



City Council Special Meeting/Study Session

AGENDA

March 20, 2017

6:30 pm – 10:00 pm

Call to Order

Estimate time

Executive Session: Property Acquisition pursuant to RCW 42.30.110(1)(b) and Potential Litigation pursuant to RCW42.30.110(1)(i) **6:30 pm**

Public Comment

7:30 pm

Note: *This is an opportunity for the public to address the Council. Three-minutes limit per person or five-minutes if representing the official position of a recognized community organization. If you would like to show a video or PowerPoint, it must be submitted or emailed by 5 pm, the end of the business day, to the City Clerk, Melonie Anderson at manderson@sammamish.us. Please be aware that Council meetings are videotaped and available to the public.*

Topics

- **Discussion:** Annexation Update **8:00 pm**
- **Discussion:** Eastside Fire & Rescue Interlocal Agreement **8:30 pm**

Adjournment

9:00 pm

City Council meetings are wheelchair accessible. American Sign Language (ASL) interpretation is available upon request. Please phone (425) 295-0500 at least 48 hours in advance. Assisted Listening Devices are also available upon request.



Memorandum

Date: March 20, 2017
To: City Council
From: Jeff Thomas, Director of Community Development
Re: Annexation Update

The purpose of this memorandum is to provide a brief update on the status of the City of Sammamish's four remaining potential annexation areas.

Background

As a Code City, the City of Sammamish has the following options for bringing its assigned potential annexation areas (PAAs) within the city (other available methods not relevant to this discussion are not included in this list):

1. **Petition Method** - The annexation of contiguous, unincorporated territory may be initiated by a petition signed by the equivalent of 10% of the total votes cast in the previous state general election living in the area to be annexed calling for an election to vote upon the annexation. The petition must be approved by the City Council as well as the King County Boundary Review Board. If approved, residents of the potential annexation area may hold a vote on annexation.
2. **City Council Resolution** - The annexation of contiguous, unincorporated territory may be initiated by a City Council resolution calling for an election on annexation to be held within the annexation area. If approved by the County and the King County Boundary Review Board, an election will follow.
3. **Sixty Percent Petition Method** – A petition signed by the owners of property representing not less than 10 percent of the assessed value of the property in the annexation area must be provided to City Council, which will decide whether the city will accept, reject, or geographically modify the proposed annexation. If approved, the petition must be signed by the owners of not less than 60 percent of the assessed value of the property for which annexation is petitioned. The petition must be approved by the City Council and the King County Boundary Review Board.
4. **Alternative Petition Method** - A written notice announcing an “intention to commence annexation proceedings” signed by owners of not less than 10 percent of the acreage of the area may be presented to the City Council. The Council may decide whether the city will accept, reject, or geographically modify the proposed annexation. If the City accepts, a petition must be signed by the owners of a majority of the acreage of the area proposed for annexation and a majority of the registered voters residing in the area proposed for annexation.
5. **Annexation for Municipal Purposes** – By a majority vote of the Council, the City may annex territory outside its limits for any municipal purpose if the territory is owned by the city.

PAA Summaries

A. 244th Street

Potential Annexation Method: City Council Resolution

The 244th Street PAA is approximately 279 acres in size, and contains a mix of R-1 (111 parcels) and R-4 (53 parcels) annexation zoning. This PAA contains the following recently completed developments:

- Woodhaven I – King County File #L11-P0001 (formerly known as the NE 16th Parcel)
 - This 62-lot single family subdivision, recorded in July 2015, currently has a combination of already occupied homes and homes under construction.
 - This subdivision is subject to the terms of a 2013 Mitigation Agreement with the City regarding impact fees. Should the City annex this development, the terms of this agreement will remain in place.
- Kirkwood Terrace – King County File #PLAT14-0004
 - This 11-lot single family subdivision, recorded in August 2016, currently has a combination of already occupied homes and homes under construction.

The following developments are currently under construction within the 244th Street PAA, and are not included among the R-1 and R-4 parcel figures above:

- Twins Ridge – King County File #PLAT12-0003
 - This is a proposed 59-lot single family subdivision that is currently under construction. The project received preliminary approval in April 2014, and is also subject to the 2013 Mitigation Agreement with the City. The terms will stay in place if this area is annexed.
- Shillam – King County File #PLAT14-0007
 - This is a proposed 20-lot single family subdivision that is currently under construction. The project received preliminary approval in May 2015, and is also subject to the 2013 Mitigation Agreement with the City. The terms will stay in place if this area is annexed.

In addition, a single family subdivision development proposal (PREA17-0008) on an approximately 6.6-acre site is currently under pre-application review by King County.

Annexation of the 244th Street PAA is not on the City's 2017 work program. The City Council may provide direction to place it on the 2018 work program.

B. Aldarra Golf Club

Potential Annexation Method: N/A

The City has approached the golf club numerous times regarding potential annexation to Sammamish, and the owners of the club have not expressed interest in doing so.

C. Soaring Eagle Parcel

Potential Annexation Method: Annexation for Municipal Purposes

The City owns the approximately 30-acre parcel, which is within the boundaries of Soaring Eagle Regional Park. This annexation is part of the 2017 City work program.

D. Evans Creek Preserve Parking Lot

Potential Annexation Method: Annexation for Municipal Purposes

There are two parcels in this annexation area: a City-owned parcel approximately 0.85 acres in size that contains a portion of the Evans Creek Preserve parking lot and a portion of the Preserve itself, and an approximately 1.2-acre parcel owned by Northeast Sammamish Sewer and Water District that contains the District's offices and a parking lot. This annexation is part of the 2017 City work program.

Attachments

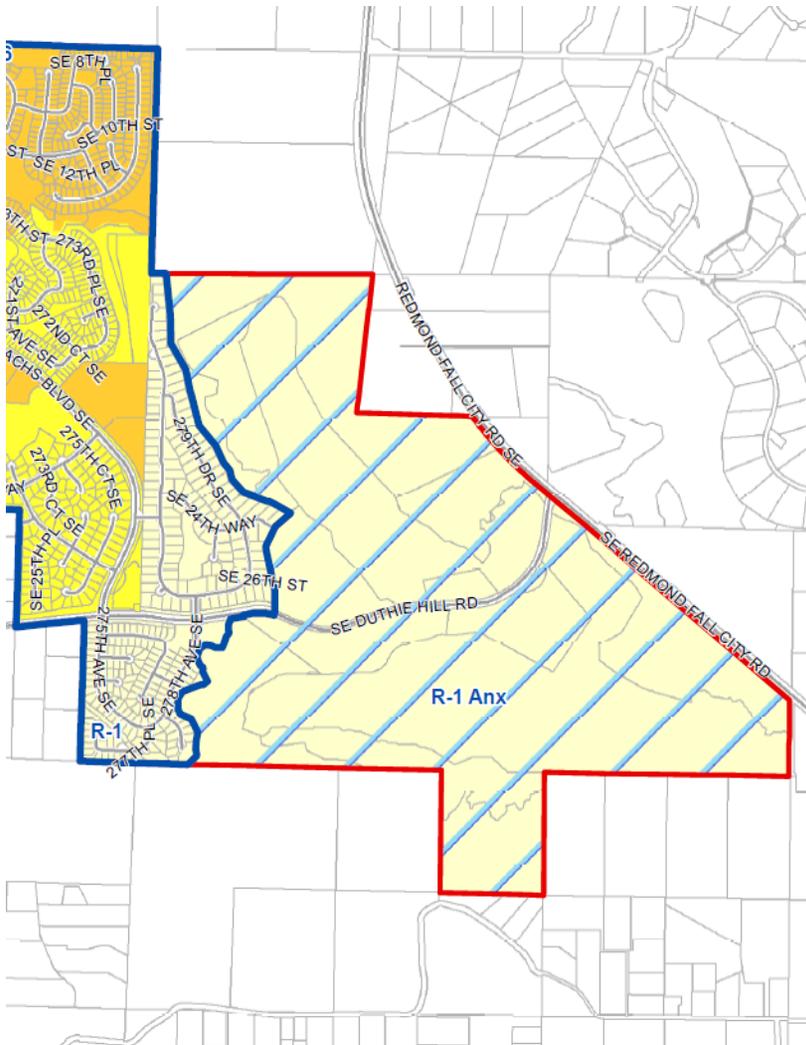
Attachment A – Map of 244th Street PAA

Attachment B – Map of Aldarra Golf Club PAA

Attachment C – Map of Soaring Eagle PAA

Attachment D – Map of Evans Creek Parking Lot PAA

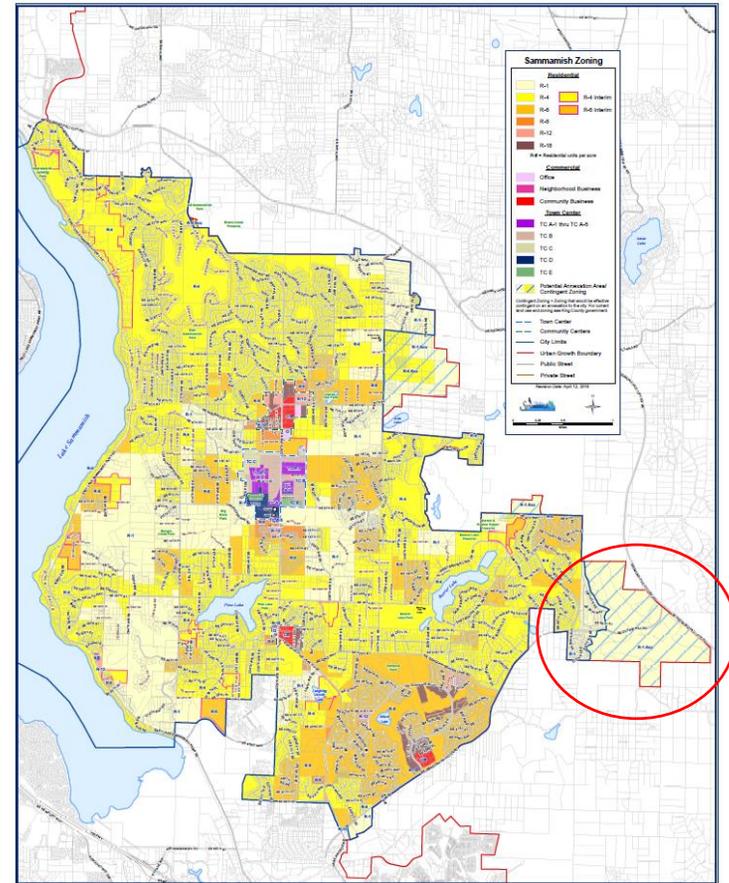
Aldarra Golf Club
Potential Annexation Area



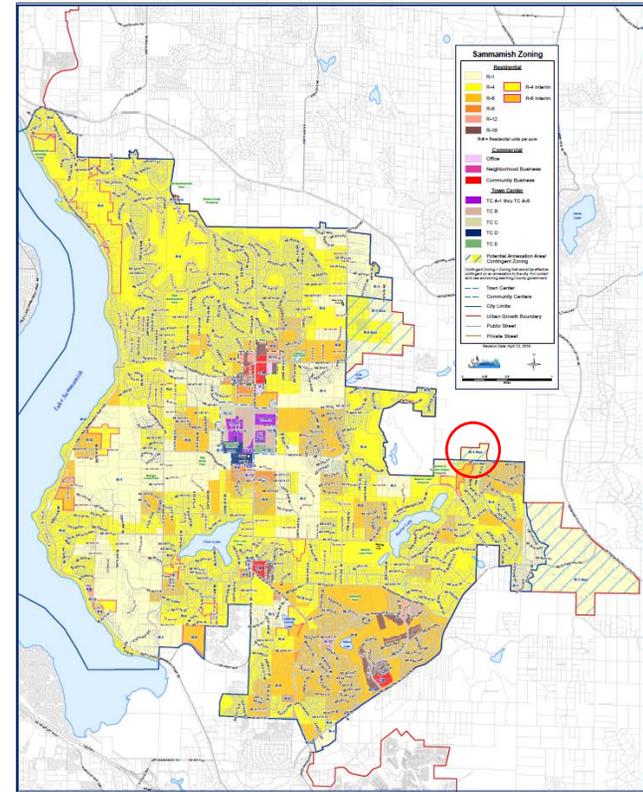
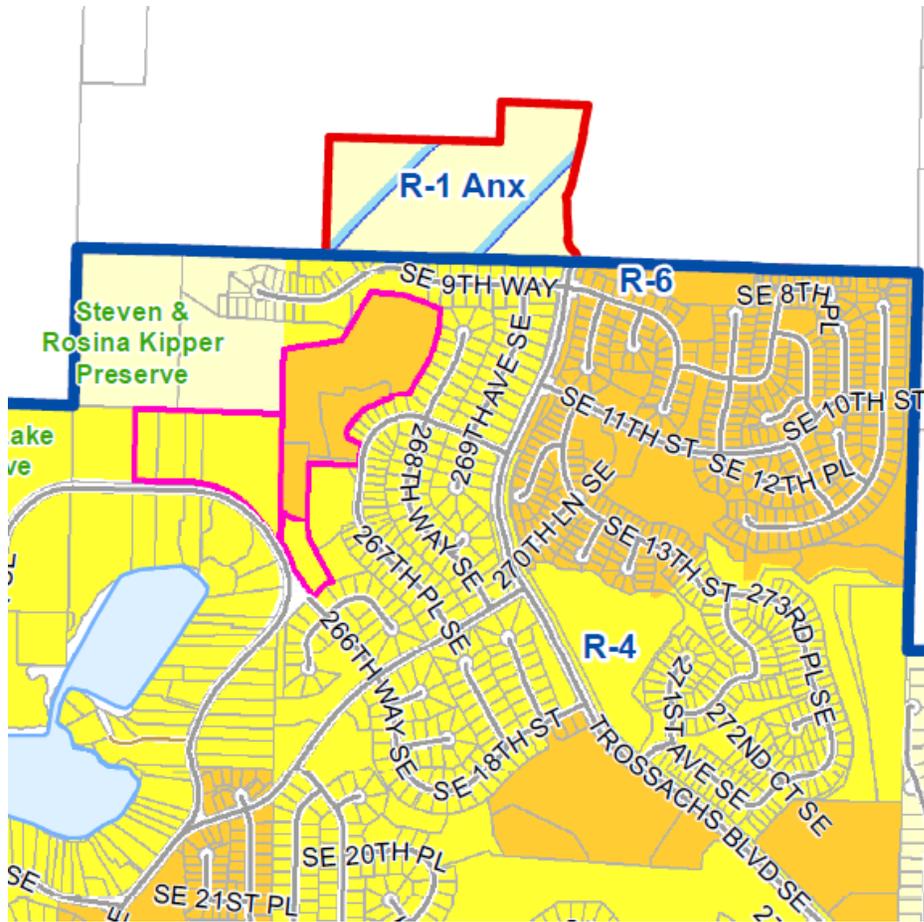
Number of Parcels: 13

Total Area: Approximately 512 acres

Number of R-1 Anx zoned Parcels: 14



Soaring Eagle
Potential Annexation Area

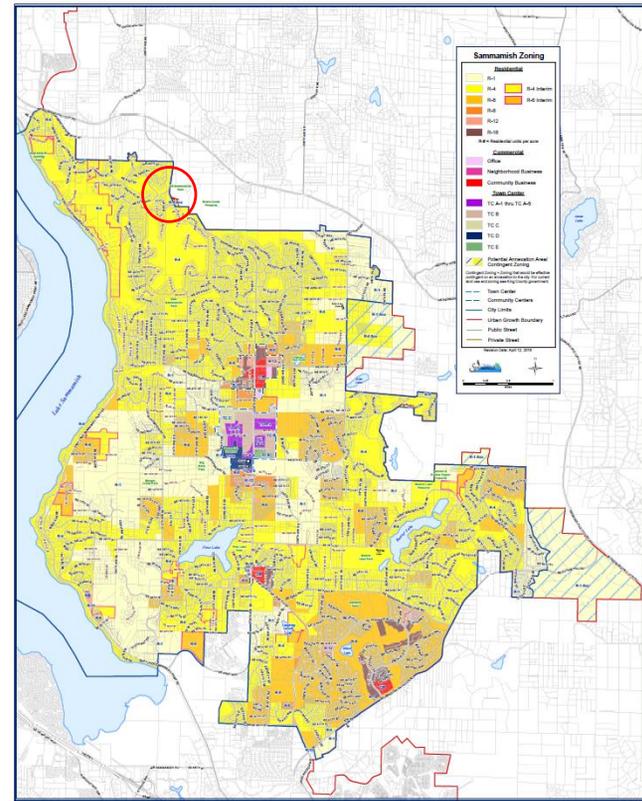
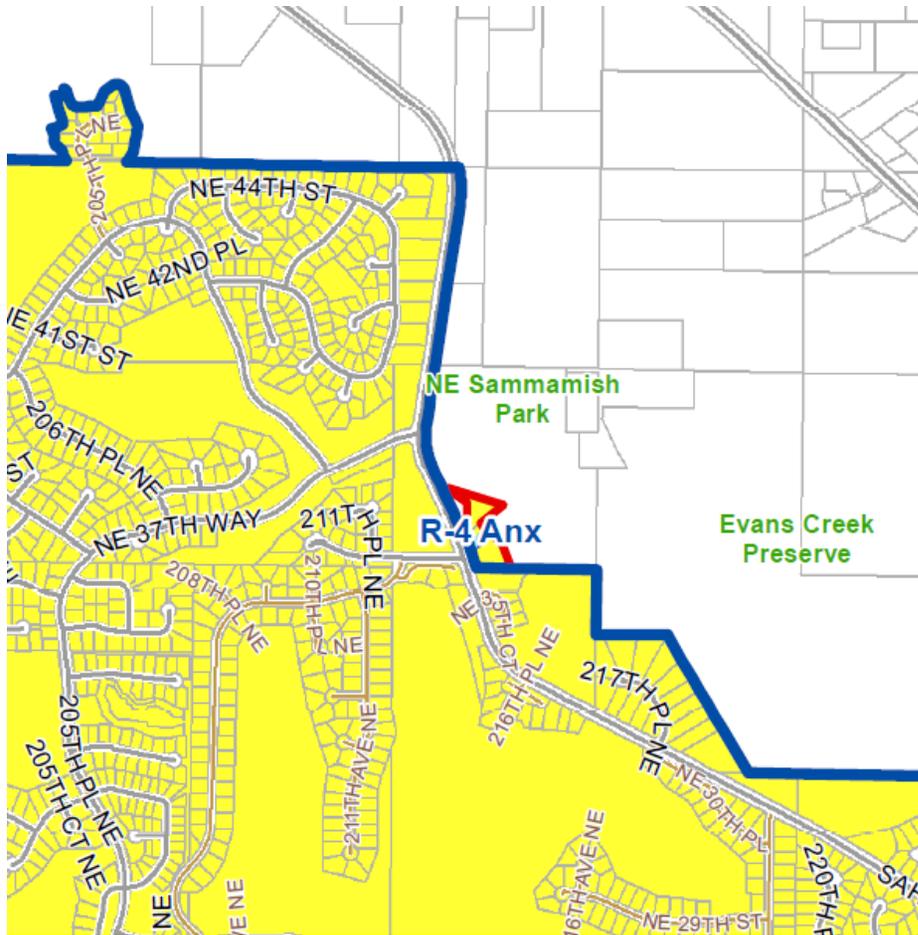


Number of Parcels: 1

Total Area: 30 acres

Number of R-1 Anx zoned Parcels: 1

Evans Creek Preserve Parking Lot
Potential Annexation Area



Number of Parcels: 2

Total Area: 2.07 acres

Number of R-4 Anx zoned Parcels: 2

Eastside Fire & Rescue Interlocal Agreement



