



Thurston County Boundary Review Board

2000 Lakeridge Drive SW

Olympia, WA 98502

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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 Yelm, Washington**
Responsible Official: **Grant Beck, Community Development Director**
Phone: **(360) 458-8408**
FAX: **(360) 458-3144**
E-mail: **grantb@ci.yelm.wa.us**
2. If number of parcels is less than three, please list the owners:
Kenneth H., and Linda L. Jewell, 64303200300
3. Method used to initiate the proposed action: **Petition – 60% value**
4. Location (address, if assigned): **17041 SE Yelm Hwy (SR 507), Yelm, WA 98597**
5. Legal Description. **A copy of the legal description of the boundary of the area involved in the proposed action certified by a registered engineer or land surveyor (attached as Exhibit A).**
6. Size in Acres: **9.33 Acres**
7. Assessed Valuation **(attached as Exhibit B): Land Value \$860,550.00**
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 Section 35A.14.120 RCW

9. Current Joint Plan Designation: **The Yelm Comprehensive Plan and Joint Plan with Thurston County designates these properties as Rural Residential 1/5, with future zoning when annexed into the City Limits of Yelm as Heavy Commercial (C-2).**

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

Sewer Water Neither

If no, specify services desired:

Both City Water and City Sewer services are desired, and there is sewer and water mains located in SR 507 which will serve future development within the annexation area.

If sewer or water desired, include map showing location of nearest lines.
(attached as Exhibit Map D)

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

A water and sewer main has recently been installed along the frontage of this property by commercial project across the SR 507 and service is available upon annexation.

12. Does this proposal affect any other interjurisdictional agreements?

Yes No

If yes, please list these agreements: **N/A**

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

The City of Yelm's Urban Growth Boundary (UGA) is established and discussed in the City of Yelm Comprehensive Plan and Joint Plan with Thurston County. The parcel included in this annexation petition is within the UGA. It is located within the City's Water and Sewer service areas.

14. Other specific Reason(s) for Annexation:

The proposed annexation parcel includes land that is required for future right-of-way of the SR 510 Yelm Loop (Y-2). A commercial development occurring across the SR 507 from this parcel is constructing a portion of the SR 510 Yelm Loop as well as installing a signalized intersection. Development of this parcel, and the adjoining parcel to the west, would

complete the signalized intersection improvements, and provide the right-of-way needed for a portion of the future Yelm Loop. The construction of the future right-of-way is imperative for the commercial development of these parcels. The proposed annexation creates a logical boundary for the City.

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:

The annexation area consists of one parcel, developed as rural residential, with one single family home, and 2 barn structures. Future zoning of this parcel as Heavy Commercial and current zoning and development of surrounding parcels as Large Lot Commercial, is designated and planned for this type of development. The City will provide water and service to the proposed annexation area.

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

The proposed annexation area follows SR 507 and existing property lines. At the time of development, dedication and construction of right-of-way for the future SR 510 Yelm Loop will create safe access to the parcels, and benefits the City and community. It is a logical City boundary that completes the commercial zoning in this area.

c. Creation and preservation of logical service areas:

Sewer and water have recently been installed in the area of this proposed annexation. The land is included in the City of Yelm Water and Sewer Service Areas.

d. Prevention of abnormally irregular boundaries:

The annexation area follows existing property lines, and completes the commercial zoning in this area.

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:

The annexation area lies in the urban growth boundary as established in the City of Yelm Comprehensive Plan, Joint Plan with Thurston County.

f. Dissolution of inactive special purpose districts:

There are no special purpose districts in the proposed annexation area.

- g. Adjustment of impractical boundaries:

The annexation area extends the city limits within a practical boundary.

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

The annexation area is zoned Rural Residential 1/5, and is adjacent to land within the City limits that is commercially zoned and currently in commercial construction.

- i. Protection of agricultural lands:

The annexation area land has not been in active agricultural use.

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)