



## Thurston County Boundary Review Board

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# 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 TENINO

Responsible Official: DAN CARNRITE, SENIOR PLANNER

Phone: (360) 264-2368

FAX: (360) 264-5772

E-mail: Tenino.dan@comcast.net

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

12624410200	12624410300	12624410400	09280003000
74902500100	74902402000	74902400100	09280017000
74903801600	74903801301	74903801300	74903800700
09280007000	74903800900	12625002200	12626002400
12625002300	12624002100	09280004000	74902700100
12624440300	74903800100	12624440200	09280009000
12624440100	12625110200	12625110100	12625110600

3. Method used to initiate the proposed action: Sixty Percent Direct Petition Annexation Method (RCW 35A.14.120)

4. Location (address, if assigned): NOT APPLICABLE
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):
  - A. Legal description of the boundary of the proposed annex area (Cover letter Attachment 5)
  - B. Individual legal descriptions of all parcels (Cover letter Attachment 6)
6. Size in Acres: Approximately 370-acres
7. Assessed Valuation (attach Assessor's information): \$1,954,450 (Cover letter Attachment 7)
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):

Citizens within the City's growth area requested annexation under the 60% Direct Petition Method pursuant to 35A.14.120 RCW.

9. Current Joint Plan Designation:

The joint comprehensive plan does not provide future land use designations within the annexation area. Zoning will be reviewed upon completion of the annexation.

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

Septic Sewer Limited Water \_\_\_ Neither

If no, specify services desired: Water and sewer services will be requested at time of development within this annexation area. It is anticipated that the developers will be required to have some or all of the associated costs to provide for these infrastructure needs.

If sewer or water desired, include map showing location of nearest lines. These services are not requested at this time.

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

Water and sewer service is planned to be extended to the annex area at time of development. No development proposals have been submitted to the City or known to have been submitted to Thurston County Development Services at this time.

12. Does this proposal affect any other interjurisdictional agreements?

     Yes      X   No

If yes, please list these agreements: Not Applicable.

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. TENINO STAFF NOTE: The County has coordinated past development activity to conform to Tenino's 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. TENINO 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. TENINO STAFF NOTE: Zoning of these annexed lands will be considered upon completion of the annexation as a Process V Legislative Review pursuant to Section 18.40.070 Process Types TMC 18 General Provisions and Chapter 18A.30 Annexations TMC.

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. TENINO 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 zoning of the land will be considered and assigned under City of Tenino.

CWPP 5.2 - Cooperatively explore a method to mitigate the fiscal impact on county government of annexation of significant developed commercial and industrial properties. TENINO STAFF NOTE: Lands within this annex area do not have established commercial or industrial development; therefore, no fiscal impact to Thurston County government is expected or foreseen by this annexation.

14. Other specific Reason(s) for Annexation:

The Joint City/County Comprehensive Plan provides several goals and policies regarding annexation. For example:

1. **Goal LU-4** Support annexations which create logical boundaries, planned growth, and reasonable service areas on land which can physically accommodate development.
2. **Action** Identify sites which are suitable for industrial and heavy commercial development for possible annexation.
3. **Goal LU-5** Annex areas where the City or the developer has the capacity to provide services.
4. **Policy LU-5.1** Time annexation proposals to align with phased sewer and other improvements according to the Capital Facilities Plan.
5. **Policy ED-5.1** The City shall provide an adequate amount of industrial land suitable for development within the city limits through zoning and through annexation of lands within the urban growth boundary.

In addition to these stated goals and policies, development within this annexation area should not occur until after the City's Waste Water Treatment Plant (WWTP) facility is operational, which is anticipated for the summer of 2009. Development review by the City will then be able to condition these anticipated proposals to ensure necessary infrastructure and other city services are available prior to final land use approvals.

City leaders regard this annexation as a cornerstone in providing the City's long-term economic vitality and necessary residential lands to accommodate Tenino's share of Thurston County's 20-year population allocation. Economic development within South County is a great concern. New commercial and industrial development will benefit and promote the goals and interests of the City and Thurston County. This annex area also includes the City's proposed wastewater treatment plant site parcel

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 the land. For example, a primary physical separator to the majority of Tenino's current city limits is the BN railroad line. The annexation does not encroach upon the Mima Acres residential area as the lands are north of that development.
  - 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 west side of Scatter Creek, to the west of the City limits, the north side of Old Hwy 99, and to the south side of Morningside Drive. It is bounded on the northwestern side by a plateau and natural topographic features that separate this annexation into a logical land mass.
  - c. Creation and preservation of logical service areas: As noted on the City of Tenino Cover Letter Attachment 3d, this annexation will provide for the economical creation of necessary infrastructure by developers, such as water and sewer line extensions. Some areas within this proposal are currently served by City water; however, the lines are inadequately sized to provide necessary fire flow for future development. This inadequacy will be remediated as development occurs. The City has prepared adequate sewer sizing designs to accommodate this annexation for future anticipated residential and commercial growth in this area.
  - d. Prevention of abnormally irregular boundaries: The boundaries of this annexation follow established roads to the south (Old Hwy 99) and on the north (Morningside Drive). It abuts the City limits to the east and follows a natural topographical relief at the northwestern side of the annex 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: Although Tenino has a population of less than 10,000, this annexation will provide the necessary lands to sustain and provide for its economic goals and provide land to accommodate the required Thurston County 20-year population allocation.

- 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 Tenino. This annex area is vital to the interests of Tenino to provide necessary lands for commercial and residential development to serve the community with new and additional employment and housing opportunities.
- i. Protection of agricultural lands: Agricultural lands will be protected by this annexation by allowing opportunities for urban growth within a designated growth area; thus relieving development pressure on surrounding farms and resource lands.

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 30 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 360-acres.
- 2. Population density: The current population density is approximately 8 residents per 100-acres.
- 3. Land area and land use: The land area is approximately 360-acres, some of which has pre-assigned County zoning designations. For example, approximately 30-acres is County zoned as Planned Industrial Park and the remaining 340-acres is County zoned as Rural Residential Resource (RRR1/5) 1 unit per 5-acres. However, the city will evaluate it's Comprehensive Plan's Future Land Use designations to provide appropriate zoning districts for this area after completion on the annexation.
- 4. Comprehensive use plans and zoning: The majority of the land is not identified with specific future land uses at this time. Specific zoning districts

will be evaluated and designated by the City after annexation.

5. Per capita assessed valuation: \$1,954,450.00
6. Topography, natural boundaries and drainage basins, proximity to other populated areas: The topography is generally flat at an elevation of approximately 270 feet. The land then slopes upward to a plateau in the northwestern section at an elevation of approximately 500 feet. The land drains to the southeast. The area is west of Tenino's population center.
7. The existence of prime agricultural soils and agricultural uses: Approximately 0.5 percent (20-acres) of the 360-acres is designated by the Soil Survey of Thurston County as prime agricultural soils (076 - Norma silt loam). There are working farms located on or near this soil series that produce farm animals or other farm crops. At least one petitioner/farmer stated that his goal is to continue farming for some time into the future. Tenino municipal codes allow continuance of agricultural use of the land. For example, zoning will allow agricultural sales, animal production, boarding, and slaughtering, apiaries, and crop production at several levels of intensity.
8. The likelihood of significant growth in the area and in adjacent incorporation and unincorporated areas during the next ten years: The annex area is likely to develop according to assigned zoning designations over the next ten to twenty year period. County zoning will control the rate and type of growth in adjacent unincorporated areas.
9. Location and most desirable future location of community facilities: The City water tower is located on City land that was annexed previously and is used for municipal purposes and this island of City land is within the annex area. Future facilities may include a new city well site along the north side of Old Hwy 99, a possible new water tower at the northwest (higher elevation) corner of the annex area, and possibly new parks as development occurs.

The City completed a draft park plan that indicates the possibility of extending the Yelm-Tenino walking/hiking trail along Old Hwy 99 to the western end of the proposed annexation area. This proposed trail may one day link with the County's proposed trail at Ground Mound. Completion of this proposed trail would provide for an entire loop of Olympia, east and south through Yelm, west to Tenino then Grand Mound, and then north to complete the loop at Olympia. This trail loop system will benefit the County and its citizens.

10. Municipal services: City water service is currently available to a limited number of properties in the proposed annex area. No other city services are

currently available.

11. Need for municipal services: Additional following services are required within the annex area as development occurs:
  - a. Water
  - b. Sewers
  - c. City staff (i.e., Public Works, Fire, Police, Community Development staff).
    - 1) Fire service is under contract with the City and will continue that contractual agreement for the annex area.
    - 2) Tenino police service is at 1.86 commissioned officers per 1,000 citizens versus 0.67 commissioned officers per 1,000 citizens within Thurston County (Crime in WA, 2005 report, WA Association of Sheriffs and Police Chiefs). Other City departments will augment current staffing as those service needs are identified.
12. Effect of ordinances, governmental codes, regulations and resolutions on existing uses: It is not anticipated that any existing uses will become non-conforming under Tenino Municipal Codes by this annexation. Prior to establishing zoning, hearings will be conducted by the City Planning Commission to provide a recommendation of proposed zoning for consideration by the City Council. It is anticipated that there will likely be a mix of residential, commercial and industrial zoning districts within the annexed lands.
13. Present cost and adequacy of governmental services and controls in area: The area is currently served by Thurston County sheriff, Thurston County Development Services, Tenino Fire District #12, and Tenino School District.
  - a. The area will continue its fire protection service by Tenino Fire District #12.
  - b. The Tenino Police department will provide law enforcement support.
  - c. Land use applications will be processed under the City's Community Development department.
  - d. Water service will be provided by the Tenino Water department.
  - e. Wastewater service will be provided by Tenino Public Utilities wastewater facilities as that system is developed and brought online.
  - f. The Public Works department provides street maintenance and repair service.
  - g. The Tenino School District will continue to service residents within this area.
14. Prospects of governmental services from other sources: The City will continue to work cooperatively with other local, state and federal agencies as those needs arise.



15. Probable future needs for such services and controls: There will be a continued need to utilize the services of the Thurston County Health Officer to review and approve septic system applications until such time that City develops an operational wastewater treatment plant.
16. Probable effect of proposal or alternative on cost and adequacy of services and controls in area and adjacent area: Revenue generated from taxes will provide necessary funds to provide appropriate urban services for the annex area. There should not be significant costs or reduction of expected services for this area due to this annexation.
17. The effect of the finances, debt structure, and contractual obligations and rights of all affected governmental units: The Tenino Fire District #12 will still have a contractual agreement with City of Tenino after annexation. There are no other known contractual obligations or affected governmental units for 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 will provide for urban services and needed economic development for the City and residents within the annex area.
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: This annexation is consistent with:
  - a. **RCW 36.70A.020 - Planning goals:**
    - 1) Urban growth. Tenino 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 residential zones of the annex area.
    - 3) Transportation. Efficient multi-modal transportation systems will be based on City and 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 and enforcement of existing regulations.
  - 7) Permits. Land use permit applications are processed by the City 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 Tenino 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. Tenino municipal codes provide for the enhancement of the quality of life, including air and water quality. Additional protective measures for this annex area have been implemented by the City's adoption of certain sections of Thurston County's Environmental Code under Tenino Ordinance #734 with Exhibits (Cover letter Attachment 10).
  - 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 has significant Historical properties and will identify and encourage preservation of additional lands, sites, and structures that have historical or archaeological significance. This is evidenced by Tenino's downtown Historic area designation.
- b. **RCW 36.70A.110 Comprehensive plans — Urban growth areas:**
- 1) The County provided Tenino 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 20-year period.
  - 3) The urban growth area shall permit urban densities and shall provide for greenbelt and open space areas.
  - 4) Tenino has an established and 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 and/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 Tenino UGA designations in its comprehensive plan.
  - 9) The Tenino 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 Tenino/Thurston Comprehensive Plan.

## **REQUIRED ATTACHMENTS:**

### **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**

### **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)