CITY OF SAMMAMISH
WASHINGTON
ORDINANCE NO. O2008-246

AN ORDINANCE OF THE CITY OF SAMMAMISH ANNEXING THE CAMDEN PARK, CAMDEN PARK ESTATES, DEVEREUX AND THE TRAILS AT CAMDEN PARK NEIGHBORHOODS AND ADDITIONAL ADJACENT AREAS TO THE NORTH

WHEREAS, RCW 35A.14.120 provides that "proceedings for initiating annexation of unincorporated territory to a charter code city or non-charter code city may be commenced by the filing of a petition of property owners of the territory proposed to be annexed," but that "prior to the circulation of a petition for annexation, the initiating party or parties, who shall be the owners of not less than ten percent in value, according to the assessed valuation for general taxation of the property for which annexation is sought, shall notify the legislative body of the code city in writing of their intention to commence annexation proceedings"; and

WHEREAS, on August 28, 2008, residents of the Camden Park, Camden Park Estates, Devereux and the Trails at Camden Park neighborhoods notified the City of their intent to commence annexation proceedings, by submitting a letter with the signatures of the owners of not less than ten percent in value of the proposed annexation area; and

WHEREAS, these areas are contiguous, and are located in unincorporated King County just east of 244th Ave NE between approximately NE 20th St and NE 25th St in a Potential Annexation Area (PAA) adopted by the City Council in 2006 and 2007; and

WHEREAS, on April 21, 2008 the City Council adopted Ordinances O2008-228 and -229, which adopted contingent comprehensive plan land use and zoning designations for such PAA's to be effective upon their annexation; and

WHEREAS, on October 21, 2008, the City Council met with the initiating parties as part of the regular City Council meeting and considered a resolution authorizing the initiating parties to circulate an annexation petition seeking the signatures of the owners of 60% of the assessed valuation of property within the annexation area; and

WHEREAS, city staff and the annexation proponents supported modification of the Urban Growth Area (UGA) and to add the six (6) existing Camden Park Estate lots just east of the proposed annexation area; and

WHEREAS, modification of the UGA boundary to include the six (6) lots in Camden Park Estates was approved by the County Council on October 6th, 2008; and

WHEREAS, modification of the boundaries of the proposed Camden Park annexation to include those six Camden Park Estates lots, as well as the area to the north up to the Urban Growth Area boundary at approximately NE 31st Street, creates a more logical annexation area; and
WHEREAS, on October 21, 2008, the Sammamish City Council adopted Resolution No. 2008-346, which accepted the proposed annexation and authorized the initiating parties to circulate an annexation petition seeking the signatures of the owners of 60% of the assessed valuation of property within the proposed annexation, on the condition that the boundaries of the annexation area be modified to include the six Camden Park Estate lots just east of the originally proposed annexation area as well as the area to the north up to the Urban Growth Area boundary at approximately NE 31st Street (the "Camden Park Annexation Area"), and that petition signers consent to the assumption of the modified annexation area’s pro-rate share of existing city indebtedness, if any; and

WHEREAS, on November 14, 2008, a petition a copy of which is attached as Exhibit A hereto was submitted to the City of Sammamish seeking annexation of the Camden Park Annexation Area; and

WHEREAS, pursuant to RCW 35A.01.040 (9), the petition was forwarded to the King County Assessor for a determination as to the sufficiency of signatures thereon; and

WHEREAS, on November 18, 2008 the King County Assessor determined that the petition contains the signatures of the owners of 60% of the assessed valuation of property located within the proposed Camden Park Annexation Area, and so notified the City of Sammamish of that determination in writing; and

WHEREAS, on December 2, 2008, the Sammamish City Council held a public hearing following publication of notice thereof as provided in RCW 35A.14.130; and

WHEREAS, the Sammamish City Council desires to annex the area described and shown in the petition;

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

Section 1. Annexation. The City of Sammamish hereby annexes the Camden Park Annexation Area, which is legally described in Exhibit B and depicted on the map in Exhibit C, which exhibits are attached hereto and incorporated herein by reference.

Section 2. Conditions Upon Annexation.

A. Comprehensive Plan and zoning designations. All properties within the Camden Park Annexation Area shall be subject to the Comprehensive Plan and zoning designations set forth in City of Sammamish Ordinance Nos. O2008-228 and O2008-229.

B. Assumption of Existing Indebtedness. All property within the Camden Park Annexation Area shall be assessed and taxed at the same rate and on the same basis as the property in the City of Sammamish is assessed and taxed to pay for the portion of outstanding city indebtedness, if any, which indebtedness has been approved by the voters, contracted for, or
incurred prior to, or existing at, the effective date of the annexation in Section 1 of this Ordinance.

Section 3. Preparation of Notice of Intent to Annex. The City Manager, and/or his designees, are hereby authorized and directed to prepare and submit a Notice of Intention to Annex to the King County Boundary Review Board no later than one hundred eighty (180) days of the effective date of this Ordinance. The City Manager and/or his designees are hereby authorized and directed to take such other steps with respect to said Notice of Intention or otherwise as they deem necessary to implement the annexation in Section 1 of this Ordinance.

Section 4. Effective Date. (Revised) This ordinance shall be effective within five (5) days after passage and publication, except that Sections 1 and 2 of this ordinance shall not be effective until the effective date of approval of the King County Boundary Review Board ("BRB") pursuant to Chapter 36.93 RCW, provided such BRB approval is effective prior to April 15, 2009. If BRB approval is effective on or after April 15, 2009, Sections 1 and 2 of this ordinance shall be effective on July 31, 2009.

Section 5. Certification of Ordinance to King County. Pursuant to RCW 35A.14.140, upon passage the City Clerk is directed to file a certified copy of this Ordinance with the King County Council.

Section 6. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 16th DAY OF DECEMBER, 2008

CITY OF SAMMAMISH

Mayor Lee Felling

ATTEST AUTHENTICATED:

Melonie Anderson, City Clerk

Approved as to form:

Bruce L. Disend, City Attorney

Filed with the City Clerk: December 10, 2008
Public Hearing: December 2, 2008
First Reading: December 2, 2008
Passed by the City Council: December 16, 2008
Date of Publication: December 20, 2008
Effective Date: December 25, 2008
November 13, 2008

Mr. Kamuron Gurol  
Director – Community Development  
City of Sammamish  
801 228th Avenue SE  
Sammamish, Washington 98075

RE: SUBMISSION OF 60% ANNEXATION PETITION MATERIALS ON BEHALF OF CAMDEN PARK AND 244th NORTH PAAs

Dear Mr. Gurol:

At long last, I am pleased to enclose petition materials on behalf of residents in the Camden Park and 244th North PAAs. As you will see, I believe our results handily meet the 60% of assessed value criterion.

In this letter, I have provided a brief review of our methodology and results such that this letter and enclosures can serve as a complete record of our activities at this stage in the process.

PETITION MATERIALS, INSTRUCTIONS FOR VOLUNTEERS AND PETITIONING PERIOD: Community volunteers were supplied with petition forms, a map and a description of the annexation area boundary that were prepared by City of Sammamish staff. Additional supplementary instructions, a copy of a flyer for the November 5th informational meeting and a copy of the Sammamish park bond & levy information sheet were also provided to petition volunteers for their use as needed. A sample copy of the materials provided to petition volunteers is enclosed as Attachment A.

Petition volunteers actively pursued signature collection during the period from October 26 through November 11, 2008. During this period, petition pages were physically handled by the following individuals:

- Sally Oveson 24838 NE 20th Street  
- Kelly Dillingham 2506 248th Terrace NE  
- Terri Thompson 24518 NE 27th Place  
- Christopher Toombs 2220 247th Court NE

COLLECTION AND COMPILATION OF PETITION PAGES: Completed petition pages were collected and first subject to a preliminary review for completeness.
and to resolve any potential questions with the volunteer who collected the signature. Petition pages were then annotated with an index number which appears in the left margin of the page beside each signature line. This index number corresponds to the number in the first column of the attached spreadsheet showing parcel number, property address, owners name, assessed value data and community name. These source data originated from the King County Assessor’s Office and were supplied to us by Emily Arteche in July 2008.

This step was taken to facilitate the review and verification process that we understand will be performed by the Assessor’s Office. Original petition pages and the accompanying spreadsheet are enclosed as Attachment B.

**PETITION RESULTS:** The petition pages contain signatures of 93 owners out of a total of 121 residential parcels in the Camden Park and 244th North PAAs, demonstrating that roughly 77% of parcel owners are in favor of annexation.

In addition, the results also indicate that support for annexation is broadly present in each of the four major neighborhoods of the Camden Park and 244th North PAAs. The results, summarized by neighborhood, are as follows:

<table>
<thead>
<tr>
<th>NEIGHBORHOOD</th>
<th>SIGNATURES I # OF HOMES</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Camden Park &amp; Estates</td>
<td>49 of 53</td>
<td>92%</td>
</tr>
<tr>
<td>Devereux</td>
<td>7 of 10</td>
<td>70%</td>
</tr>
<tr>
<td>Trails at Camden Park</td>
<td>23 of 26</td>
<td>88%</td>
</tr>
<tr>
<td>27th Street</td>
<td>11 of 12</td>
<td>92%</td>
</tr>
</tbody>
</table>

When we use the aforementioned Assessor’s data, we find that the aggregate assessed value of the entire Camden Park and 244th North PAAs amounts to $99,242,000.

Using that same dataset, we find the combined assessed value from all petition signers amounts to $81,704,000. As such, the petition pages represent the support of 81.3% of the assessed value within the annexation area.

**VERIFICATION OF SIGNATURES AND AV COMPUTATION:** In the verification process that will be performed by the Assessor’s office, we expect nearly 100% (if not complete) validation of the individual signatures. In addition, we anticipate that the Assessor’s current data may differ somewhat from the data we used to compute assessed values. While we do expect our assessed value computations to change slightly, we do not believe this would jeopardize the 60% of assessed value threshold required at this stage.

Assuming the petition verification process can be completed quickly and we can maintain the brisk pace that we seem to be keeping lately, we look forward to presenting our results in person before the Sammamish City Council on December 2nd.
In addition, I believe it is in both our interests to begin collaborating on the Notice of Intent (NOI) submission to the Boundary Review Board (BRB) for timely submission following City Council action.

As you might imagine, I am very pleased to have arrived at this milestone. On behalf of the petitioners, I look forward to continuing to work with you and the City of Sammamish on this project.

Sincerely,

Christopher Toombs
Chair, Camden Park Annexation Committee
Secretary, Camden Park Homeowner’s Association
// on behalf of Camden Park and Camden Park Estates residents
// on behalf of residents within the Camden Park and 244th North PAAs

Enclosures:

ATTACHMENT A: PETITIONING MATERIALS DELIVERED TO VOLUNTEERS
A1 Petition volunteer instructions
A2 Blank annexation petition form
A3 Annexation area map and description
A4 Flyer for November 5 informational meeting
A5 Sammamish park bond & levy information sheet

ATTACHMENT B: PETITION RESULTS
B1 Original signed petition forms
B2 Indexed spreadsheet of petition signatures

cc: Sally Oveson
Linda Guerrette, Devereux HOA
Julie Chappell, Devereux HOA
Kelly Dillingham, Trails at Camden Park HOA
Terri Thompson, 27th Street Neighborhood
Petition Volunteer Instructions

1) TELL HOMEOWNER YOU ARE COLLECTING SIGNATURES IN SUPPORT FOR ANNEXATION OF YOUR NEIGHBORHOOD INTO CITY OF SAMMAMISH

2) REVIEW ANNEXATION BOUNDARY ON MAP
   • show homeowner location within the annexation area; leave copy if they'd like

3) REVIEW PROPERTY TAX SAVINGS USING LEVY RATES AND SPREADSHEET DATA
   • 244th North, Devereux, Trails: $10.78 per $10,000 AV drops to $10.05
   • Camden Park & Estates: $10.23 per $10,000 AV drops to $9.50
   • If Sammamish Park & Bond Levy passes, this will “cut into” property tax savings at rate of $0.18 per $10,000 AV

4) ON REQUESTS FOR MORE INFORMATION BEFORE SIGNING?
   • flyer on Wed Nov 5th info meeting at Carson Elementary from 6:30-8:00pm
   • flyer on Sammamish park and body levy info sheet

5) REVIEW PETITION WARNING PRIOR TO COLLECTING SIGNATURE
   • fill out clearly printed name; sign and date in blue or black ink
   • address and parcel number can be filled in later
PETITION FORM FOR PROPERTY OWNERS

Annexation Name: Camden Park, Camden Park Estate, Devereux, the Trails at Camden Park Neighborhoods and additional adjacent areas to the north

Instructions

1. All signatures on this petition must be the person’s true name.
2. Do not sign more than one of these petitions.
3. Signatures must be in blue or black ink.
4. Only property owners (as shown by county records) may sign.
5. If a property is owned by more than one person, only one owner needs to sign but both may sign. Mortgage lenders do not need to sign.
6. Where real estate contracts are involved, only the purchaser needs to sign as long as the contract is recorded with the county; otherwise, only the contract seller is authorized to sign.
7. If a property is owned by a corporation, only a corporate officer who is explicitly authorized by the bylaws to execute deeds or encumbrances on behalf of the corporation can sign.
8. If you own multiple parcels of property within the proposed annexation area you only need to sign once.

Declaration

I/We, the undersigned property owners, by our signatures do petition the City of Sammamish to annex an area of unincorporated King County, lying contiguous to the City of Sammamish, and referred to as the annexation of Camden Park, Camden Park Estate, Devereux, the Trails at Camden Park Neighborhoods and additional adjacent areas to the north. This area is indicated on the map attached as Exhibit A and legally described on the attached Exhibit B. Pursuant to the motion passed by the Sammamish City Council on October 21, 2008, the annexation area shall, upon annexation, be subject to its proportionate share of the City’s existing indebtedness. The annexation area shall also be subject to 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.
EXCEPT FROM SAMMAMISH CITY COUNCIL MINUTES: Pursuant to RCW 35A.14.120, the following quotation is from the minute entry from the October 21, 2008 Sammamish City Council meeting regarding the zoning and indebtedness requirements pertaining to the proposed annexation area:

After completion of the staff presentation of the annexation proposal, Councilmember Huckabay moved and Councilmember Petitti seconded, that the proposed annexation areas boundaries be established as presented by staff, that the 60% petition for annexation, as set forth in RCW 35A.14.120, be authorized for circulation in the proposed annexation area and that the area, upon annexation, be subject to its proportionate share of the existing indebtedness of the City of Sammamish, and that the area be subject to the zoning requirements for newly annexed areas as set forth in the Sammamish Municipal Code. Motion passed by unanimous vote of the Council, 7-0.

WARNING

Every person who signs this petition with any other than his/her true Name, or signs a petition when he/she is otherwise not qualified to sign, or who makes herein any false statement, may be guilty of misdemeanor

NOTE TO SIGNORS: If you own more than one tax parcel within the annexation area, your signature on this petition will constitute your commitment for all property owned by you within the proposed annexation area.

NAME (Print):
SIGNATURE:
ADDRESS:
PROPERTY DESCRIPTION: (Ten-digit tax lot number or subdivision and lot number)

NAME (Print):
SIGNATURE:
ADDRESS:
PROPERTY DESCRIPTION: (Ten-digit tax lot number or subdivision and lot number)
ANNEXATION
LEGAL DESCRIPTION

The North Half, of the Northwest Quarter, of Section 26, Township 25 North, Range 6 East, W.M.;

TOGETHER WITH, the West Half, of the Southwest Quarter, of Section 23, Township 25 North, Range 6 East, W.M.;
EXCEPT the North 210 feet thereof;

ALSO TOGETHER WITH the Plat of North Camden, recording number 20010508001276, records of King County, Washington, lying within the Southwest Quarter, of Section 23, Township 25 North, Range 6 East, W.M.;
EXCEPT Sensitive Area Tract 'F' thereof;

ALSO TOGETHER WITH that portion of the Southeast quarter, of Section 22, Township 25 North, Range 6 East, W.M. lying Easterly of the Easterly right-of-way of 244th Avenue N.E.

\[Signature\]
11-06-2008