

August 17, 1998
lcs
clerk 8/18/98

98 *SEPT 02*
~~AUG 33~~ *AM 11:24*
Brian Derdowski

Introduced By:

Brian Derdowski

Proposed No.:

98-517

ORDINANCE NO. **13258**

AN ORDINANCE establishing the date for an election to determine whether an area known as Sammamish shall be incorporated as a non-charter code city.

PREAMBLE:

Pursuant to the provisions of chapter 35A.03 RCW, a petition for incorporation as a non-charter code city, signed by qualified voters resident within the limits of the proposed city equal in number to ten percent of the votes cast in the proposed area at the last preceding general state election has been presented to the King County Records and Elections Division.

The petition for incorporation states that the form of government under which the proposed city will operate in the event it is incorporated shall be Council Manager, sets forth the proposed boundaries of the proposed incorporation, states that the name shall be the City of Sammamish and the number of inhabitants therein as nearly as may be estimated is 28,372 (as of 1998) and prays that it may be incorporated.

The King County superintendent of elections has determined that the petition for incorporation does not violate the prohibitions contained in RCW 35.02.010 with regard to the number of inhabitants and that there are a sufficient number of valid signatures on the petition.

Pursuant to the provisions of RCW 36.93.160, the Boundary Review Board on August 13, 1998, filed its written decision to modify the action contained in the original Notice of Intention petition. No appeal has been filed to date.

**RECORDS & ELECTIONS
DIVISION**

RECEIVED BY: *[Signature]*

1 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:
2
3

4 SECTION 1. The King County Boundary Review Board has deemed the matter of an
5 election for incorporation of the city of Sammamish approved as of August 13, 1998.

6 SECTION 2. The name of the proposed city shall be the city of Sammamish.

7 SECTION 3. The official population of the proposed city of Sammamish, if
8 incorporated, shall be approximately 28,372.

9 SECTION 4. An election shall be held on the 3rd day of November, 1998, within the
10 area of the proposed city of Sammamish, as hereinafter described, for the purpose of
11 submitting to the qualified electors the determination of whether it shall be incorporated as
12 a non-charter code city, under the Council Manager form of government proposed in the
13 petition.

14 SECTION 5. The ballot title for the incorporation shall be drafted by the prosecuting
15 attorney.

16 SECTION 6. The boundaries of the territory proposed for incorporation are described
17 in exhibit A attached hereto.

18 SECTION 7. The election shall be conducted pursuant to Title 29 RCW and chapter
19 35.02 RCW.

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SECTION 8. Notice of the election shall be published as required by law.

INTRODUCED AND READ for the first time this 24th day of August, 19 98

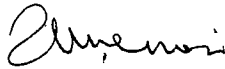
PASSED by a vote of 12 to 0 this 31st day of August, 19 98.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



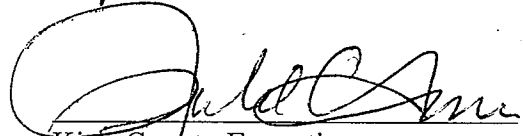
VICE Chair

ATTEST:



Clerk of the Council

APPROVED this 11 day of September, 19 98



King County Executive

Attachments: A. - Legal Description (revised and dated August 14, 1998)
B. - Boundary Review Board decision dated August 13, 1998

CITY OF SAMMAMISH PROPOSED BOUNDARIES

13258

REVISED 9/29/97
REVISED 8-11-98 by TLB

To be located in Townships 24 North and 25 North Range 6 East W.M., King County Washington as follows:

Beginning at the intersection of the South margin of Southeast Duthie Hill Road with the East line of Section 12, Township 24 North, Range 6 East;

Thence North along said East line of Section 12 and the East line of Section 1, Township 24 North, Range 6 East to the Northeast corner of said Section 1;

Thence West along the North line of said Section 1, to the Northeast corner of Section 2, Township 24 North, Range 6 East;

Thence South along the East line of Section 2, to the intersection with the East/West centerline of the North half of Section 2;

Thence N 88° 13' 20" W along said East/West centerline 2,574.89 feet;

Thence N 30° 19' 41" W 299.05 feet;

Thence N 02° 13' 23" E 212.34 feet;

Thence N 39° 48' 28" W 116.31 feet to the Easterly margin of Windsor Drive SE;

Thence Northwesterly along the Easterly margin of Windsor Drive SE to the Southwest corner of Tract P, Plat of Beaver Dam Division 1 as recorded in Volume 178 of Plats, Pages 59-69, Records of King County, Washington;

Thence S 88° 14' 59" E 106.09 feet;

Thence N 0° 34' 16" W 620.49 feet;

Thence N 60° 22' 56" W 122.63 feet to the Easterly margin of Windsor Drive SE;

Thence Northwesterly along said Easterly margin of Windsor Drive SE to the Southwest corner of Tract O, Plat of Beaver Dam Division 1 as recorded in Volume 178 of Plats, Pages 59-69, Records of King County, Washington;

Thence S 85° 40' 13" E 216.66 feet;

Thence N 07° 20' 19" W 30.00 feet;

Thence N 39° 04' 36" W 175.63 feet;

Thence N 11° 54' 55" W 127.88 feet;

Thence N 28° 00' 31" W 236.81 feet;

Thence N 10° 39' 35" E 76.56 feet;

Thence N 39° 17' 09" W 147.06 feet;

Thence N 32° 51' 49" W 529.24 feet to the Westerly margin of the Bonneville Power Administration Transmission Line easement as recorded under King County recording number 4694581;

Thence N 13° 39' 58" E along said Westerly margin 862.78 feet to the Southerly margin of East Main Drive;

Thence N 79° 34' 31" E along said Southerly margin 407.52 feet to a point of curve;

Thence Northeasterly along the arc of the curve to the left and along said Southerly margin, said curve having a radius of 930.00 feet, through a central angle of 25° 19' 43", a distance of 411.12 feet;

Thence N 54° 14' 49" E 310.43 feet;

Thence S 84° 56' 55" E 908.79 feet;

Thence S 01° 38' 10" W 400.00 feet;

Thence S 84° 56' 55" E 515.95 feet;

Thence S 01° 42' 31" W 300.00 feet;

Thence S 88° 19' 42" E 799.16 feet to the East line of Section 35, Township 25 North, Range 6 East;

Thence North along the East line of said Section 35, Township 25 North, Range 6 East to

the point of intersection with the North margin of East Main Drive,

Thence West along the said North margin of East Main Drive to the 1/16th line of the Northeast Quarter, of said Section 35;

Thence West along the 1/16th line of the Northeast Quarter per S.P. & Survey of said Section 35 to the point of intersection with the East margin of 244th Avenue Northeast in Section 35, Township 25 North, Range 6 East;

Thence Northerly along said East margin of 244th Avenue Northeast to its intersection with the Easterly extension of the North margin of Northeast 14th Street as located on the North line of the South Half of the North Half of the Southeast Quarter of Section 27, Township 25 North, Range 6 East;

Thence West along said North margin of Northeast 14th Street to the Northeast corner of Lot 4 of King County Short Plat 976047 recorded under Recording Number 7612220510, Records of King County, Washington;

Thence North along the East line of the West Quarter of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter of said Section 27 to the North line of said Southeast Quarter;

Thence N 01° 00' 10" E 665.24 feet to the North line of the South Half of the South Half of the Northeast Quarter of said Section 27;

Thence East along said North line to its intersection with the West line of the Southeast quarter of the Southeast quarter of the Northeast quarter of said Section 27;

Thence South along said West line of said subdivision to the Southwest corner thereof;

Thence East along the South line of said subdivision and the Easterly extension thereof of to the intersection with the East margin of 244th Avenue Northeast, situated in Section 26, Township 25 North, Range 6 East;

Thence Northerly along said East margin of 244th Avenue Northeast to its intersection with the East line of Section 22, Township 25 North, Range 6 East;

Thence continuing along said Easterly margin of 244th Avenue Northeast in the Southeast quarter of said Section 22, to the East line thereof;

Thence North along said East margin of Section 22 to the Northeast corner of the Southeast Quarter of said Section 22;

Thence West along the East/West centerline of said Section 22 to its intersection with the

East line of the Plat of Broadmoor Estates as recorded in Volume 174 of Plats, Pages 33-40, Records of King County, Washington;

Thence North along the East line of said Plat of Broadmoor Estates, to the South line of Tract C of said Plat of Broadmoor Estates

Thence Westerly along the South line of said Tract C to the West line of said Plat of Broadmoor Estates;

Thence Southerly along said West line of said Plat of Broadmoor Estates to the East/West centerline of Section 22, Township 25 North, Range 6 East W.M.;

Thence West along the East/West centerline of said Section 22 and continuing along the East/West centerline of Section 21, Township 25 North, Range 6 East to its intersection with the East line of the Plat of Plateau Point as recorded in Volume 125 of Plats, Pages 79-80, Records of King County, Washington;

Thence Northwesterly along the East line of said Plat of Plateau Point continuing Westerly along the North line of said Plat of Plateau Point to its intersection with the North/South centerline of the West Half of said Section 21;

Thence North along the North/South centerline of the West half of said Section 21 to the Southeast corner of the Northwest Quarter of the Northwest Quarter of said Section 21;

Thence West along the South line of the Northwest Quarter of the Northwest Quarter of said Section 21 to its intersection with the East margin of Sahalee Way Northeast;

Thence generally Northerly along the East margin of Sahalee Way Northeast to its intersection with the East/West centerline of the South Half of Section 16, Township 25 North, Range 6 East;

Thence West along said East/West centerline of the South Half of Section 16 and continuing along the East/West centerline of the South Half of Section 17, Township 25 North, Range 6 East to the East line of Section 18, Township 25 North, Range 6 East;

Thence North along the East line of said Section 18 to the point of intersection with the South margin of 192nd Place Northeast;

Thence West along said South margin to the point of intersection with the Southerly extension of the West margin of 196th Avenue Northeast;

Thence Northerly along the West margin of said 196th Avenue Northeast to the North margin of said 192nd Place Northeast;

Thence Northerly along the North margin of said 192nd Place Northeast and the Northerly

extension thereof to the point of intersection with the North margin of Northeast Redmond – Falls City Road;

Thence Northwesterly along the North margin of said Northeast Redmond – Falls City Road to the point of intersection with the existing city limits of Redmond, as established by City Ordinance 1033, said point being the intersection of the Northeasterly extension of the Southeasterly margin of 187th Avenue Northeast with the Northeasterly margin of Northeast Redmond – Falls City Road;

Thence Southerly along the Southeast margin of said 187th Avenue Northeast and existing city limits of the City of Redmond to the shoreline of Lake Sammamish;

Thence westerly to the centerline of Lake Sammamish;

Thence generally Southerly along said centerline of Lake Sammamish to its intersection with the Westerly extension of the East/West centerline of Section 17, Township 24 North, Range 6 East;

Thence East along said East/West centerline of Section 17 to its intersection with the West line of Section 16, Township 24 North, Range 6 East;

Thence North along said West line of Section 16 to its intersection with the East/West centerline of the Northwest Quarter of said Section 16;

Thence East along said East/West centerline of the Northwest Quarter of Section 16 to its intersection with the Southerly margin of Southeast 43rd Way;

Thence generally Easterly along said Southerly margin of Southeast 43rd Way to its intersection with the West line of the Northeast Quarter of Section 16, Township 24 North, Range 6 East;

Thence North along said West line of the Northeast Quarter of Section 16 to its intersection with the South line of Section 9, Township 24 North, Range 6 East;

Thence East along said South line of Section 9 to its intersection with the North/South centerline of the Southeast Quarter of said Section 9;

Thence North along said North/South centerline of the Southeast Quarter of Section 9 to its intersection with the East/West centerline of said Southeast Quarter of Section 9;

Thence East along said East/West centerline of the Southeast Quarter of Section 9 to its intersection with the West margin of 228th Avenue Southeast;

Thence South along said West margin of 228th Avenue Southeast extended to its intersection with the East line of the Northeast Quarter of Section 16, Township 24

North, Range 6 East;

Thence South along said East line to the North line of the plat of Sammamish 95, recorded in Volume 141 of Plats, pages 21 through 25, records of King County, Washington;

Thence West along the North line of said plat of Sammamish 95, to the West line of Tract "D" of said Plat of Sammamish;

Thence Southerly along said West line to the South line of said plat of Sammamish;

Thence East along the South line of said plat and the South line of Section 15 to its intersection with the East margin of Issaquah-Pine Lake Road;

Thence Northerly along said East margin of Issaquah-Pine Lake Road to its intersection with the Southwesterly extension of the Southeast margin of Southeast 32nd Way; as established by deed recorded under Recording Number 7807130727, records of King County, Washington;

Thence Northeast along said Southeast margin of Southeast 32nd Way to its intersection with the South margin of Southeast 32nd Street;

Thence continuing East along said South margin of Southeast 32nd Street to its intersection with the Southwesterly margin of Issaquah-Beaver Lake Road;

Thence Southeasterly along said Southwest margin of Issaquah-Beaver Lake Road to its intersection with the Southeast margin of Southeast Duthie Hill Road;

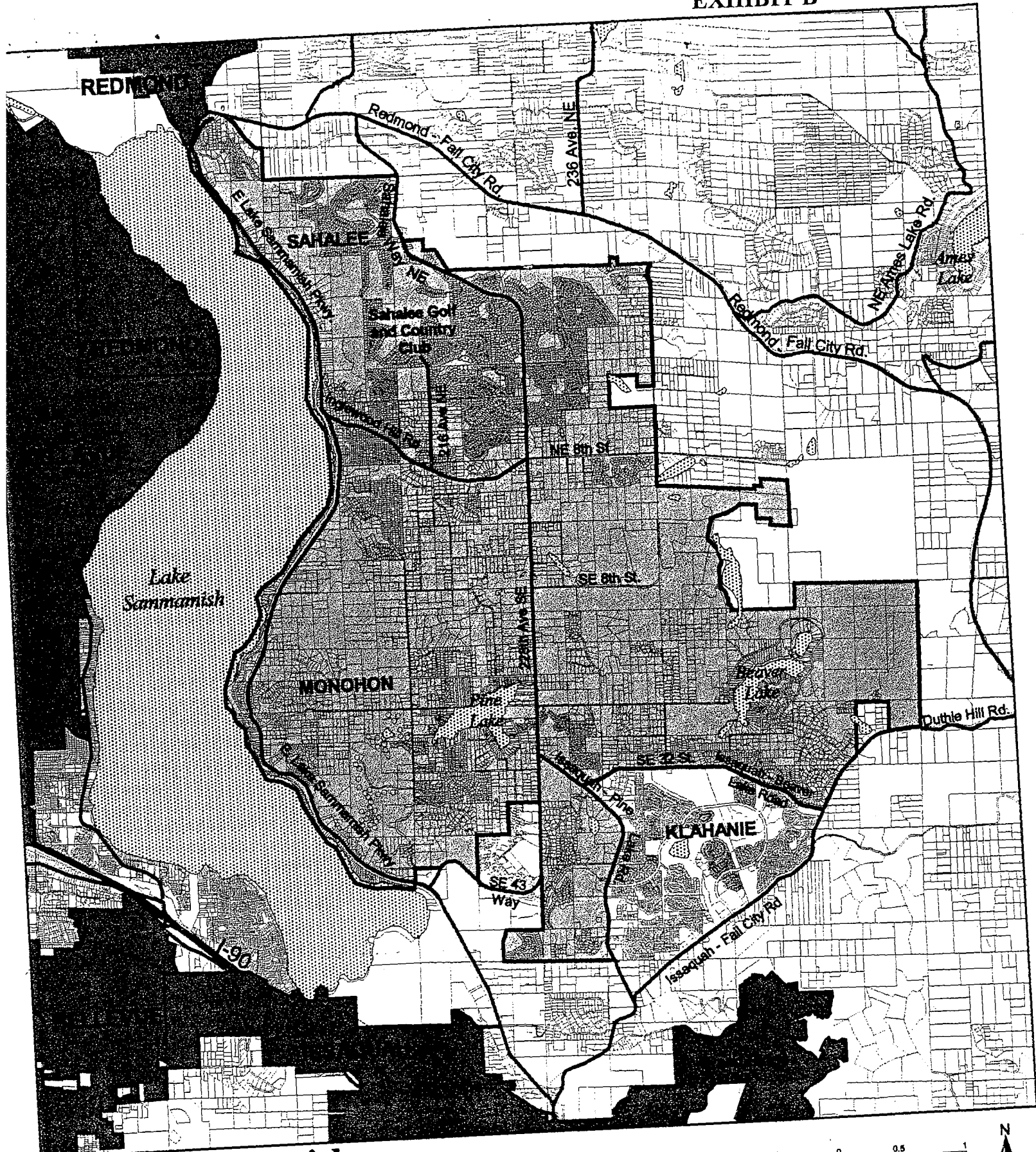
Thence Northerly and Easterly along said Southeast margin of Southeast Duthie Hill Road to its intersection with the East line of the Northwest Quarter of Section 12, Township 24 North, Range 6 East;

Thence North along said East line of the Northwest Quarter of Section 12 to the Northeast corner of said Northwest Quarter of Section 12;

Thence East along the North line of said Section 12 to its intersection with the West line of the Plat of Trossachs Division 1 as recorded in Volume 175 of Plats, Pages 34-44, Records of King County, Washington;

Thence South along said West line of the Plat of Trossachs Division 1 to its intersection with the South margin of Southeast Duthie Hill Road;

Thence East along said South margin of Southeast Duthie Hill Road to its intersection with the East line of the Northeast Quarter of Section 12, Township 24 North, Range 6 East this point also being the beginning.



City of Sammamish

- City of Sammamish
- Incorporated Areas
- Parcels
- Major Roads
- Lakes and Rivers

13258

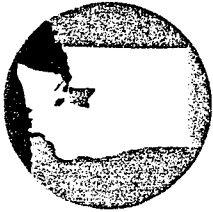


King County
 Department of Development and Environmental Services
 Geographic Information Systems

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.

Map by: Susan Olen, DDES-GIS
 AV: s:/gis/suasr/samfinal.apr





Washington State Boundary Review Board
For King County

Central Building, Suite 608, 810 3rd Avenue, Seattle, WA 98104-1693
Phone (206) 296-6800 • Fax (206) 296-6803

August 14, 1998

13258

Karen Moran
Sammamish Incorporation Neighborhood Group (SING)
20705 SE 3rd Way
Redmond, WA 98053

John Kuhn, President
Sammamish Home Owners/Renters United Together (SHOUT)
Post Office Box 1474
Issaquah, WA 98027

RE: RESOLUTION AND HEARING DECISION
File No. 1995 - City of Sammamish Incorporation

Dear Madam and Sir:

The Resolution and Hearing Decision of the Washington State Boundary Review Board for King County on the above-referenced file is enclosed for filing as prescribed by RCW 36.93.160(4).

In order for the proposed action to be finalized, it is now necessary that you complete the other statutory requirements or procedures specified in your Notice of Intention. Where required, you must file with King County a certified copy of your final ordinance or resolution accomplishing this action, together with a copy of this letter, with the Clerk of the Council, Room 403, King County Courthouse, Seattle, Washington 98104, ATTN: Ms. Anne Noris.

If proposal is denied at election you need to do nothing further.

Sincerely,

Alda H. Wilkinson

Alda H. Wilkinson
Executive Secretary

Enc: Resolution and Hearing Decision

Distribution:

Mr. Andy Dempsey, SING
Metropolitan King County Council
Metropolitan King County Councilmember Louise Miller
Metropolitan King County Councilmember Brian Derdowski
Ms. Anne Noris, Clerk of Council
Mr. Paul Reitenbach, Office of Budget and Strategic Planning
Ms. Diane Murdock, King County Department of Assessments
Ms. Lydia Reynolds, King County Road Services Division
Mr. Bob Bruce, Elections Superintendent, Records and Election
Division
King County E-911 Program

Cities:

Issaquah
Redmond

Fire Districts:

King County Fire Protection District No. 10
King County Fire Protection District No. 27
King County Fire Protection District No. 34

Water and Sewer Districts:

Sammamish Plateau Water and Sewer District
Northeast Sammamish Water and Sewer District; Issaquah School

School Districts:

Issaquah School District No. 411
Lake Washington School District No. 414

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**PROCEEDINGS OF THE
WASHINGTON STATE BOUNDARY REVIEW BOARD
FOR KING COUNTY**

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**IN RE: CITY OF SAMMAMISH
Proposed Incorporation
King County, Washington**

**FILE NO. 1995
RESOLUTION AND
HEARING DECISION**

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The Notice of Intention filed in Boundary Review Board File No. 1995 proposed the incorporation of certain territory to be known as the City of Sammamish, King County, Washington.

After notice duly given, a hearing was held July 21, 1998, before a quorum of the Boundary Review Board at Inglewood Junior High School, 24120 N.E. 8th Street, Redmond, Washington. On the basis of the testimony, evidence and exhibits presented at said hearing, and the matters on file in said File No. 1995, it is the decision of the Board that the action proposed in said Notice of Intention be, and the same is, hereby approved as modified by the addition and deletion of territory. The legal description of the modified incorporation area is attached hereto and marked as "Exhibit A", together with a map showing the boundaries of the area as modified herein marked as "Exhibit B".

FACTORS AFFECTING THIS PROPOSAL

In reaching this decision, the Board has considered the many factors prescribed in RCW 36.93.170. The following have been selected for particular attention:

Land Area

Originally Proposed Boundaries

The proposed new City of Sammamish incorporation area is located to the east of Lake Sammamish. The proposed new City begins at the Lake Sammamish shoreline on the west and extends almost as far north and south as the two ends of the Lake. The proposed incorporation area includes the slope rising easterly to the top of the East Sammamish Plateau and encompasses the main portion of the Plateau. At the north end, the proposed incorporation area extends almost to the City of Redmond and Redmond Fall City Road. The incorporation area includes Pine Lake in the southwestern part of the Plateau and Beaver Lake in the southeastern part of the Plateau. The proposed incorporation area does not include the Klahanie residential development at the southeastern end of the Plateau, and it does not include the Providence Point retirement community and adjacent Lutheran Bible Institute located on the slope at the southwestern end of the Plateau.

The northern and eastern boundaries of the proposed City of Sammamish incorporation area generally coincide with the Urban Growth Area boundary, designated under the Growth

1 Management Act. The originally proposed incorporation area boundaries include one small
2 parcel of land outside the Urban Growth Area. This parcel is the common area shared by a small
3 residential plat, which appears as a northerly protrusion from the northeast corner of the
4 incorporation area. There are several areas within the Urban Growth Area which are not
5 included and would remain as islands of Urban Growth Area outside the proposed new City of
6 Sammamish. The smallest consists of two small protrusions, contiguous to each other, beyond
7 the northwestern boundary of the proposed City. A larger area is the Mystic Lake area to the east
8 of 244th Avenue N.E. in the northeast corner. The Urban Growth Area boundary excludes the
9 wetland area immediately around Mystic Lake on the west side of 244th Avenue N.E., leaving a
10 Rural island surrounded by the Urban Growth Area. The proposed City of Sammamish
11 incorporation area follows 244th Avenue N.E., leaving Mystic Lake as a peninsula of
12 unincorporated territory on its eastern boundary, and excludes the Urban Growth Area to the east
13 of the Rural island. In the southeastern corner, the proposed incorporation leaves out the
14 Trossachs property, which is located within the Urban Growth Area. As already noted, the
15 proposed new City incorporation area excludes the Klahanie residential area, which is within the
16 Urban Growth Area.

17
18 The northern boundary of the proposed City of Sammamish incorporation area begins at
19 approximately the N.E. 50th block in the northwest corner, jogs southerly to approximately the
20 N.E. 45th block, then continues easterly along that alignment to Sahalee Way N.E. The
21 boundary generally follows Sahalee Way to the south and east to approximately the N.E. 32nd
22 block, then continues easterly along that alignment to 244th Avenue N.E. in the northeastern
23 corner. The eastern boundary of the proposed incorporation area, beginning at the northeast
24 corner, generally follows 244th Avenue N.E. southerly to N.E. 4th Street, then extends easterly
25 to take in an easterly projection of the Urban Growth Area, and returns westerly along East Main
26 Drive and Windsor Drive S.E. around a wetland immediately outside the Urban Growth Area.
27 To the north of Beaver Lake, the eastern boundary extends easterly at approximately the S.E.
28 12th and 8th blocks to approximately Trossachs Boulevard S.E., where it turns southerly to
29 Duthie Hill Road, then continues southwesterly generally along Duthie Hill Road to Issaquah
30 Beaver Lake Road. The southern boundary continues westerly from Duthie Hill Road along
31 Issaquah Beaver Lake Road/S.E. 32nd Street/S.E. 32nd Way to Issaquah Pine Lake Road. At
32 Issaquah Pine Lake Road, it turns south to approximately the S.E. 45th block, then continues
33 west to 228th Avenue N.E., travels north to approximately the S.E. 35th block, then jogs around
34 the Lutheran Bible Institute and Providence Point back to S.E. 43rd Way and to East Lake
35 Sammamish Parkway S.E.

36 37 **Boundary Modifications**

38
39 The Boundary Review Board modified the proposed City of Sammamish incorporation area by
40 the addition and deletion of territory as follows:

41 42 1. Deletion - Territory Outside the Urban Growth Area Boundary

43
44 State law requires in RCW 36.93.150 (2) that the Boundary Review Board exclude from an
45 incorporation any territory outside the Urban Growth Area established under the Growth

1 Management Act. In accordance with state law, the Boundary Review Board deleted the small
2 protrusion beyond the Urban Growth Area Boundary, located near the northeastern corner of the
3 proposed incorporation area.

4
5 2. Deletion - Small Area Between the Boundary and 244th Avenue N.E.
6

7 The King County Elections Superintendent submitted a request for deletion of a small area
8 located to the east of 244th Avenue N.E. near the northeastern corner of the proposed
9 incorporation area. The proposed City incorporation boundary follows a straight section line at
10 this point, while the Metropolitan King County Council district boundary follows a curve of
11 244th Avenue N.E. The discrepancy between the two lines would necessitate creation of a small
12 uninhabited separate precinct between the road right-of-way and the section line. In order to
13 avoid this, the Boundary Review Board deleted the small area to the east of 244th Avenue N.E.
14 from the proposed incorporation area.

15
16 3. Addition - Urban Growth Area Between the Cities of Redmond and Sammamish
17

18 The Boundary Review Board added all territory within the Urban Growth Area boundary located
19 between the existing City of Redmond and the originally proposed City of Sammamish boundary
20 line. This territory includes the Hidden Ridge at High Point residential development and
21 surrounding residential area.

22
23 4. Addition - Highland Park/Cambria/The Uplands
24

25 The Boundary Review Board added territory adjacent to the southernmost extension of the
26 originally proposed incorporation area. The territory is located between approximately the S.E.
27 45th block on the north and S.E. 48th Street on the south, and between Issaquah Pine Lake Road
28 on the east and approximately the 222nd block S.E. on the west. The addition includes the
29 residential developments of Highland Park, Cambria and The Uplands, along with intervening
30 residential parcels.

31
32 The addition includes only the developed portion of the Highland Park residential project. This
33 is approximately the eastern half of the project, located on the upland portion of the Plateau. The
34 addition does not include the western portion of the project, which is located at a much lower
35 elevation and has different land use and zoning designations. The western portion remains
36 undeveloped at this time.

37
38 5. Addition - Right-of-Way of Boundary Streets and Roads
39

40 The Boundary Review Board added the right-of-way of streets and roads forming the boundaries
41 of the proposed City of Sammamish incorporation area, including those forming the boundaries
42 of the addition of Highland Park/Cambria/The Uplands. Additions include any portion of the
43 following streets or roads not already included within the incorporation area:
44
45

1 228th Avenue S.E.
2 S.E. 32nd Way/S.E. 32nd Street/Issaquah Beaver Lake Road
3 Sahalee Way N.E.
4 244th Avenue N.E.
5 East Main Street
6 S.E. 48th Street
7 Duthie Hill Road

8
9 **Acreage**

10
11 The land area of the originally proposed City of Sammamish is 13,556 acres, or 21.18 square
12 miles.

13
14 The boundary modifications made by the Boundary Review Board result in a net addition of 235
15 acres. The land area of the modified City of Sammamish incorporation is 13,791 acres, or 21.55
16 square miles.

17
18 **Population and Population Density**

19
20 Estimated population of the originally proposed City of Sammamish incorporation area, as of
21 April 1, 1997, is 26,200 residents. Based on an expected population growth rate of six percent of
22 base year 1997, population estimates for 1997 and subsequent years are as follows:

23
24

1997	26,200
1998	27,772
1999	29,344
2000	30,916
2001	32,488
2002	34,060
2003	35,632

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32 Population density of the originally proposed incorporation area in 1998, based on a population
33 of 27,772 and an original land area of 13,556 acres, is approximately 2.05 residents per acre.

34
35 A conservative estimate of the number of households added by the boundary modifications is
36 200 households. Estimated population of the 200 households is over 600 residents. The 1998
37 population estimate for the modified incorporation area is 28,372 residents. Based on a modified
38 incorporation area 13,791 acres in size, population density of the modified incorporation area is
39 2.06 residents per acre in 1998.

40
41 **Per Capita Assessed Valuation**

42
43 Total 1997 assessed valuation for the originally proposed City of Sammamish incorporation area
44 is \$2,772,542,000. A portion of the total assessed valuation is tax exempt, and the taxable

1 assessed valuation for 1997 is \$2,643,769,000. Taxable assessed valuation in 1997 and forecasts
2 for subsequent years are as follows:

3		
4	1997	\$2,643,769,000
5	1998	\$2,856,521,000
6	1999	\$3,079,600,000
7	2000	\$3,313,432,000
8	2001	\$3,558,463,000
9	2002	\$3,815,153,000

10
11 Based on an estimated population of 27,772 residents in 1998, per capita assessed valuation in
12 1998 is \$102,856.

13
14 Assessed valuation figures are not available for areas added as a result of boundary modifications
15 made by the Boundary Review Board. The consultant financial feasibility study for the proposed
16 Sammamish incorporation, however, gives an indication of the impact of the additions. The
17 study, entitled "Analysis of the Financial Feasibility of the Proposed City of Sammamish", was
18 contracted by the Boundary Review Board and prepared by ECONorthwest. The consultant
19 analyzed several single family residential developments as potential additions and found that per
20 capita assessed valuation in these areas is higher than the average for the originally proposed
21 incorporation area. The potential additions analyzed by the consultant include one area actually
22 added by the Boundary Review Board, and they are similar in character to the others added by
23 the Board. The consultant concluded that the potential additions would have only minimal or
24 slightly positive effects on the financial feasibility of the proposed City.

25 26 Land Use

27
28 Existing land use within the proposed City of Sammamish incorporation area is primarily single
29 family residential. There are two commercial shopping centers, one located at the north end of
30 the Plateau at 228th Avenue N.E. and N.E. 8th Street, and the other located at the south end of
31 the Plateau at 228th Avenue S.E. and Issaquah Pine Lake Road. There is a limited amount of
32 multiple family residential development, including townhomes, condominiums and apartments.
33 Public uses include schools, parks and utilities.

34
35 Remaining vacant land is designated primarily for residential use, and development proposals are
36 in process for a significant proportion of the remaining land. Areas designated for commercial
37 use are mostly already developed.

38 39 Comprehensive Land Use Plans and Zoning

40
41 The King County Comprehensive Plan, adopted in response to requirements of the Growth
42 Management Act (GMA), recognizes the Sammamish incorporation area as urban in character.
43 The entire incorporation area, following Boundary Review Board deletion of one small parcel, is
44 within the Urban Growth Area adopted by King County under the Growth Management Act.

1 King County land use designations and zoning classifications generally correspond to existing
2 land uses, with vacant land designated for future residential use.

3
4 **Topography and Natural Boundaries**

5
6 The proposed City of Sammamish incorporation area is located on the East Sammamish Plateau
7 to the east of Lake Sammamish. The proposed incorporation area includes the slope up from the
8 Lake to the top of the Plateau, along with the major portion of the Plateau above the Lake.

9
10 The entire western boundary of the proposed annexation area follows the shoreline of Lake
11 Sammamish, which forms a natural boundary line. The boundaries to the north, east and south
12 generally correspond to the edge of the Plateau, except for exclusion of the Klahanie residential
13 community at the southeastern end of the Plateau. The northern and eastern boundaries tend to
14 follow the Urban Growth Area boundary, established in response to the Growth Management
15 Act.

16
17 Major segments of the proposed incorporation area boundaries are defined by streets and roads,
18 which provide visible physical boundaries for the proposed new City. These streets include
19 Sahalee Way N.E. for a portion of the northern boundary, 244th Avenue N.E. on the eastern
20 boundary, Duthie Hill Road on the southeast, S.E. 32nd Way/S.E. 32nd Street/Issaquah Beaver
21 Lake Road on the southern boundary, Issaquah Pine Lake Road and 228th Avenue S.E. for north-
22 south segments of the southern boundary, and S.E. 43rd Way for a segment of the southern
23 boundary. The addition including Highland Park, Cambria and The Uplands utilizes Issaquah
24 Pine Lake Road and S.E. 48th Street to define new City boundaries created by the addition.

25
26 **Likelihood of Significant Growth in the Area During the Next Ten Years**

27
28 The consultant preparing the financial feasibility analysis for the proposed City of Sammamish
29 examined both historical growth rates and the current level of construction activity on the
30 Sammamish Plateau. The consultant concluded that the recent historical rate of growth would
31 almost certainly be an understatement of present growth. Based on current construction activity
32 and the number of development proposals currently in process, the consultant decided on six
33 percent of base year 1997 as a conservative growth rate estimate for the next five years, ending
34 with the year 2003.

35
36 **Location and Most Desirable Future Location of Community Facilities**

37
38 Residents promoting the new City of Sammamish incorporation spoke of the advantages of
39 locating governance on the Plateau, rather than at King County. Residents feel that they will
40 have more control over land development and use of their tax monies with a city government
41 available within their own community.

1 Probable Effect of Proposal on Services

2
3 **Administration**

4
5 Incorporation of the new City of Sammamish would transfer local government for the East
6 Sammamish Plateau community from King County to a new City administration located within
7 the Sammamish community. City administrative offices would replace King County
8 administrative offices located in the Cities of Seattle and Renton.

9
10 The consultant financial feasibility study assumes a Council/City Manager form of government,
11 with seven Council members and a City staff of 23 full-time employees. Allowances for salaries
12 and benefits provide for the hiring of experienced staff members.

13
14 Incorporation proponents testified that local government after incorporation would be more
15 accessible to citizens and more responsive to the wishes of the community. Resident
16 expectations are that they will have more control over land use and more opportunity to develop
17 desired amenities within their community.

18
19 **Planning and Development Review**

20
21 There are only two functions for which the consultant feasibility study assumes direct service
22 provision by the new City. One of these is development review and building permits, and the
23 other is parks and recreation. It is assumed that the new City would have its own self-funded
24 building permit and land use office, with the expenses of the department covered by permit fees.
25 Preparation of the city comprehensive plan, required by the Growth Management Act, would be
26 accomplished by means of contracting with a private planning firm, as would preparation of a
27 capital facilities plan. The financial feasibility analysis assumes a separate allocation out of the
28 general fund of \$750,000 over four years for preparation of the comprehensive plan and capital
29 facilities plan.

30
31 Control over land development is one of the objectives of the incorporation proponents, and the
32 residents believe that development control will improve with incorporation.

33
34 **Police Protection**

35
36 For purposes of the incorporation study, it was assumed that police protection service under the
37 new City government would be the same as currently provided under King County jurisdiction.
38 The consultant study assumes contracting from King County for the same service, including the
39 storefront precinct station currently operating on the Plateau. It is understood that any new City
40 Council would have the option of adjusting service levels and expenditures on police service.

41
42 **Roads and Surface Water Management**

43
44 For purposes of the incorporation study, it is assumed that street maintenance and surface water
45 management under the new City government would be the same as currently provided under

1 King County jurisdiction. The consultant study assumes contracting from King County for the
2 same services, and it is again understood that any new City Council would have the option of
3 adjusting service levels and expenditures.
4

5 The consultant financial feasibility analysis finds that revenues received from the surface water
6 management program would be sufficient to cover surface water operating and capital costs. with
7 additional funds available for transfer to the general fund for surface water related road expenses.
8 The capital needs analysis included in the study relates entirely to transportation capital needs, as
9 surface water capital costs are covered by the separate surface water management program fund.
10 The study projects capital needs of approximately \$5.15 million per year for the City of
11 Sammamish over the four years from the year 2000 through 2003, exclusively for roads. This
12 figure is based on the assumption that the City will maintain the same level of investment as
13 King County, including the same road resurfacing/overlay cycle.
14

15 **Parks and Recreation**

16
17 Parks and recreation is the second area, along with development review and building permitting,
18 where it is assumed that the newly incorporated City will provide its own direct service, rather
19 than contracting. In the case of parks, the city would assume responsibility for the operation and
20 maintenance of local parks only gradually, in accordance with a transition schedule leading to
21 full financial and administrative responsibility by the year 2002. The staffing plan assumed in
22 the feasibility study includes a Parks Maintenance Supervisor and Recreation Coordinator
23 immediately upon incorporation, in order to begin planning and preparing for assumption of
24 responsibility for park and recreation services.
25

26 Park and recreation services are assumed to be the same as those currently provided under King
27 County. There are three local parks, which the County would transfer to the City. The County
28 would continue to maintain regional facilities, including Beaver Lake Park and the East
29 Sammamish Regional Trail. The feasibility study concluded that although local park facilities
30 appear to be limited, there are other park facilities immediately available to Sammamish Plateau
31 residents, including Marymoor Park at the north end of Lake Sammamish and the Section 36
32 park adjacent to the eastern boundary of the proposed City. The King County capital
33 improvement program does not contemplate additional parks investment within the incorporation
34 area boundaries over the next several years. Based on the assumption of investment equivalent
35 to that of King County, the feasibility study does not allocate any funds to parks capital
36 improvements. Again, it is understood that a future City Council may choose to use
37 discretionary funds to acquire or develop parks facilities.
38

39 **Fire Protection**

40
41 The Sammamish financial feasibility study assumes that there would be no change in fire
42 protection service as a result of the new City incorporation. Fire protection service is currently
43 provided primarily by King County Fire Protection District No. 10, with King County Fire
44 Protection District Nos. 34 and 27 serving smaller portions of the area. The northerly portion of
45 the incorporation area is served by King County Fire Protection District No. 34, the Redmond

1 Fire Department. A small area in the southeastern part of the incorporation area, located to the
 2 east of Beaver Lake, is served by King County Fire Protection District No. 27, based in Fall City.
 3 For purposes of the study, it is assumed that the same districts would continue to provide the
 4 same service to the same areas within the proposed incorporation area.

6 **Water and Sewer**

7
 8 The consultant study also assumes that there would be no change in water and sewer service as a
 9 result of incorporation. The larger portion of the incorporation area is currently served by
 10 Sammamish Plateau Water and Sewer District, while the northern end is served by North
 11 Sammamish Sewer and Water District. It is assumed that the same districts would continue to
 12 provide the same direct service following incorporation.

14 **Cost of Services/Tax Rates**

15
 16 The incorporation study assumes that taxes paid by new City of Sammamish residents would be
 17 equal to those currently paid under King County jurisdiction. The revenue projections in the
 18 study are based on equivalent taxes, and services are the same or equal to those currently
 19 provided under King County jurisdiction. Therefore, it is assumed that future City of
 20 Sammamish residents would receive equal or improved services for the same cost.

22 **Effect on the Finances of Affected Governmental Units**

24 **City of Sammamish**

25
 26 The consultant financial feasibility study for the proposed new City of Sammamish incorporation
 27 concludes that the incorporation is financially feasible, despite the fact that it is primarily
 28 residential and has a weak commercial tax base. This is due to the combination of high
 29 residential property values with the modest level of existing services. The feasibility analysis
 30 assumes that residents will pay taxes equal to those currently paid under King County
 31 jurisdiction and that the new City will provide services equal to those currently provided by King
 32 County. The consultant cites the following five key factors affecting feasibility:

34 1) High per capita property values

35
 36 Per capita assessed valuation in the Sammamish incorporation area is estimated at over \$100,000
 37 in 1998, despite the limited commercial tax base. This is above the countywide average of
 38 \$82,000 and is close to that of the neighboring cities of Issaquah and Redmond, which have
 39 significant commercial development.

41 2) Sales tax equalization

42
 43 The State of Washington provides sales tax equalization funds to cities with per capita sales tax
 44 revenues below the state average. The Sammamish incorporation area has low sales tax revenues
 45 and would receive over \$2 million in sales tax equalization payments in the year 2000. Sales tax

1 equalization would account for approximately 15 percent of the projected year 2000 operating
2 budget for the City.

3
4 3) State shared revenues

5
6 Cities in Washington state receive distributions from the state based on population. Based on
7 population forecasts for the City of Sammamish, the City would collect \$1.4 million in state
8 shared revenues in the year 2000.

9
10 4) One-time revenues resulting from rapid growth

11
12 New residential construction generates sales tax revenues on construction, Real Estate Excise
13 Tax revenues on home sales, and fee revenues to permitting agencies. Based on the current rate
14 of new construction on the Sammamish Plateau, the consultant forecasts sales tax and Real
15 Estate Excise Tax revenues of over \$1.7 million on new construction alone in the year 2000.

16
17 5) Relatively modest level of current services

18
19 The costs of contracting services from King County would be modest, due to the current
20 relatively low level of services in the area. Police service, for instance, is the single largest
21 expense category for the new City. Due to the low crime rate in the community and the type of
22 police services currently provided, the contract cost per capita is significantly lower than per
23 capita police service costs for other cities.

24
25 The baseline feasibility analysis prepared by the consultant presents four scenarios for the
26 operating budget of the new City. The most likely scenario reflects the consultant's calculation
27 of most probable operating budget revenues and expenses, based on the assumption of current
28 tax rates and service levels. The consultant offers three additional scenarios: High, Low and
29 Low without the Motor Vehicle Excise Tax, which is the source of sales tax equalization. The
30 high scenario assumes a growth rate higher than the six percent of base year 1997 selected by the
31 consultant, while the low scenario assumes a growth rate lower than the rate selected by the
32 consultant. The lowest scenario assumes a lower growth rate, combined with repeal of the Motor
33 Vehicle Excise Tax.

34
35 The most likely scenario predicts an operating budget surplus of \$5,625,000 in the year 2000, the
36 first full year of operation, growing to \$7,325,000 in 2003. In 2003, almost 40 percent of the
37 City operating revenue is from property taxes, with sales tax equalization the next most
38 important revenue source, following by state shared revenues and Real Estate Excise Tax
39 (REET). The largest expense categories would be police services at \$2.5 million, general
40 administration at \$2.4 million, and roads operation and maintenance at \$1.3 million.

1 Net operating surpluses for the four scenarios, all in the year 2003, are as follows:

3	Most likely	\$7,325,000
4	Low	\$4,859,000
5	Low without Motor Vehicle Excise Tax	\$2,119,000
6	High	\$9,252,000

7
8 The analysis shows that there would be an operating budget surplus even under the lowest
9 scenario. The operating budget surplus would be available for investment in capital
10 improvements or for the improvement of services. Based on capital investment equal to that
11 planned by King County, the consultant projected capital needs of \$5.15 million per year over
12 the four years from the year 2000 through 2003, exclusively for roads. The consultant did not
13 investigate the availability of other sources of funding for capital improvements.

14
15 It is recognized that actual taxes, revenues and expenditures would be determined by the future
16 City Council of a new City of Sammamish. The financial feasibility analysis prepared by the
17 consultant assumes current tax and service levels, and the consultant cautions that actual figures
18 are certain to be different from those in the analysis. Under the most likely scenario presented by
19 the consultant, it appears that a future Sammamish City Council would have significant
20 discretionary funding available for application to capital investment and improved services.

21 22 **Special Districts**

23
24 The proposed Sammamish incorporation would not have a financial impact on the special
25 districts currently providing services to the proposed incorporation area, based on the assumption
26 that the same districts would continue to provide the same services following incorporation.

27 28 **CONSISTENCY WITH THE GROWTH MANAGEMENT ACT**

29
30 State law provides in RCW 36.93.157 that Boundary Review Board decisions must be consistent
31 with three sections of the Growth Management Act:

32	RCW 36.70A.020	Planning Goals
33	RCW 36.70A.110	Urban Growth Areas
34	RCW 36.70A.210	Countywide Planning Policies

35
36
37 The requirement for consistency with Urban Growth Areas is reinforced by a section in the
38 Boundary Review Board statute, RCW 36.93.150 (2), which directs the Boundary Review Board
39 to delete any territory outside the Urban Growth Area from an incorporation. In accordance with
40 this direction, the Boundary Review Board modified the originally proposed City of Sammamish
41 incorporation area boundaries to delete a small parcel of land located outside the Urban Growth
42 Area boundary established under the Growth Management Act. The parcel is the common area
43 of a small residential plat, which appears as a northerly protrusion near the northeastern corner of
44 the incorporation area.

1 The Countywide Planning Policies in King County, adopted in response to the Growth
2 Management Act, require each existing city within the County to designate a Potential
3 Annexation Area. This is to be accomplished in collaboration with the County and neighboring
4 cities, as well as in consultation with residents. The resulting delineation of Potential
5 Annexation Areas is supposed to allocate all Urban Growth Area to one city or another, leaving
6 no unincorporated urban islands. The process, as envisioned by the Growth Management Act
7 and the Countywide Planning Policies, does not provide for new city incorporations.

8
9 The result of Growth Management planning by the Cities of Redmond and Issaquah, neighboring
10 cities to the north and south of the Sammamish Plateau, is the splitting of the Plateau between the
11 Potential Annexation Areas of the two cities. Residents of the proposed City of Sammamish
12 incorporation area objected to the splitting of the Sammamish community and testified that the
13 proposed incorporation area is a separate and distinct community.

14
15 The City of Redmond comprehensive plan, prepared under the Growth Management Act,
16 recognizes the possibility of a new City of Sammamish incorporation. According to written
17 testimony submitted by the City of Redmond, the Redmond comprehensive plan includes the
18 Sammamish Plateau north of N.E. 8th Street within the Redmond Potential Annexation Area, but
19 further provides that the City of Redmond does not oppose incorporation of a new city in this
20 area. The testimony from Redmond specifically adds that Redmond does not oppose the addition
21 to Sammamish of remaining territory within the Urban Growth Area between Redmond and the
22 proposed Sammamish incorporation area. This addition, made by the Boundary Review Board,
23 is also supported by written testimony from King County, which supports the elimination of
24 unincorporated islands within the Urban Growth Area.

25
26 Concerning the City of Issaquah Potential Annexation Area, King County submitted written
27 testimony reporting that the County has been working with Issaquah on delineation of its
28 Potential Annexation Area for over two years. The County and the City of Issaquah have signed
29 a Memorandum of Understanding outlining a program for designation of the Issaquah Potential
30 Annexation Area. The only specific area discussed in County testimony was the lower portion of
31 the Highland Park project. The County specifically stated that the undeveloped lower part of
32 Highland Park is a part of the Issaquah Potential Annexation Area recognized by the
33 Memorandum of Understanding. The Boundary Review Board did not add the lower part of
34 Highland Park into the proposed City of Sammamish incorporation. The boundary modifications
35 made by the Board added only the developed upper portion of Highland Park.

36
37 The City of Issaquah did not testify, either verbally or in writing, concerning the proposed new
38 City of Sammamish incorporation.

39
40 The proposed new City of Sammamish boundaries leave several islands of Urban Growth Area
41 outside of the incorporation. There is a small island of Urban Growth Area beyond the
42 northwestern boundary of the proposed City. A larger portion of the Urban Growth Area
43 remains to the east of 244th Avenue N.E. and Mystic Lake. A third island of Urban Growth
44 Area is the Trossachs property in the southeastern corner of the incorporation area. These areas
45 would have the option of annexation to a future City of Sammamish.

OBJECTIVES

This decision of the Washington State Boundary Review Board tends to accomplish the pertinent objectives specified in RCW 36.93.180.

Preservation of natural neighborhoods and communities

The East Sammamish Plateau, proposed for incorporation as the City of Sammamish, is a distinct community with a recognized identity. Residents of the area share a sense of community and the desire to preserve their community as a separate entity.

Residents of the proposed City of Sammamish incorporation area testified in opposition to splitting of their community for future annexation to the neighboring Cities of Redmond and Issaquah. They stated that they identify with their own East Sammamish Plateau community, rather than with the Redmond and Issaquah communities.

The Boundary Review Board added a number of established residential neighborhoods to the incorporation, based on the submittal of resident petitions, all of which demonstrated overwhelming support for inclusion in the Sammamish community. These areas are Hidden Ridge at High Point at the north end of the incorporation area, and Highland Park, Cambria and The Uplands at the south end of the incorporation area.

This decision to approve the incorporation as modified by the addition and deletion of territory tends to accomplish the objective specified in RCW 36.93.180 (1).

Use of physical boundaries, including but not limited to bodies of water, highways, and land contours

Major portions of the proposed City of Sammamish boundaries are defined by physical boundaries. The entire western boundary of the proposed incorporation area is defined by the Lake Sammamish shoreline. The incorporation area generally encompasses the entire Plateau above the Lake, along with the slope up from the east side of the Lake.

A number of segments of the incorporation boundaries follow streets and roads, which create visible physical boundaries for the proposed new City. These streets and roads include Sahalee Way N.E. on the northern boundary, 244th Avenue N.E. on the eastern boundary, Duthie Hill Road on the southeastern boundary, S.E. 32nd Way/S.E. 32nd Street/Issaquah Beaver Lake Road on the southern boundary, Issaquah Pine Lake Road along a southerly extension of the boundaries, 228th Avenue S.E. on the other side of the southerly extension, and S.E. 43rd Way at the western end of the southern boundary. The addition of Highland Park, Cambria and The Uplands at the southern end of the incorporation area utilizes S.E. 48th Street to define the new southernmost boundary for the proposed new City.

1 The addition of the eastern portion of Highland Park, leaving the western portion outside of the
2 incorporation, utilizes a difference in elevation to define the boundary. The developed eastern
3 portion of Highland Park is on the upland portion of the Plateau at generally the same elevation
4 as surrounding territory within the proposed incorporation. The undeveloped western portion of
5 Highland Park is below the Plateau at a much lower elevation.

6
7 This decision to approve the incorporation as modified by the addition and deletion of territory
8 tends to accomplish the objective specified in RCW 36.93.180 (2).

9
10 **Creation and preservation of logical service areas**

11
12 The proposed City of Sammamish incorporation area constitutes a logical service area for a
13 newly incorporated city. All portions of the area would be readily accessible from centrally
14 located City offices and services within the area. The incorporation would preserve the
15 established logical service areas of special purpose districts which already provide fire
16 protection, water and sewer services to the incorporation area.

17
18 The Urban Growth Area remaining between the incorporation area and the City of Redmond,
19 added by the Boundary Review Board, is a logical addition to the Sammamish service area. The
20 territory is already developed at urban densities and is appropriately included within a city. It is
21 developed with single family residential neighborhoods similar in character to those already
22 included within the Sammamish incorporation area.

23
24 Boundary Review Board addition of the streets and roads forming the incorporation boundaries
25 also supports the creation and preservation of logical service areas. Inclusion of the right-of-way
26 of these perimeter roads would give the City of Sammamish control over maintenance and
27 regulation of the roads forming its boundaries. Written testimony received from King County
28 points to the advantages to the City and its residents of local control, listing the following
29 examples:

- 30
31 1) Enforcement actions, including speed limits, regulatory signage, and determination of no
32 parking areas
33 2) Intersection control, including signals, crosswalks, and informational signage
34 3) Driveway access
35 4) Mitigation for development

36
37 This decision to approve the incorporation as modified by the addition and deletion of territory
38 tends to accomplish the objective specified in RCW 36.93.180 (3).

39
40 **Prevention of abnormally irregular boundaries**

41
42 The proposed City of Sammamish incorporation would not create any abnormally irregular
43 boundaries. The incorporation boundaries generally follow the Lake Sammamish shoreline and
44 the Urban Growth Area boundary line, which are not abnormally irregular. The boundary
45 modifications made by the Boundary Review Board follow the Urban Growth Area boundary

1 line at the north end and correspond to relatively straight street and property lines at the south
2 end.

3
4 This decision tends to accomplish the objective specified in RCW 36.93.180 (4).

5
6 **Discouragement of multiple incorporations of small cities and encouragement of**
7 **incorporation of cities in excess of ten thousand population in heavily populated urban**
8 **areas**

9
10 The proposed City of Sammamish incorporation area is a rapidly growing residential community,
11 which already has an estimated population of 27,772 residents in 1998. The population
12 projection for the year 2000 is well over 30,000 residents, and the population projection for 2003
13 is over 35,000 residents.

14
15 This decision tends to accomplish the objective specified in RCW 36.93.180 (5).

16
17 **Adjustment of impractical boundaries**

18
19 The Boundary Review Board modified the boundaries of the proposed City of Sammamish
20 incorporation area to adjust impractical boundaries in two locations. These two adjustments are
21 as follows:

22
23 1) Addition - Urban Growth Area Between the Cities of Redmond and Sammamish

24
25 The originally proposed City of Sammamish incorporation area left an unincorporated island of
26 Urban Growth Area between the proposed Sammamish incorporation area and the City of
27 Redmond to the north. The Boundary Review Board adjusted the boundaries to add this territory
28 to the proposed Sammamish incorporation. King County submitted testimony in favor of this
29 addition, and the City of Redmond submitted testimony that it did not object to the addition.

30
31 2) Deletion - Small Area Between the Boundary and 244th Avenue N.E.

32
33 The originally proposed City of Sammamish boundaries would have necessitated creation of a
34 small uninhabited precinct near the northeastern corner of the incorporation area. The King
35 County Elections Superintendent pointed out this impractical situation in written testimony to the
36 Board. The area in question is a small pocket between the originally proposed boundary and
37 244th Avenue N.E. The original boundary line follows a straight section line, and the
38 Metropolitan King County Council district boundary follows a curve of 244th Avenue N.E. The
39 difference between the two boundaries would require creation of a small separate precinct
40 between the road right-of-way and the section line. The Boundary Review Board adjusted this
41 impractical boundary by deleting the small area to the east of 244th Avenue N.E.

42
43 This decision to approve the incorporation as modified by the addition and deletion of territory
44 tends to accomplish the objective specified in RCW 36.93.180 (7).

1 Incorporation as cities or annexation to cities of unincorporated areas which are urban in
2 character

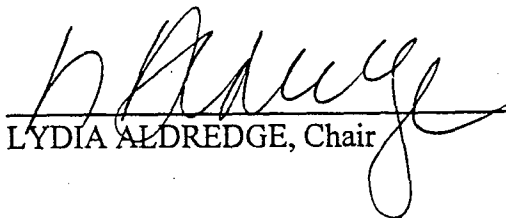
3
4 The proposed City of Sammamish is a rapidly developing urban residential community. The
5 incorporation area is classified as Urban in the King County Comprehensive Plan and is entirely
6 within the Urban Growth Area designated by King County under the Growth Management Act.

7
8 This decision tends to accomplish the objective specified in RCW 36.93.180 (8).

9
10 **NOW, THEREFORE, BE IT RESOLVED BY THE WASHINGTON STATE**
11 **BOUNDARY REVIEW BOARD FOR KING COUNTY THAT,** for the above reasons, the
12 action proposed in the Notice of Intention contained in said File No. 1995 be, and the same is,
13 hereby approved as modified by the addition and deletion of territory as described in Exhibits A
14 and B attached hereto and incorporated herein by reference.

15
16 **ADOPTED BY SAID WASHINGTON STATE BOUNDARY REVIEW BOARD**
17 **FOR KING COUNTY** by a vote of 4 in favor and 0 against this 13th day
18 of August, 1998, and signed by me in authentication of its said adoption on said date.

19
20 **WASHINGTON STATE BOUNDARY**
21 **REVIEW BOARD FOR KING COUNTY**

22
23
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25
26
27 
28
29
30

LYDIA ALDREDGE, Chair

31 **FILED BY ME** this 14th day
32 of August, 1998.

33
34
35
36 
37
38 ALDA H. WILKINSON, Executive Secretary