

**CITY OF SAMMAMISH
WASHINGTON
RESOLUTION NO. R2015-651**

**A RESOLUTION OF THE CITY OF SAMMAMISH CITY COUNCIL
INITIATING ANNEXATION OF THE MYSTIC LAKE ISLAND OF
TERRITORY**

WHEREAS, RCW 35A.14.295 provides that annexation of an unincorporated island of territory to a charter code city may be initiated by passing a resolution identifying the island area and population to be annexed; and

WHEREAS, the City of Sammamish (the 'City') is a code city planning under the requirements of RCW 36.70A; and

WHEREAS, the Mystic Lake property (the 'Property' as described further in **Exhibit A**) is located in unincorporated King County north of NE 14th Street and West of 244th Avenue NE within a City Potential Annexation Area (PAA); and

WHEREAS, the Property qualifies as an unincorporated island of territory under RCW 35A.14.295 (1) (b) as outlined in **Exhibit B**; and

WHEREAS, the Property is currently one single property of 45.23 acres with no residents, no voters, and one owner; and

WHEREAS, the Property shares more than eighty percent of it's boundary with the City, is located in King County; and

WHEREAS, the Property use is residential in character and the site is currently under development to accommodate 115 new single family homes by subdivision initiated through King County; and

WHEREAS, annexation of the Property provides for optimal consistency in service delivery to the future residents of the subdivision; and

WHEREAS, the timing of Property annexation affects the jurisdictional filing of construction permits; and

WHEREAS, processing of construction permits within the City ensures application of the City standard of code, review, and inspection; and

WHEREAS, the Property owner has entered into agreement with the City regarding design and construction of the subdivision and is in agreement with the City regarding annexation of the Property; and

WHEREAS, on April 21, 2008, the City Council adopted Ordinances O2008-228 and

O2008–229, which adopted contingent comprehensive plan land use and zoning designations for such PAAs to be effective upon their annexation; and

WHEREAS, on December 1, 2015, the City Council considered this annexation resolution as part of the regular City Council meeting; and

WHEREAS, the Sammamish City Council desires to initiate the proposed annexation,

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

Section 1. Initiation of Annexation. The Sammamish City Council hereby initiates the annexation process to annex the Mystic Lake Property, as described in **Exhibit A**, into the City.

Section 2. Public Hearing. The Sammamish City Council hereby sets the date of public hearing on the Mystic Lake Annexation to be held on February 2, 2016.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 1st DAY OF DECEMBER, 2015

CITY OF SAMMAMISH


Thomas E. Vance, Mayor

ATTEST/AUTHENTICATED:


Melonie Anderson, City Clerk

Approved as to form:


Mike Kenyon, City Attorney

Filed with the City Clerk: November 24, 2015
Passed by the City Council: December 1, 2015
Resolution Number: R2015-651

EXHIBIT A

City of Sammamish 2015 Comprehensive Plan Potential Annexation Areas Map

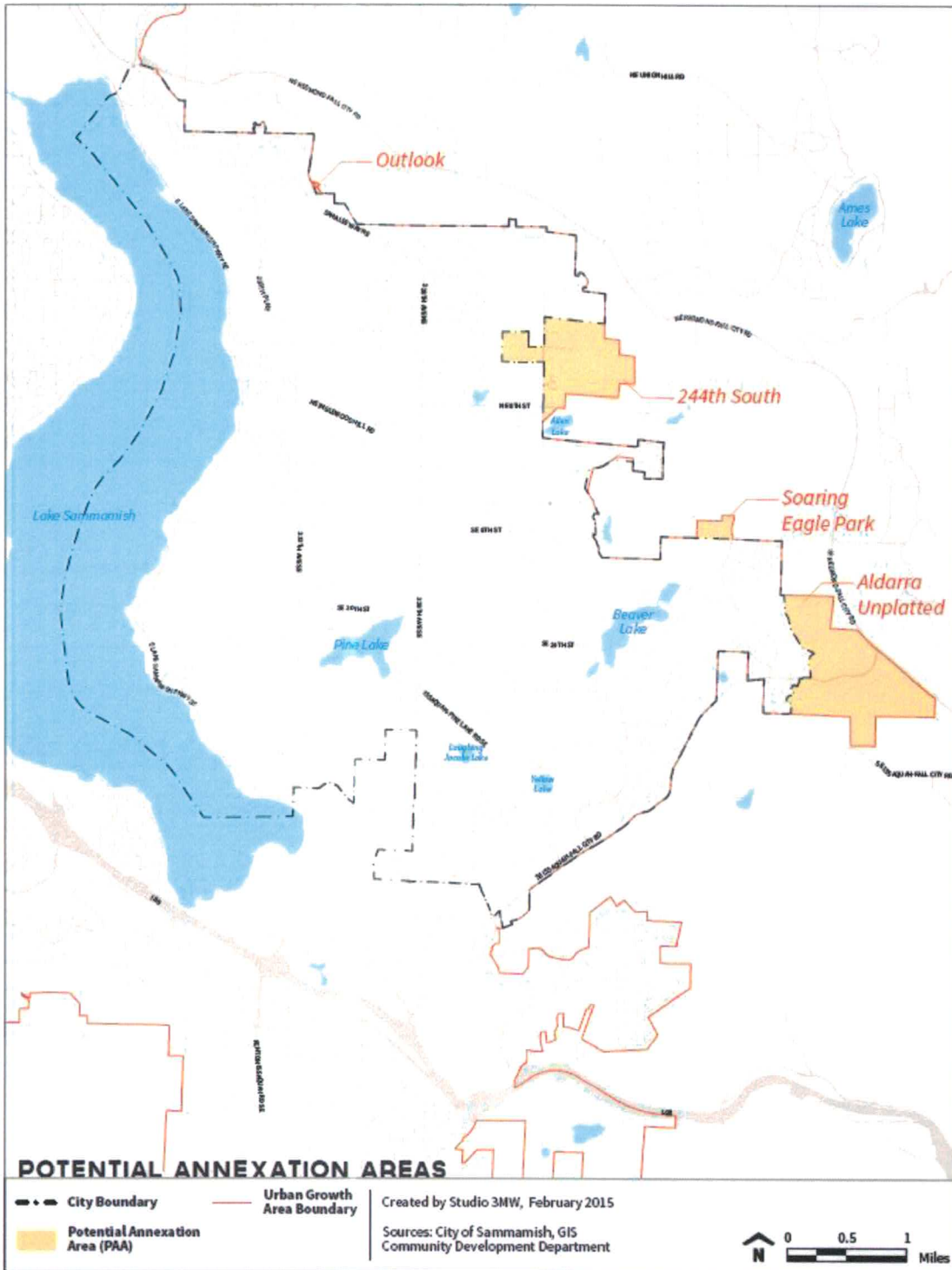


EXHIBIT A

Mystic Lake Property Legal Description

THE EAST THREE-FOURTHS OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;

THE EAST THREE-FOURTHS OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;

AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;

ALL IN SECTION 27, TOWNSHIP 25 NORTH, RANGE 6 EAST, W. M., KING COUNTY, WASHINGTON;

EXCEPT THE EAST 30 FEET THEREOF LYING WITHIN THE RIGHT OF WAY OF 244TH AVENUE SOUTHEAST, AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 4781250;

ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF SAMMAMISH BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 20111003001465;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT B

RCW 35A.14.295

Annexation of unincorporated island of territory within code city — Resolution — Notice of hearing.

(1) The legislative body of a code city may resolve to annex territory to the city if there is within the city, unincorporated territory:

(a) Containing less than one hundred seventy-five acres and having all of the boundaries of such area contiguous to the code city; or

Finding: Does not qualify. See item (b) below.

(b) Of any size containing residential property owners and having at least eighty percent of the boundaries of such area contiguous to the city. Territory annexed under this subsection (1)(b) must be within the same county and within the same urban growth area designated under RCW [36.70A.110](#), and the city must plan under chapter [36.70A](#) RCW.

Finding: The Mystic Lake Property is embraced by boundaries of the City of Sammamish and shares more than eighty percent of the boundary with the City. The Property is located in the same county (King) as the City and is within the same urban growth area. The Property is identified as a Potential Annexation Area (PAA) within the City of Sammamish Comprehensive Plan.

(2) The resolution shall describe the boundaries of the area to be annexed, state the number of voters residing therein as nearly as may be, and set a date for a public hearing on such resolution for annexation. Notice of the hearing shall be given by publication of the resolution at least once a week for two weeks prior to the date of the hearing, in one or more newspapers of general circulation within the code city and one or more newspapers of general circulation within the area to be annexed.

Finding: The resolution under consideration by the Council describes the boundaries of the area to be annexed (Exhibit A) and sets the date for public hearing as February 2, 2016. In anticipation of the public hearing proper notification will be provided to the public in the form described above and in accordance with the requirements of the Sammamish Municipal Code.

(3) For purposes of subsection (1)(b) of this section, territory bounded by a river, lake, or other body of water is considered contiguous to a city that is also bounded by the same river, lake, or other body of water.

Finding: The Mystic Lake Property is not bounded by a river, lake, or other body of water.