



**Thurston County Boundary Review Board**

2000 Lakeridge Drive SW

Olympia, WA 98502

(360) 786-5490 / (360) 754-2939 (Fax)

Email: [swartom@co.thurston.wa.us](mailto:swartom@co.thurston.wa.us)

[www.co.thurston.wa.us/permitting/boundary-review-board](http://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 Olympia

Responsible Official: Todd Stamm, Planning Manager

Phone: 360-753-8597

FAX: 360-753-8087

E-mail: [tstamm@ci.olympia.wa.us](mailto:tstamm@ci.olympia.wa.us)

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

See attached list.

3. Method used to initiate the proposed action: 60% Petition.

4. Location (address, if assigned):

None assigned. Vicinity of Kaiser Road & Mud Bay Road SE.

5. Legal Description. A copy of the legal description of the 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: 260 acres (228 acres plus right-of-way)

7. Assessed Valuation (attach Assessor's information): \$43,264,750

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):

Annexation pursuant to petition (with City as sole petitioner pursuant to powers of attorney granted by property owners). RCW 35A14.130 etal.

9. Current Joint Plan Designation:

Multiple Land Use designations including: Residential 4-8 units per acre, Neighborhood Village, Residential 6-12 units per acre, Neighborhood Retail, Residential Low Impact, Professional Office / Multifamily, and Medical Service / Multifamily.

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

X Sewer X Water \_\_\_ Neither

If no, specify services desired: Area served in part, extension now being constructed to remainder. \_\_\_\_\_

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:

Extensions currently under construction.

12. Does this proposal affect any other interjurisdictional agreements?

X Yes \_\_\_ No

If yes, please list these agreements:

Inter-jurisdictional service agreement with McLane Fire District is being modified. City and Fire District have reached conceptual accord and final details and modified agreement to be adopted prior to or concurrently with annexation.

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

Yes.

14. Other specific Reason(s) for Annexation:

College Station 'neighborhood village' development now in progress is subject to review by City staff pursuant to Section 8 of December 7, 1995, Memorandum of Agreement between Thurston County and Cities of Lacey, Olympia and Tumwater.

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:

No change in land use or development regulations. Neighborhoods separated by street network such as along Overhulse Road and south of Highway 101 were not included in annexation.

- b. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours:

Highway 101 will form southern boundary. Properties to the north are those taking access directly from Mud Bay Road and Kaiser Road.

- c. Creation and preservation of logical service areas:

In general those areas not readily served with water and sewer lines were excluded, while those areas readily served were included in annexation. Similarly, annexation boundaries are based on street access pattern of the area.

- d. Prevention of abnormally irregular boundaries:

Boundary is not irregular.

- 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

Not applicable.

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- f. Dissolution of inactive special purpose districts:

Not applicable.

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- g. Adjustment of impractical boundaries:

By annexing area along Kaiser Road north of Mud Bay Road, boundary of the City becomes more regular and properties along both sides of Kaiser Road will be in City.

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- h. Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character

Area to be annexed is rapidly urbanizing.

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- i. Protection of agricultural lands:

Not directly applicable, but relatively rural areas along Overhulse Road were excluded in part based on farming issues raised by residents of area.

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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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### **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. 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. Complete copy of minutes of the meeting during which the certified petitions of property owners or property owners and registered voters were accepted by the city for petition initiated annexations.
- 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)