

Greenwood Point-South Cove Potential Annexation Area

Dear Greenwood Point-South Cove Area Residents:

You will have the opportunity to vote on whether or not to annex to Issaquah on Election Day - Tuesday, November 8, 2005!

Annexation of the Greenwood Point-South Cove Potential Annexation Area began in earnest in 2003 when the City Council, at the request of several annexation area residents, commissioned a study to analyze the revenues and costs associated with annexation. A major step toward annexation occurred this summer when the Washington State Boundary Review Board for King County held public hearings on the annexations, found they were consistent with the State Growth Management Act and other annexation requirements and approved them.

Now it's up to you and your neighbors to decide if you want to join the City of Issaquah or remain in unincorporated King County.

Whether or not to annex is a major decision for all of us. I hope this brochure (and additional information on the city website - www.ci.issaquah.wa.us) will help answer any questions you may have.

Remember to vote on election day.

Sincerely,



Ava Frisinger, Mayor

**The Annexation
Election is
November 8, 2005**

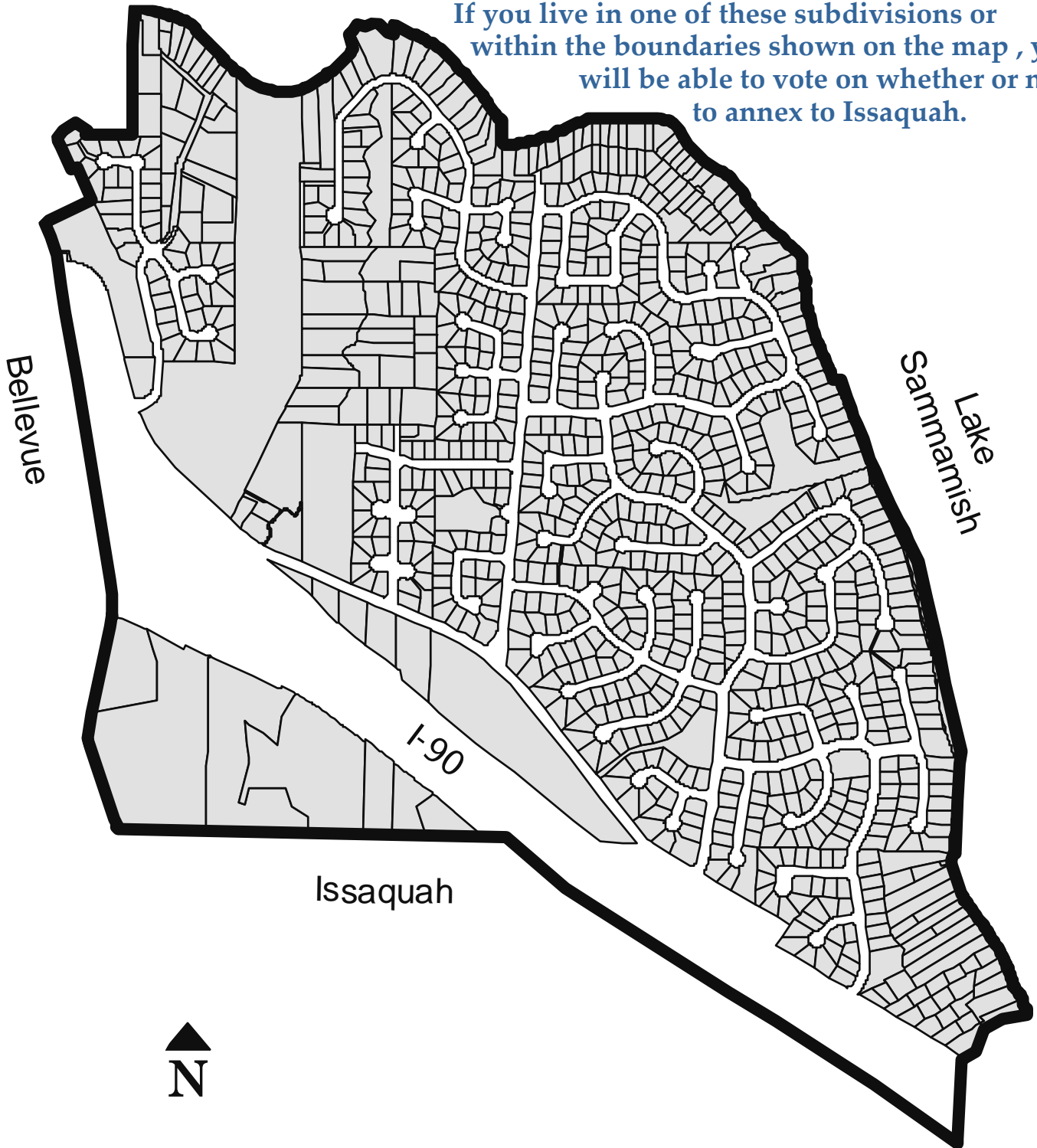
At that time you can vote on:

1. Whether or not to annex to the City of Issaquah; and,
2. Whether or not to assume a fair share of the City's existing bonded indebtedness

GREENWOOD POINT-SOUTH COVE

The Greenwood Point-South Cove PAA includes the residential neighborhoods of Greenwood Point, Lake West, Lakemont Triangle, Lewis Creek, Meadowbrook Point, Meerwood, Sammamish Beach Club, Sammamish Bluffs, Sammamish View, South Cove, Timberlake Lane, Waterford Terrace and Weatherwood.

If you live in one of these subdivisions or within the boundaries shown on the map, you will be able to vote on whether or not to annex to Issaquah.



LOCAL REPRESENTATION

If annexation occurs, your primary local representation would shift from the King County Council to the Issaquah City Council.

Issaquah has a “Mayor/Council” form of government. All of the people elect the Mayor, who serves as the chief administrator of the City and leads the City Council meetings. All voters also elect the seven member City Council. The City does not have separate

wards or districts; all City Council positions are “at large.” This means that each Issaquah elected official represents the entire city.

Issaquah’s Guiding Principles

1. *Environmental Excellence* – exemplified by hundreds of volunteers helping to plant trees along Issaquah Creek.
2. *Innovative & Integrated Planning* – illustrated by Issaquah Highlands, an award winning development where cutting edge practices are receiving national attention.
3. *Community Involvement* – shown by over 150 citizens serving on City boards and commissions & providing recommendations to the Mayor and City Council.
4. *A People Place* – demonstrated by the community’s commitment to the arts, human services & recreation programs.
5. *A Balanced Community* – evidenced by the City’s Land Use Codes and Plans that balance growth with the City’s infrastructure and environmental goals.
6. *Excellence in Governmental Services* – substantiated by citizen surveys showing a high level of satisfaction with the City’s customer service and the ethics of its employees.

Emergency Services

Most people wonder what the difference will be for emergency services when they join the city. Police services will shift from the King County Sheriff to the Issaquah Police Department, but fire services will remain the same.

Changes in Police Services



Today, both annexation areas are policed by the King County Sheriff’s Department. All 9-1-1 calls from the annexation area are routed to King County, and either an officer is dispatched to the scene or, in some cases, a police report is taken over the phone.

If annexation occurs, the City of Issaquah Police Department would assume jurisdiction for law enforcement in the area.

9-1-1 calls would be routed to the City’s own dispatching center, and a City police officer would respond.

City Police Officers respond to all calls for service.

The City also has an extensive and successful community-oriented policing program.

Fire Services

The City Fire Department and Fire District #10 consolidated into one entity – Eastside Fire & Rescue – in 1999. The result is that Eastside Fire and Rescue serves the City of Issaquah and both annexation areas. There would not be any change in the fire service provider, or the level of service, if annexation occurs.

By The Numbers

Population	
Issaquah Today	17,060
Greenwood Point-South Cove PAA	3,176
Area	
Issaquah Today	10.73 sq. miles
Greenwood Point-South Cove PAA	.63 sq. miles
Assessed Value	
Issaquah Today	\$ 3.34 Billion
Greenwood Point-South Cove PAA	\$.98 Billion
Taxable Retail Sales	
Issaquah Today	\$ 1.02 Billion
Greenwood Point-South Cove PAA	— — —

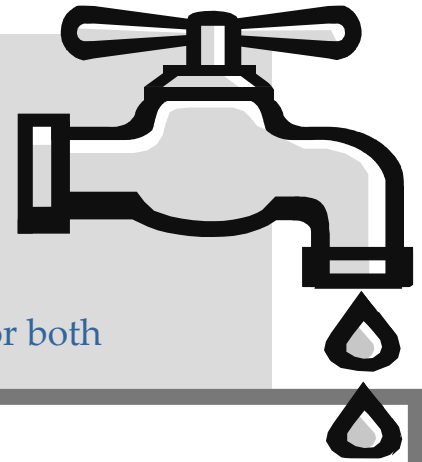
Land Use & Utilities

Land Use and Storm Water Utility Service are two important services provided by local government that will change with annexation.

Land Use

The City will be responsible for future land use planning, zoning and permitting for all development in the area after annexation.

The City Council has adopted City zoning designations for both annexation areas that are most comparable to the existing King County zoning. The City zoning will apply if annexation occurs. The City Council would approve any future changes in the land use and/or zoning designations within the annexation area.



Utilities

You will continue to be served by most of your current utility providers if annexation occurs. However, storm water management is one utility-related service that will change from King County to Issaquah if annexation occurs.

Financial Implications

"For less tax, the citizens (in the annexation area) would receive improved services. The PAA taxpayers would receive a net reduction of \$1.54 per \$1000 assessed valuation in the property tax levy rate, which substantially exceeds the increases in utility tax and storm water utility fees that would be incurred."

Klahanie and Greenwood Point-South Cove Annexation Study: Final Report, February 17, 2004, page 12

A tax comparison using 2005 tax rates for a sample single-family home is shown on the next page. The overall annual tax savings *in this example* is about \$450 per year.

However, because of the lag time between annexation and changes in the taxation boundaries, *the timing of the savings depends on the effective date of the annexation*. The savings would begin in 2007 if the annexation effective date is before March 1, 2006 and in 2008 if the annexation effective date is after March 1, 2006.

During this interim period, the average homeowner would pay about \$13.50 a month more in taxes because the City's utility tax and storm water fees will begin before the lower city property tax is levied. This additional short-term revenue will help the city extend services to the annexation area.

Financial Implications

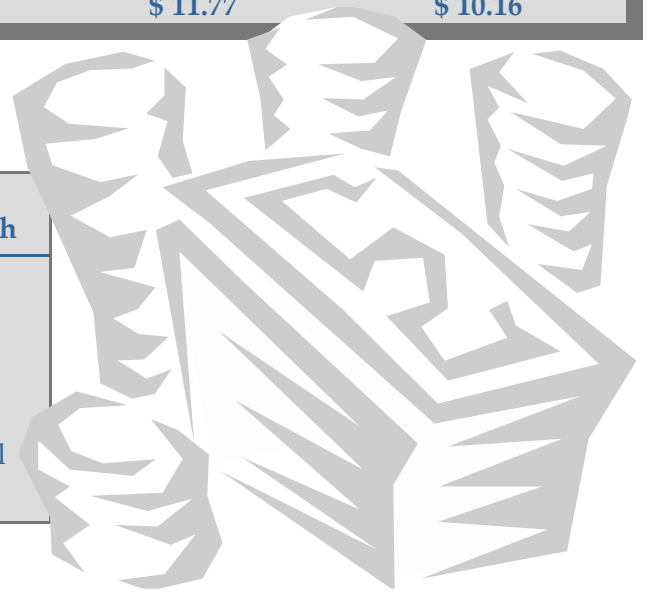
Property Tax Comparison

Per \$1,000 of Assessed Valuation based on 2005 Rates

	Annexation Area	City of Issaquah
State of Washington	\$ 2.689	\$ 2.689
Port of Seattle	\$ 0.253	\$ 0.253
Emergency Medical Service	\$ 0.231	\$ 0.231
Library District	\$ 0.593	\$ 0.593
School District	\$ 3.416	\$ 3.416
Fire District	\$ 1.50*	---
County General Levy	\$ 1.382	\$ 1.382
County Road District	\$ 1.703	---
City of Issaquah	---	\$ 1.598
Operating = \$ 1.292 / Bond Debt = 0.306		
* Includes Avg. Fire Benefit Service Charge		
TOTAL	\$ 11.77	\$ 10.16

Annual Fee Comparison

	Annexation Area	City of Issaquah
Storm Water Management (single family)	\$ 102.00	\$124.00
Utility Taxes*	None	6% of Total Bill
* Includes Electricity, Garbage, Natural Gas and Telephone		



Comparison of Total Annual Costs

For a Sample Single-Family Home

	Assumptions	Unincorporated Annexation Area	City of Issaquah (with bonded indebtedness)
Property Tax	Assessed Value: \$400,000	\$ 4,708.00	\$ 4,064.00
Utility Taxes	Utilities: \$195 per month	---	\$ 140.40
Storm Water	Single Family Parcel	\$ 102.00	\$ 124.00
Total		\$ 4,810.00	\$ 4,328.40

Note: Annual savings in taxes for this example is \$482.

What Won't Change With Annexation?

While several local services will change if annexation occurs, there are several that will remain the same.

Public Schools. Annexation does not in any way change school district boundaries or school designations. Both annexation areas are currently in the Issaquah School District and will remain so if annexation to the City occurs.

Assessed Values. All property in King County, whether in a city or an unincorporated area, is assessed by the elected King County Assessor. The City does not have its own assessor. Annexation by itself will not change the assessed value of your property.

Library Services. Issaquah is part of the King County Library District, as is the annexation area. There would be no change in your access to library services.

County Representation. King County government represents all of King County, not just the unincorporated areas. After annexation, you will continue to vote for your district's Councilmember, but the City will become your primary service provider.

Utilities. Your current utility providers for electricity, water, garbage, sewer, natural gas telephone and other utilities would continue to serve your area if annexed.

MORE INFORMATION

Additional information on the Annexation and the services provided by the City of Issaquah is available on the City's website at www.ci.issaquah.wa.us.

You may also contact one of the following if you have any questions about the annexation or the services we provide.

Ava Frisinger, Mayor	avaf@ci.issaquah.wa.us	425-837-3020
Leon Kos, City Administrator	leonk@ci.issaquah.wa.us	425-837-3020
Joe Meneghini, Deputy City Administrator	joem@ci.issaquah.wa.us	425-837-3025
Dave Draveling, Police Chief	daved@ci.issaquah.wa.us	425-837-3202
Jim Blake, Finance Director	jim@ci.issaquah.wa.us	425-837-3060
Mark Hinthorne, Planning Director	markh@ci.issaquah.wa.us	425-837-3085
Bob Brock, Public Works Engineering Director	bobb@ci.issaquah.wa.us	425-837-3405
Bret Heath, Public Works Operations Director	breth@ci.issaquah.wa.us	425-837-3475
John Minato, Building Official	johnm@ci.issaquah.wa.us	425-837-3105
Anne McGill, Parks & Recreation Director	annem@ci.issaquah.wa.us	425-837-3325
Ruben Nieto, Human Resources Director	rubenn@ci.issaquah.wa.us	425-837-3045