



Thurston County Boundary Review Board

2000 Lakeridge Drive SW

Olympia, WA 98502

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Email: peterscs@co.thurston.wa.us

www.co.thurston.wa.us/permitting/boundary-review-board

**NOTICE OF INTENTION
THURSTON COUNTY BOUNDARY REVIEW BOARD**

APPLICATION FOR ANNEXATION/MERGER

SUBMITTAL REQUIREMENTS

**Annexation: Original + 6 copies
CD containing all documents as separated .pdf format files**

**Waiver: Original + 8 copies
CD containing all documents as separated .pdf format files**

1. Jurisdiction Requesting Annexation/Merger: City of Tumwater

Responsible Official: Mike Matlock, Director of Community Planning and Development

Phone: (360) 754-4180 x185

FAX: (360) 754-4126

E-mail: mmatlock@ci.tumwater.wa.us

2. If number of parcels is less than three, please list the owners:

3. Method used to initiate the proposed action: Direct Petition

4. Location (address, if assigned): Located adjacent to Prine Road in the Tumwater Urban Growth Area. Nearest major intersection is the intersection of Prine and Littlerock Roads.

5. Legal Description. A copy of the legal description of the perimeter boundaries of the area involved in the proposed action certified by a registered engineer or land surveyor (attach as a separate exhibit):

6. Size in Acres: 28.77

7. Assessed Valuation (attach Assessor's information): \$1,588,950

8. Please state the nature of this action and the relevant statutory citation (i.e., annexation for municipal purposes pursuant to RCW 35.13.180):

The proposed action is an annexation via the Direct Petition method of annexation, pursuant to RCW 35A.14.120.

9. Current Joint Plan Designation:

General Commercial

10. Is the site currently served by sewer or water?

Sewer Water Neither

If no, specify services desired: No services desired at this time

If sewer or water desired, include map showing location of nearest lines.

11. When is extension of water and sewer service planned to the area:

Extension of sewer and water will occur as a condition of future commercial development.

12. Does this proposal affect any other interjurisdictional agreements?

Yes No

If yes, please list these agreements:

13. Does this proposal conform to adopted county-wide planning policies on annexation?

Yes, the proposal conforms to the county-wide planning policies on annexation. In particular, the current proposal is consistent with all the subsections of Sections II & III of the county-wide policies.

14. Other specific Reason(s) for Annexation: The applicant currently owns or manages contiguous properties in the Tumwater City limits and desires to consolidate all the properties within the single jurisdiction of the City of Tumwater, rather than having them located in two separate jurisdictions.

15. Explain how this proposal furthers the objectives of the Boundary Review Board (as applicable) (RCW 36.93.180) [attach additional pages if necessary] (Some of these items may not apply because of Growth Management Agreements.):

a. Preservation of natural neighborhoods and communities:

N/A

b. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours: The annexation will be bordered by Prine Road on the east and I-5 on the west.

c. Creation and preservation of logical service areas: The annexation preserves a logical service area because it is located within the Tumwater Urban Growth Area and is immediately adjacent to existing City services. Once extension of sewer and water occurs, the annexation area represents the closest and most logical place where those services would extend to. The area is also a logical addition relative to existing police and fire protection service areas.

d. Prevention of abnormally irregular boundaries: The proposed annexation would not result in, nor promote the future creation of, abnormally irregular boundaries.

e. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas: N/A.

f. Dissolution of inactive special purpose districts: N/A.

- g. Adjustment of impractical boundaries: N/A.
- h. Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character: N/A.
- i. Protection of agricultural lands: N/A.

For your information, the Boundary Review Board can consider the following factors (RCW 36.93.170) in deciding whether a particular decision furthers the objectives stated above:

1. Population and territory
2. Population density
3. Land area and land use
4. Comprehensive use plans and zoning
5. Per capita assessed valuation
6. Topography, natural boundaries and drainage basins, proximity to other populated areas
7. The existence of prime agricultural soils and agricultural uses
8. The likelihood of significant growth in the area and in adjacent incorporation and unincorporated areas during the next ten years
9. Location and most desirable future location of community facilities
10. Municipal services
11. Need for municipal services
12. Effect of ordinances, governmental codes, regulations and resolutions on existing uses
13. Present cost and adequacy of governmental services and controls in area
14. Prospects of governmental services from other sources
15. Probable future needs for such services and controls

16. Probable effect of proposal or alternative on cost and adequacy of services and controls in area and adjacent area
17. The effect of the finances, debt structure, and contractual obligations and rights of all affected governmental units
18. The effect of the proposal or alternative on adjacent areas, on mutual economic and social interests, and on the local governmental structure of the county
19. Decisions of the Boundary Review Board must also be consistent with the Washington State Growth Management Act RCW 36.70A.020, 36.70A.110, and 36.70A.210.

REQUIRED ATTACHMENTS:

SUBMITTAL REQUIREMENTS

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Waiver: Original + 8 copies

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THURSTON COUNTY BOUNDARY REVIEW BOARD:

- I. Notice of Intention (the Boundary Review Board's Notice).
- II. Maps *(NOTE: Must have legends/Colored maps no larger than 11 x 17 inches are encouraged in .pdf format and attachments.)*

The following maps must be submitted with all notices of intention:

- A. Map of Entire City/Area. No larger than 11 x 17 inches:
 1. The general vicinity of the proposal.
 2. The area proposed for annexation, highlighted in some manner.
 3. The boundaries of other cities near the annexation area (highlighted if not readily discernable).
 4. Major streets/roads identified.
- B. Assessor's Map showing specific parcel(s) and immediate vicinity, (reduced copy is preferable). Valuable, but not required:
 1. Map showing parcel numbers for the proposal and immediate vicinity
 2. Map showing owner names for the proposal and immediate vicinity
- C. Physical Features. One or more maps showing the following (when available):
 1. Dominant physical features such as lakes, creeks, and ravines
 2. Flood plain boundaries (100-year)
 3. Railroad lines
 4. All public roads near the annexation/merger
 5. Commercial agriculture lands (when this information is available)
- D. Service Area and Other Boundaries. Map showing the proposed annexation and its relationship to the Urban Growth Boundary.

E. Other Maps

1. Existing joint plan zoning.
2. Location of water and sewer mains within proposed annexation, if any, and those nearby (any jurisdiction).

III. \$50.00 check made out to “Thurston County”. *(Note: fee will not be processed until application is determined complete)*

IV. Election Method: Complete copy of minutes of the meeting during which the City Resolution calling for annexation election is adopted or the city accepted the petition for election (certified if appropriate); OR

V. Direct Petition Method:

1. Affidavit of publication of the initial public meeting notice.
2. Copy of minutes of the public meeting required in which the city accepts the proposed annexation.
3. A signed copy of the decision by the city accepting the proposed annexation. The Notice on Intent to annex needs to be filed with the Boundary Review Board within 180 days of the date when the city accepts the proposed annexation.
4. Affidavit of publication of the public hearing as required under RCW35A.14.130.

VI. Copies of the signed petitions for annexation with parcel numbers of the properties, which are represented by the signatures – this does not apply to cities.

VII. Copy of the Declaration of Petition Sufficiency from the Office of the Thurston County Assessor (see RCW 35.21.005(4) for non-code cities, or 35A.01.040(4) for code cities).

VIII. SEPA Determination (except cities or towns per RCW 43.21C.222)