

**NOTICE OF INTENTION
THURSTON COUNTY BOUNDARY REVIEW BOARD
APPLICATION FOR ANNEXATION/MERGER**

(Please submit 6 paper copy packets and a CD of all submittal materials)

1. Jurisdiction Requesting Annexation/Merger: City of Rainier
Responsible Official: Dan Carnrite, Senior Planner, for Nancy Decker, Mayor
Phone: 360-446-2265
FAX: 360-446-2720
E-mail: Tenino.dan@comcast.net
2. If number of parcels is less than three, please list the owners:
Parcel #21604330100 Denise Tabler
3. Method used to initiate the proposed action: Direct Petition Method
4. Location (address, if assigned): 13043 Hubbard Street SE, Rainier, WA 98576
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): See Exhibit 1.
6. Size in Acres: Approximately 14.28 acres
7. Assessed Valuation (attach Assessor's information): \$292,250
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): This is a 75% Direct Petition Method pursuant to 35.13.130 RCW.
9. Current Joint Plan Designation: Rural Residential Resource (RRR 1/5)
10. Is the site currently served by sewer or water?
 Sewer Water Neither

If no, specify services desired: _____

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: Water is currently available; sewer is planned, but is not available at this time.
12. Does this proposal affect any other inter-jurisdictional agreements?

Yes No

If yes, please list these agreements: NA

13. Does this proposal conform to adopted county-wide planning policies on annexation? YES, as noted below:

CWPP 2.2d - Development occurring within unincorporated urban growth areas shall conform to the development standards of the associated city or town. RAINIER STAFF NOTE: The County has coordinated past development activity to conform with Rainier development standards.

CWPP 2.4 - Cooperate on annexations in order to accomplish an orderly transfer of contiguous lands within growth areas into the adjoining cities and towns. RAINIER STAFF NOTE: The City and County have cooperated on past annexations that resulted in the orderly transfer of contiguous lands.

CWPP 3.2 - The jointly adopted plan or zoning will serve as the basis for county planning decisions and as the pre-annexation comprehensive plan for the city to use when annexations are proposed. RAINIER STAFF NOTE: Zoning of annexed lands will be considered upon completion of the annexation.

CWPP 3.3 - Each joint plan or zoning will include an agreement to honor the plan or zoning for a mutually agreeable period following adoption of the plan or annexation. RAINIER STAFF NOTE: The Joint Plan provides that County zoning will remain at 1 unit per 5-acres until completion of the annexation, at which time the land will be zoned by the City of Rainier.

CWPP 5.2 - Cooperatively explore a method to mitigate the fiscal impact on county government of annexation of significant developed commercial and industrial properties. RAINIER STAFF NOTE: These lands have no significant commercial or industrial development and no fiscal impact to county government is expected or foreseen by this annexation.

14. Other specific Reason(s) for Annexation:

Policy LU-4.8: Annexations will not be permitted outside of the UGA.
Staff Note: This area is within Rainier's UGA.

* **GOAL LU-6:** Preserve the opportunity to develop at medium residential densities in accordance with the Rainier land use plan in the urban growth area upon annexation.
Staff Note: Density and Zoning will be considered after annexation.

***Policy LU-6.1:** Where urban services and utilities are not yet available, require development to be configured so urban growth areas may eventually infill and become urban. New dwellings should be sited such that further subdivision of property will not be precluded after annexation.
Staff Note: This subdivision is a logical extension of the City's boundary and will provide opportunity for new housing stock.

***Policy LU-6.2:** The city should not provide water or sewer service to areas within the UGA without a commitment from landowners in these areas that the area to be served will be annexed to the city.
Staff Note: This owner has agreed to annex and will be provided water after annexation.

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 proposed annexation area, although contiguous to the City provides for preservation of current neighborhoods due to physical and topographical characteristics of this annexation proposal. Therefore, this proposal does not conflict with the City proper or surrounding existing County rural housing areas.
- b. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours: The physical boundary of the proposed annexation area is primarily within the bounds of the north side of the City
- c. Creation and preservation of logical service areas: As noted on the map (Exhibit IIE2), this annexation will promote economical infrastructure by developers, such as water and sewer line extensions. Some of the area within this annexation area is currently serviced by City water; however, the lines are inadequately sized to provide necessary fire flow for future development. This inadequacy will be remedied through development within the annex area. The City has prepared adequate sewer sizing designs to accommodate this annexation for future residential and commercial growth in this area.

- d. Prevention of abnormally irregular boundaries: This annex squares up the existing City limits by following an established road on the east (Hubbard Road) and being north of the existing City limits.
- 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: Although Rainier has a population of less than 10,000, this annexation will provide additional land necessary to provide new housing stock for its required Thurston Regional Planning Council population allocation for the 20-year planning window.
- f. Dissolution of inactive special purpose districts: There are no special purpose districts in this annexation area.
- g. Adjustment of impractical boundaries: This annexation is not to relieve an impractical boundary.
- h. Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character: This annexation is characterized as urban in nature due to its adjacency and proximity to the City of Rainier.
- i. Protection of agricultural lands: This parcel is not in agricultural production at this time.

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: Population is estimated at 3 residents at this time. The Office of Financial Management (OFM) requires the city to conduct an annexation census within 30 days of the effective date of the annexation although the actual enumeration will not begin until the effective date unless pre-approved by the Office of Financial Management. The territory is approximately 14.28-acres.
2. Population density: Approximately one resident per seven acres.
3. Land area and land use: Approximately 14.28 acres and is being used as single family residential.
4. Comprehensive use plans and zoning: This land has a Comprehensive Plan land use designation of Residential. Zoning will be determined after annexation.

5. Per capita assessed valuation: \$292,250
6. Topography, natural boundaries and drainage basins, proximity to other populated areas: The topography is generally flat, with a slope of up to 30% in the middle of the parcel. The land drains to the southeast and southwest. The area borders the north Rainier City limits.
7. The existence of prime agricultural soils and agricultural uses: The soil is not designated by the Soil Survey of Thurston County as prime agricultural soils (110 - Spanaway gravelly sandy loam).
8. The likelihood of significant growth in the area and in adjacent incorporation and unincorporated areas during the next ten years: Significant growth is not anticipated by annexation of this parcel. It is anticipated that this parcel will be subdivided at approximately 3.48 (12,500 square feet) units per acre or less, which is dependent upon the Thurston County Environmental Health Department requirements until such time that sewers are available..
9. Location and most desirable future location of community facilities: No additional community facilities are anticipated for this annexation.
10. Municipal services: Water service is currently available and adjacent to the property.
11. Need for municipal services: There is no need at the present for new municipal services. The owner is providing land for a new water tower for the city.
12. Effect of ordinances, governmental codes, regulations and resolutions on existing uses: City of Rainier Municipal Codes will not negatively affect any existing uses of this property.
13. Present cost and adequacy of governmental services and controls in area: There are no known costs associated within the annex proposal area. Local government services are adequate to service this additional land area.
14. Prospects of governmental services from other sources: There are no known governmental services sought from other sources or agencies.
15. Probable future needs for such services and controls: No probable future needs are known due to the small size of this annexation.
16. Probable effect of proposal or alternative on cost and adequacy of services and controls in area and adjacent area: The citizens will have more direct contact with local government for permitting purposes and access to elected officials.
17. The effect of the finances, debt structure, and contractual obligations and rights of all affected governmental units: There are no known debt structure

or contractual obligations or rights of affected governmental units by virtue of approval of this annexation.

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: This annex will add approximately 14.28 acres of land to the City's current land inventory. Although negligible, this annex will relieve the County of police service and future development services requirements. The annex will bring residents of the area together under common local jurisdictional control, thus increasing Rainier's economic base and provide for greater local social interests toward the City.
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:
 - a. **RCW 36.70A.020 - Planning goals:**
 - 1) Urban growth. Rainier requires development to occur where adequate public facilities and services exist or can be provided in an efficient manner.
 - 2) Reduce sprawl. Residential development will be required to occur at urban densities of at least 4 units per acre within this annex area through such practices as cluster development until such time that sewers become available and the land can be divided at 4 units per acre on its own merit.
 - 3) Transportation. Efficient multi-modal transportation systems will be based on regional priorities.
 - 4) Housing. Affordable housing will be available to all economic segments of the population by promoting a variety of residential densities and housing types within the annex area and preserving the city's existing housing stock.
 - 5) Economic development. Economic development will be consistent with the goals of the comprehensive plan by promoting new economic opportunities, especially for unemployed and disadvantaged persons, by promoting the retention and expansion of existing businesses and recruiting new businesses to encourage economic growth.
 - 6) Property rights. Property rights of landowners can be protected from arbitrary and discriminatory actions through equitable application of existing regulations.
 - 7) Permits. Land use permit applications are processed in a timely and fair manner to ensure predictability using existing municipal codes.
 - 8) Natural resource industries. Productive timber, agricultural and mineral resource lands are protected from incompatible uses by application of existing municipal codes.

- 9) Open space and recreation. The city will retain designated open space, enhance recreational opportunities, conserve wildlife habitat, and develop parks and recreation facilities as necessary.
 - 10) Environment. Rainier municipal codes provide for the enhancement of the quality of life, including air and water quality.
 - 11) Citizen participation and coordination. Citizens are involved in the planning process, and the City and County coordinate efforts to reconcile conflicts.
 - 12) Public facilities and services. Public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
 - 13) Historic preservation. The City will identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.
- b. **RCW 36.70A.110 Comprehensive plans — Urban growth areas:**
- 1) The County provided Rainier with its growth area and this proposed annexation is a segment of that area.
 - 2) The City's growth area includes areas sufficient to permit urban growth that is projected to occur in the city for the succeeding 20-year period.
 - 3) The urban growth area shall permit urban densities and shall provide for greenbelt and open space areas.
 - 4) Rainier has an established an appropriate UGA as provided by the County.
 - 5) Urban growth is primarily located in the City. The proposed annexation area will be served by an adequate combination of existing public facilities and services and additional public facilities and services provided by public or private sources.
 - 6) The City has no intention of extending or providing urban governmental services beyond the limits of its UGA except to protect basic public health and safety and the environment.
 - 7) The City has an adopted urban growth area.
 - 8) The County includes Rainier UGA designations in its comprehensive plan.
 - 9) The Rainier UGA does not have designated urban service areas.
- c. **RCW 36.70A.210 County-wide planning policies** - This annexation complies with the Thurston County County-wide Planning Policies as mandated in the Joint Rainier/Thurston Comprehensive Plan.

REQUIRED ATTACHMENTS:

THURSTON COUNTY BOUNDARY REVIEW BOARD:

I. NOTICE OF INTENTION

II. MAPS *(NOTE: Must have legends/Colored maps are not acceptable unless full number of required copies are submitted)*

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

A. Map of Entire City/Area. No larger than 8-1/2 X 11 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).

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"

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.