

ORDINANCE NO. 6574

AN ORDINANCE relating to the annexation
of an area known as Beaver Dam
Annexation to King County Water
District No. 82.

STATEMENT OF FACT:

1. A notice of intention proposing the annexation of an area known as Beaver Dam Annexation to King County Water District No. 82 was filed with the County Council effective September 15, 1981.

2. King County Water District No. 82 has found the petition for annexation to be sufficient and has, by Resolutions A454 & A460 concurred with the proposed annexation.

3. King County Water District No. 82 filed a Declaration of Non-significant Impact dated May 4, 1981, on the proposed annexation.

4. The County Council held a public hearing on this matter, then identified as Proposed Ordinance No. 81-650, on October 5, 1981. That hearing was continued until the District received approval on a new comprehensive plan consistent with the East Sammamish Community Plan. The Boundary Review Board, Water District No. 82, and the principal petitioners concurred in this postponement.

5. The East Sammamish Community Plan was adopted on December 22, 1982.

6. The Water District Comprehensive Sewerage Plan was approved on August 22, 1983.

7. The District has completed a groundwater study which demonstrates capability to serve the annexation area.

8. The County Council continued the hearing on the 24th day of October, 1983, and advertised this ordinance as required by law, and has considered the criteria set forth in RCW 57.02.040.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

1 SECTION 1. The annexation by King County Water District No.
2 82 of the area known as Beaver Dam Annexation and described in
3 Section 4 herein is approved. This proposed annexation is
4 consistent with R.C.W. 57.02.040 as described in the attached King
5 County Council Annexation report on Beaver Dam Annexation.

6 SECTION 2. King County Water District No. 82 is the
7 appropriate entity to serve the area proposed to be annexed.

8 SECTION 3. Completion of this annexation does not constitute
9 County approval or disapproval of any other permits, certifica-
10 tions, or actions necessary to provide service to this annexation
11 area.

12 SECTION 4. Water service. Water service shall not be
13 provided within the annexation area until the District's
14 Comprehensive Water Plan Update is approved by King County.

15 SECTION 5. Sewer service. Sewer service shall not be
16 provided until the potential local service area (LSA) designated
17 in the East Sammamish Community Plan is established by approval of
18 a master plan development as set forth in the East Sammamish
19 Community Plan.

20 SECTION 6. The area known as Beaver Dam Annexation to be
21 annexed is described as follows:

22 That portion of Section 34, Township 25 North, Range 6 East, W.M.,
23 described as follows:

24 The Southeast quarter;

25 AND

26 the East half of the Southwest quarter;

27 AND

28 the Southeast quarter of the Northwest quarter;

29 AND

30 the Southeast quarter of the Northeast quarter of the Northeast
31 quarter;

32 AND

33 the East half of the Southwest quarter of the Northeast quarter;

1 AND
2 the East half of the Southeast quarter of the Northeast quarter;
3 AND
4 the Southwest quarter of the Southeast quarter of the Northeast
quarter;
5 AND
6 all of Sections 35 and 36, all in Township 25 North, Range 6 East,
W.M.;
7 AND
8 that portion of Section 1, Township 24 North, Range 6 East, W.M.,
9 described as follows:
10 AND
11 the East half;
12 AND
13 the East half of the West half;
14 AND
15 that portion of Section 2, Township 24 North, Range 6 East, W.M.
described as follows:
16 the North half of the Northeast quarter;
17 AND
18 the Southeast quarter of the Northeast quarter less that portion
19 lying Southeasterly of a line spanning between the Southwest
corner of the Southeast quarter of the Southeast quarter of the
Northeast quarter;
20 AND
21 the Northeast corner of the Southeast quarter of the Southeast
22 quarter of the Northeast quarter;
23 AND
24 the North half of the Northwest quarter;
25 AND
26 that Portion of Section 3, Township 24 North, Range 6 East, W.M.,
described as follows:
27 the Northeast quarter;
28 AND
29 the East half of the Northwest quarter;
30 AND
31 the Northwest quarter of the Northwest less the westerly 600 feet
32 thereof;
33

1 AND

2 the South half of the Southwest quarter of the Northwest quarter
3 less the westerly 600 feet thereof;

4 AND

5 the East half of the Southwest quarter;

6 AND

7 the Southeast quarter less the following described parcel:

8 Beginning at a point on the South line of Section 3, Township 24
9 North, Range 6 East, W.M., which lies 99 feet West of the
10 southwest corner of the East half of the Southwest quarter of the
11 Southeast quarter; thence North on a line 99 feet west of and
12 parallel with the West line of the East half of the Southwest
13 quarter of the Southeast quarter to a point 517 feet South of the
14 North line of the Southwest quarter of the Southeast quarter;
15 thence East parallel with the North line of the Southwest quarter
16 of the Southeast quarter to the East line of the West half of the
17 East half of the Southwest quarter of the Southeast quarter;
18 thence Northerly along the East line of the West half of the East
19 half of the Southwest quarter of the Southeast quarter to the
20 North line of the Southwest quarter of the Southeast quarter;
21 thence Easterly along the North line of the Southwest quarter of
22 the Southeast quarter to a point 135 feet Westerly of the
23 Northeast corner of the Southwest quarter of the Southeast
24 quarter; thence southerly along a line parallel with the 135 feet
25 West of the East line of the Southwest quarter of the Southeast
26 quarter to the South line of the Southwest quarter of the
27 Southeast quarter; thence Westerly along the South line of the
28 Southeast quarter to a point 99 feet West of the Southwest corner
29 of the East half of the Southwest quarter of the Southeast
30 quarter and the true point of beginning;

31 AND

32 the Northeast quarter of Section 12, Township 24 North, Range 6
33 East, W.M., less that portion described as follows:

34 Beginning at the North quarter corner, thence Easterly along the
35 North line of the Northeast quarter to a point 560 feet West of
36 the Northeast corner of the Northwest quarter of the Northeast
37 quarter; thence Southerly parallel with the East line of the
38 Northwest quarter of the Northeast quarter a distance of 1018
39 feet; thence Westerly parallel with the North line of the
40 Northeast quarter to the West line of the Northeast quarter;
41 thence Northerly to the Northwest corner of the Northeast quarter
42 and the true point of beginning;

43 AND

44 the East half of the Southwest quarter;

45 AND

46 the Northwest quarter of the Southwest quarter;

1 AND

2 the Southeast quarter of Section 12, Township 24 North, Range 6
3 East, W.M.;

4 AND

5 that portion of the southwest quarter of the southwest quarter of
6 Section 5, Township 24 North, Range 7 East, W.M., lying
southwesterly of the northeasterly margin of the Redmond-Fall City
7 Road;

8 AND

9 the southwest quarter of Section 6, Township 24 North, Range 7
10 East, W.M.;

11 AND

12 that portion of the southeast quarter lying southerly of the south
13 line of the north 80 acres of the southeast quarter (by deed) in
14 Section 6, Township 24 North, Range 7 East;

15 AND

16 the north half of Section 7, Township 24 North, Range 7 East, W.M.;

17 AND

18 the northeast quarter of the southeast quarter of Section 7,
19 Township 24 North, Range 7 East, W.M.;

20 AND

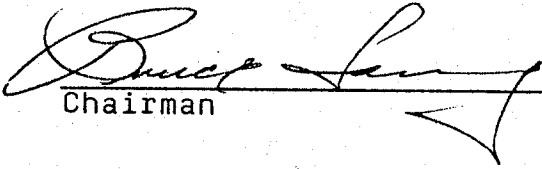
21 the northwest quarter of Section 8, Township 24 North, Range 7
22 East, W.M.;

23 Containing 3,862.5 acres, more or less.

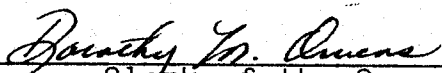
24 INTRODUCED AND READ for the first time this 3rd day
25 of October, 19 83.

26 PASSED this 24th day of October, 19 83.

27 KING COUNTY COUNCIL
28 KING COUNTY, WASHINGTON

29 
30 Chairman

31 ATTEST:

32 
33 Clerk of the Council

APPROVED this _____ day of _____, 19____.

DEEMED ENACTED WITHOUT
COUNTY EXECUTIVES SIGNATURE

DATED: 11/3/83

King County Executive

DATE: October 10, 1983

Attachment
Proposed Ord. No. 85-512

ORD 6574

KING COUNTY COUNCIL
ANNEXATION REPORT

Water District 82

Annexation of Beaver Dam

Files: BRB Temporary File 6-5 (1981)

I. BUILDING AND LAND DEVELOPMENT DIVISION REPORT:

BALD Recommendation: Approve, subject to conditions

Since this application was filed in 1981, the County has adopted the East Sammamish Community Plan (ESCP) and area zoning, and the district's Comprehensive Wastewater Plan by Ordinance 6482 on August 1, 1983. The district has also prepared a "Ground Water Resource Study for Future Water Supply" dated September 15, 1983. It concludes that the recoverable ground water in the study area (including Sahalee and Water District 82) is capable of meeting peak monthly demands of between 27,500 and 41,250 customers. This represents 6 to 9 times

BACKGROUND INFORMATION

(OVER)

Size of Parcel: 3,862.5 Acres

Community Planning Area: East Sammamish

Council District: 3 and 6

Existing Zoning and Land Use: The western half of the request is zoned SC (Potential SR)* which permits development at 4 du/acre subject to approval of a master plan, after the proposed master plan development south of SE 32nd St. is approximately 50% complete. The northeasterly 640 acres (Section 36) is zoned G5, as is that portion of the request lying south of the Duthie Hill Road and west of range 7 and a narrow strip at the eastern edge of the request. The remainder is zoned G5

II. COUNCIL STAFF RECOMMENDATION:

(OVER)

APPROVE Substitute Ordinance incorporating B.A.L.D. recommendations.

the current level of customers. The maximum potential number of customers within the designated water service area in the ESCP, which would be served by Sahalee Sewer District or Water District 82, based on the current zoning is 38,600. The likely number of customers by the year 2000 based on PSCOG estimates is 12,000. For purposes of annexation it appears there will be adequate supply to meet future demand. The district's revised water comprehensive plan now under preparation will have to analyze this issue in more detail to determine the actual capacity of its water sources and number of customers.

The request is completely within the water service area of the ESCP. It includes areas also designated as agricultural land of county-wide significance by Ordinance 3064. It is assumed that the County's land use plan controls in this instance. The western half of the request is located within a potential LSA for sewer service. The potential designation can only be realized if the area is approved for a master plan development by King County.

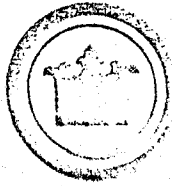
This Division believes Water District 82 is the logical purveyor in this area. They have an unwritten understanding with Sahalee Sewer District regarding potential service areas for water and sewer, to the north of this request. The proposal is consistent with that understanding. The district has contacted other purveyors of water and sewer service in the vicinity to discuss their intention and reportedly received no objections.

We recommend approval of the proposed annexation subject to the following conditions:

1. No water service shall be provided until the comprehensive water plan update is approved by King County.
2. No sewer service shall be provided until the potential LSA designated in the ESCP is realized by approval of a master plan development as set forth in the ESCP.

Existing Zoning and Land Use (continued)

(Potential SC-P). Please see attached zoning map for exact zoning boundaries. The area is largely undeveloped; there are scattered single family residences and farms.



King County Executive
Randy Revelle

November 7, 1983

The Honorable Bruce Laing
Chairman, King County Council
402 C O U R T H O U S E

RE: Ordinance 6574

Dear Mr. Chairman:

Enclosed is King County Ordinance 6574 approving annexation of the Beaver Dam Area by Water District 82.

I am allowing Ordinance 6574 to become law without my signature. We have significant concern about Water District 82's ability to service the level of growth in its service area. The Department of Planning and Community Development is presently evaluating this concern; we will advise you of the findings. In the meantime, it is premature to endorse the annexation of the Beaver Dam Area.

If you have any questions about this matter, please contact Holly Miller at 344-7503.

Sincerely,

RANDY REVELLE
King County Executive

RR:jb

cc: King County Councilmembers

ATTN: Jerry Peterson, Council Administrator
Holly Miller, Director, Department of Planning and Community Development
ATTN: Steve Miller, Deputy Director, Planning and Community Development
Bryan Glynn, Manager, Division of Building and Land Development
Harold Robertson, Manager, Division of Planning