

**CITY OF SAMMAMISH
WASHINGTON
ORDINANCE NO. O2006 - 199**

**AN ORDINANCE OF THE CITY OF SAMMAMISH,
WASHINGTON, AMENDING THE CITY OF SAMMAMISH
COMPREHENSIVE PLAN GROWTH MANAGEMENT AND LAND
USE ELEMENTS ON ANNEXATION AND ADDING A NEW MAP
IDENTIFYING POTENTIAL ANNEXATION AREAS**

WHEREAS, the City Council adopted the City's Comprehensive Plan on September 16, 2003; and

WHEREAS, each the Growth Management Act, RCW Chapter 36.70A, authorizes amendments or revisions of a comprehensive plan to be made annually; and

WHEREAS, the City is required to plan under the Growth Management Act (GMA) adopted GMA goals (RCW 36.70A.020) to guide the development of the Comprehensive Plan and the adoption of development regulations; and

WHEREAS, the Comprehensive Plan provides for the designation of potential annexation areas; and

WHEREAS, the City desires to prepare for annexation requests by establishing potential annexation areas and the review criteria process to follow should the city receive an annexation request; and

WHEREAS, the amendments have been developed to implement this policy direction into the Comprehensive Plan; and

WHEREAS, in accordance with WAC 365-195-620, a notice of intent to adopt the proposed Comprehensive Plan amendments was sent to the State of Washington Department of Community, Trade and Economic Development on April 17, 2006 to allow for a 60 day review and comment period; and

WHEREAS, an environmental review of the proposed Comprehensive Plan amendments has been conducted in accordance with the requirements of the State Environmental Policy Act (SEPA), and a SEPA threshold determination of non-significance and notice of adoption was issued on April 18, 2006 and sent to state agencies and interested parties; and

WHEREAS, there have been early and continuous public participation opportunities related to the proposed amendments as follows: a public open house on March 16, 2006; and planning commission public hearings on April 6 and April 20, 2006; and

WHEREAS, the Planning Commission has considered the public comment received and other information presented at the public hearing and voted to recommend adoption of the proposed amendments to the City Council; and

WHEREAS, the City Council has considered the goals of the GMA as set forth in RCW 36.70A.020; and

WHEREAS, the City Council has found that the amendments reflect the City's balancing of the public interests under the planning goals of the GMA.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. The following amendments to the Sammamish Comprehensive Plan are hereby adopted:

Growth Management Element, Page II-7

POTENTIAL ANNEXATION AREAS

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 King County Urban Growth Boundary (UGB) includes the City of Sammamish and several unincorporated areas ~~north, east, and south of~~ outside the City limits. ~~As a recently incorporated City, the County and City have not identified a formal PAA for the City. However, as~~ Several of the above mentioned adjacent unincorporated areas within the UGB relate to the City in terms of environmental systems, transportation systems, and land use character; ~~planning efforts have addressed these some of these areas~~ in the public participation and notification process, natural systems review, transportation systems analysis, and other topics. Policies in the Land Use Element under Goal LUG-16 and under Appendix J, identify PAA's, annexation study areas, and address coordination in provision of services, future land use, and criteria processes for considering future specific all future PAA annexation proposals. ~~applicable at the time a PAA is defined.~~

Land Use Element, Page, III-2

Land Use Plan

~~LUP 16.6 The City should examine the feasibility of annexing the adjacent unincorporated Urban Growth Areas of King County not already identified as part of a neighboring city Potential Annexation Area. The feasibility study should take into account site specific considerations, such as critical area designations, zoning, as well as the concerns of rural area residents, adjacent cities, and King County.~~

LUP-16.87 ~~The City shall, should evaluate the annexation study areas~~ in consultation with King County and neighboring jurisdictions as appropriate, ~~identify, and evaluate the designation of Potential Annexation the study Areas,~~ including but not limited to the following areas in unincorporated King County:

- ~~a. Areas within the Sammamish Plateau and/or the NE Sammamish Sewer and Water Districts,~~
- ba. Property owned by the City of Sammamish abutting the current City limits, including, but not limited to the Evans Creek Preserve,
- ~~e. Parcels between the existing city limits and SR 202 between Duthie Hill Road and 187th Avenue SE,~~
- db. Parcels between the UGB, north of Duthie Hill Road and just west SE 25th Place, i.e. “the notch”,
- ~~d. Aldarra Farms and neighboring properties.~~
- ec. Property fronting NE 14th Street and 244th Avenue NE and surrounded by the city on three sides,
- fd. Property North of East Main Drive, accessed of NE 4th Place, within Ravenhill Subdivision.
- fe. Two technical correction areas within the UGB located adjacent to NE 44th Street and Sahalee Way NE.
- f. The Sammamish Plateau and/or the NE Sammamish Sewer and Water District service areas within the existing or expanded UGB,

~~When evaluating Potential Annexation Areas the City shall conduct such environmental assessments as may be required by law, and shall consider the efficient and cost effective delivery of services in accordance with the provisions of the Washington State Growth Management Act.~~

LUP-16.11 The Aldarra Farms and neighboring properties within the UGB are designated as a potential annexation area..

LUP-16.12 The properties within the UGB east of 244th Avenue NE, between NE 80th Place and 245th Place NE are designated as a potential annexation area.

LUP 16.13 The City should evaluate proposed annexations using the criteria in Appendix J in addition to applicable state requirements.

Appendix J.

Annexation Process Criteria

Site-specific considerations such as critical areas, zoning, the efficient and cost effective delivery of services, and the concerns of adjacent residents, cities, and King County should be considered by the city prior to the annexation of any PAA as well as the following:

- 1) Assure an orderly transfer of all review authority for development applications pending review in King County to the City of Sammamish. An interlocal agreement may be

considered between the City and the County for pending development applications to be processed by the County on behalf of the City and to ensure that unincorporated land within the City's Potential Annexation Area develops under the City of Sammamish Comprehensive Plan policies.

- 2) Recognizing the need for maintaining logical and reasonable service areas as a general direction when working with individual annexation requests and establishing a minimum annexation area which includes reasonable boundaries for individual annexation requests and
- 3) Requiring owners of land annexing to the city to be subject to their proportionate share of the City's bonded indebtedness.
- 4) Establishing appropriate comprehensive plan designations and implementing zoning district designations in proposed annexation areas.
- 5) Evaluating proposed annexations within the potential annexation area based upon the following:
 - a) The ability of the City to provide public services at a level equal to or better than that available from the current service provider;
 - b) The ability of the City to provide public services at the City's adopted level of services standard;
 - c) Whether the annexation would eliminate an unincorporated island or could be expanded to avoid the creation of an unincorporated island;
 - d) Whether the annexation follow logical boundaries, such as streets, waterways, or substantial topographical changes;
 - e) Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery;
 - f) The relative costs to serve the proposed annexation versus the revenue to be derived from the annexation.
- 6) Planning the extension of City services throughout the planning area so as to prevent "leapfrog" development from occurring.
- 7) Prioritizing annexations within the Potential Annexation Areas.
- 8) Using available public information media such as the City's web-page, the City newsletter, informational brochures, and periodic meetings to provide information about annexations to residents.
- 9) Evaluating infrastructure needs of the PAA's including but not limited to road improvements, and parks and stormwater.

Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or

federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 3. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 18th DAY OF JULY 2006.

CITY OF SAMMAMISH


Mayor Michele E. Petitti

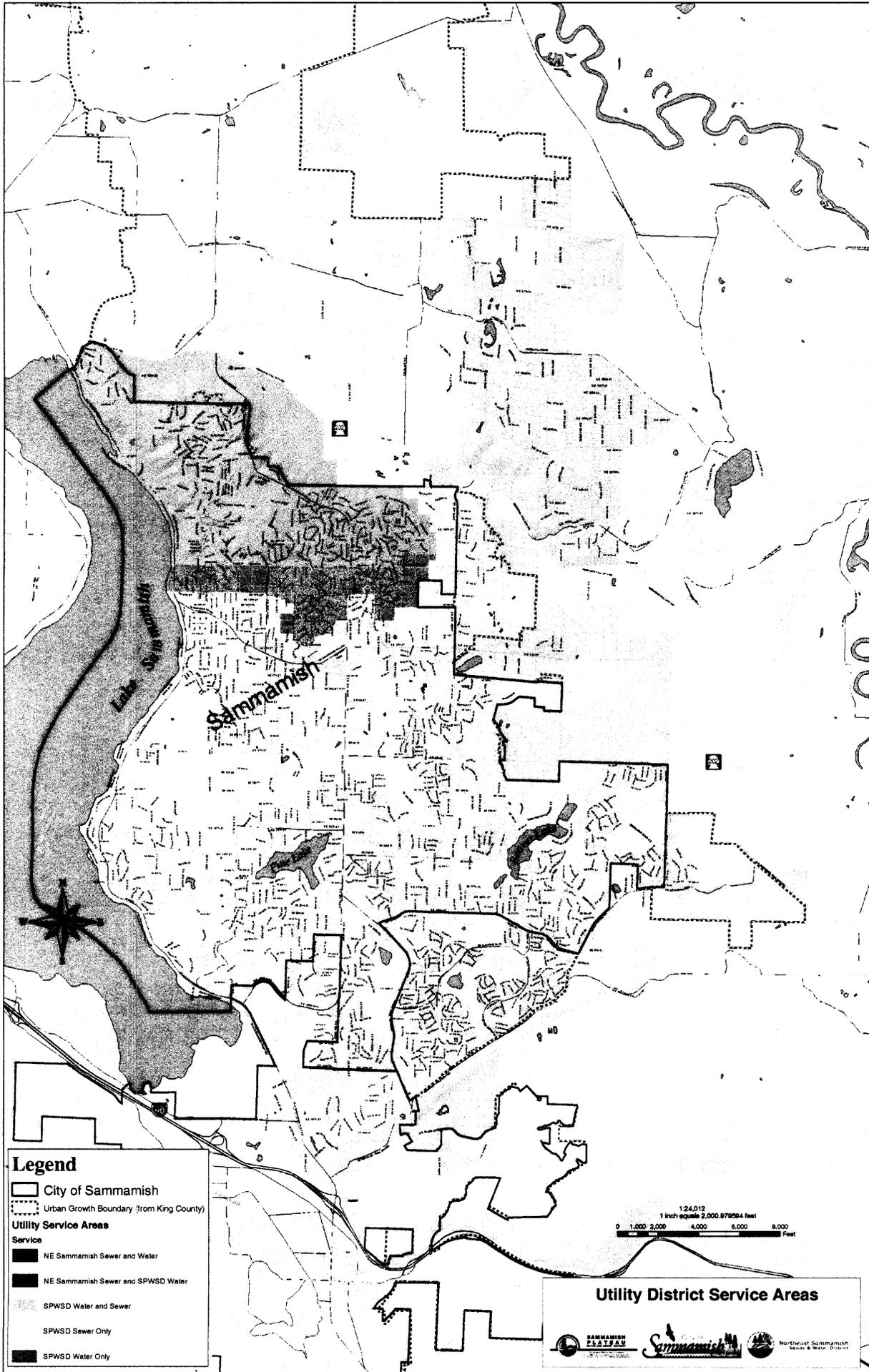
ATTEST/AUTHENTICATED:


Melonie Anderson, City Clerk

Approved as to form:


Bruce L. Disend, City Attorney

Filed with the City Clerk:	May 12, 2006
Public Hearing:	July 11, 2006
First Reading:	July 11, 2006
Public Hearing:	July 18, 2006
Passed by the City Council:	July 18, 2006
Date of Publication:	July 24, 2006
Effective Date:	July 29, 2006



Legend

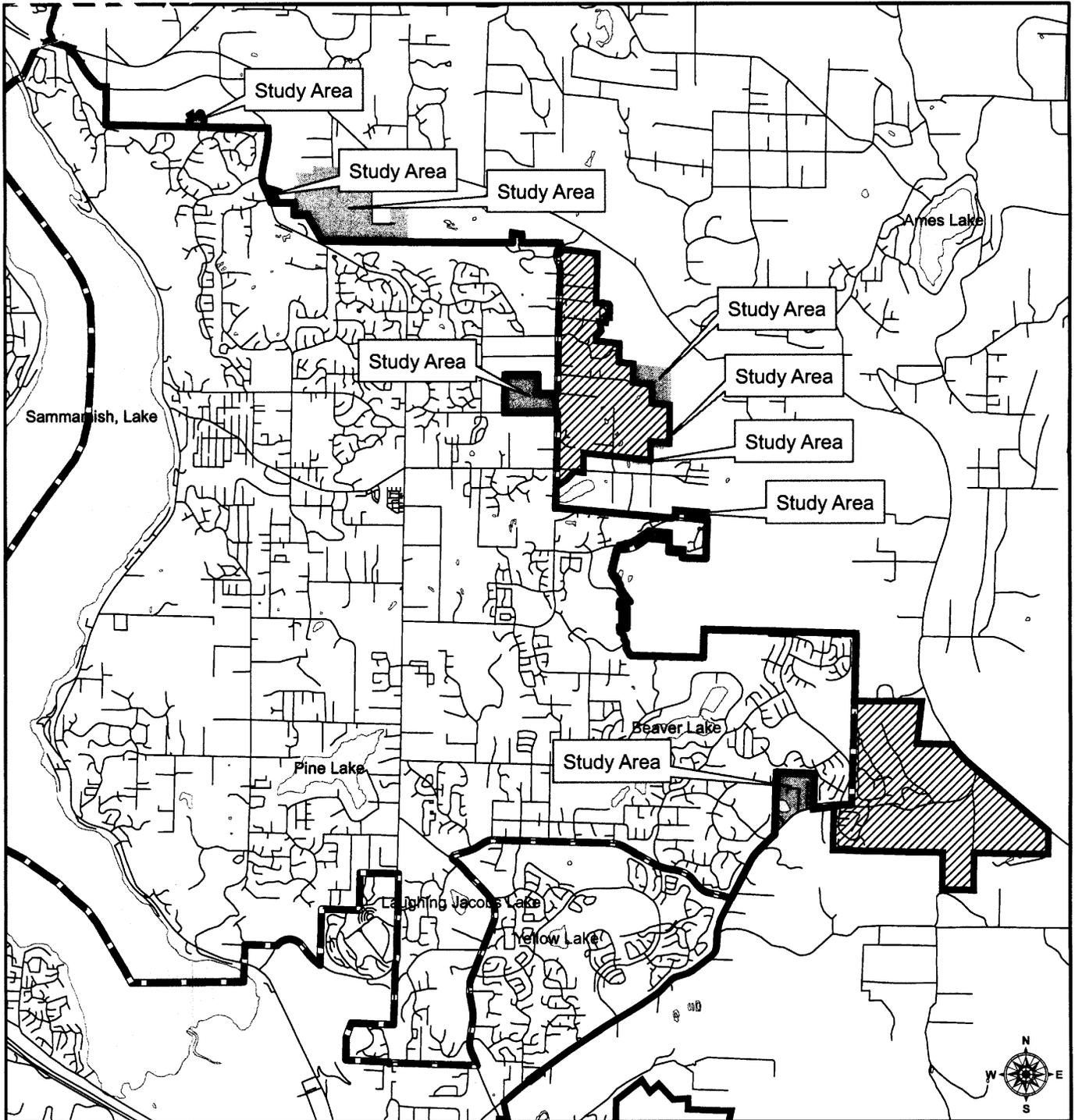
- City of Sammamish
- Urban Growth Boundary (from King County)
- Utility Service Areas**
- Service**
- NE Sammamish Sewer and Water
- NE Sammamish Sewer and SPWSD Water
- SPWSD Water and Sewer
- SPWSD Sewer Only
- SPWSD Water Only

124,012
1 inch equals 2,000.979564 feet
0 1,000 2,000 4,000 6,000 8,000 Feet

Utility District Service Areas



Potential Annexation Designations



Legend

-  Study Areas, (Including split parcels and UGB anomalies)
-  Lakes
-  City Limits
-  Potential Annexation Areas
-  UGB



ArcGIS 8, Community Development
May 2006

Source: KC and Sammamish Data
Created in ArcGIS 8 using ArcMap

Figure III-2a

0 0.125 0.25 0.5 0.75 Miles

