and is consistent in elevation with Sammamish.
3. **Creation and Preservation of Logical Service Areas.** The proposed area would represent a logical extension of city services of which Sammamish is the designated service provider. The City of Sammamish is prepared to provide urban services to this area following annexation.
4. **Preservation of Abnormally Irregular Boundaries.** The boundaries do not create peninsulas or islands of unincorporated land. The annexation would eliminate an irregular boundary on the City's southeast edge.
5. **Discouragement of Multiple Incorporation of Small Cities and Encouragement of Incorporation of Cities In Excess Of Ten Thousand Population in Heavily Populated Urban Areas.** The proposal extends the boundary of an existing city, Sammamish. The official 2014 City of Sammamish population is 48,060. Approximately 10,939 live in the Klahanie area PAA.
6. **Dissolution of Inactive Special Purpose Districts.** Not applicable, the proposal does not dissolve inactive or active special purpose districts.
7. **Adjustment of Impractical Boundaries.** The proposal follows a practical boundary.
8. **Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character.** King County has designated this area for urban development

by including the area within the Urban Growth Area (UGA). The annexation of this area by Sammamish is appropriate as an unincorporated area within the city's UGA. The area is also characterized by urban land uses and densities and will receive a commitment from the city to provide urban level of services.

9. **Protection of Agricultural and Rural Lands.** Not applicable. The area is not designated agricultural and/or rural land, and the current land use within the area is not agricultural.