



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 Tumwater

Responsible Official: Mr. David Ginther

Phone: (360) 754-4210

FAX: (360) 754-4142

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

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

Tumwater School District

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

4. Location (address, if assigned): 6345 Black Lake Belmore Road

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: 19

7. Assessed Valuation (attach Assessor's information): \$3,724,350

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 by direct petition pursuant to Section 35A.14.120 RCW.

9. Current Joint Plan Designation:

Public Institutional

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 and sewer are already located within the area. The school has been utilizing City water since approximately 1993. Sewer lines are adjacent to the school property along the frontage of Black Lake Belmore Road and on a newly constructed road just north of the school property.

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. Goal 2.4 Cooperate on annexations in order to accomplish an orderly transfer of contiguous lands within growth areas into the adjoining cities and towns.

The Black Lake Elementary School Annexation is contingent upon the completion of the adjacent and much larger Littlerock-70th Avenue Annexation. The latter annexation partially surrounds the school and includes the residential subdivisions to the north and east and southeast. Directly to the north on 61st Avenue is a new subdivision that is currently being constructed. The City water and sewer lines are already in place for this subdivision. To the east is the subdivision known as Black Lake Park. This residential single family development was built in the early 1990s using City water. To the southeast is another residential subdivision that is in the development process on 66th Avenue/Fish Pond Creek Drive.

14. Other specific Reason(s) for Annexation: : The Tumwater City Council decided the most logical boundary for the annexation would include the developed properties already using City utilities or properties currently in the process of extending the utilities in order to develop. In addition, the school is within the Tumwater utility service area and is contiguous and surrounded on two sides by the larger adjacent Littlerock-70th Avenue 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:

It should be noted that due to State law the school is being annexed separately, but at the same time, from the larger adjacent Littlerock-70th Avenue Annexation.

The Black Lake Elementary School Annexation includes only the school property (and adjacent right of way). Even though the school is being annexed separately from the much larger adjacent annexation (Littlerock-70th Avenue Annexation) it really is a component of the larger annexation. Annexation of the school results in a more logical boundary by including all corners of the

intersection at 66th Avenue and Black Lake Belmore Road. The school is an integral part of the neighborhood and should be annexed at the same time as the rest of the surrounding properties that are included in the adjacent annexation.

Furthermore, the school is a node for neighborhood pedestrian traffic. A significant portion of this pedestrian traffic comes from the adjacent single family residential subdivision known as Black Lake Park. It may be more appropriate for parents or residents who have concerns about pedestrian safety and/or traffic speeds etc. to bring these local type issues to a local government such as the City as opposed to a city resident attempting to raise these types of issues with a regional governing body such as Thurston County.

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

66th Avenue and Black Lake Belmore Road are used as boundaries on two of the sides of the annexation. Property lines are used for the other two sides.

- c. Creation and preservation of logical service areas:

All of the subject properties are within the Tumwater urban growth area and the Tumwater water and sewer service areas.

d. Prevention of abnormally irregular boundaries: In an attempt to make the boundary of the much larger adjacent annexation (Littlerock-70th Avenue) appear more logical, the Tumwater City Council decided it would be prudent to also annex the Black Lake Elementary School. However, due to State law the school property is being annexed separately although at the same time as the larger adjacent annexation.

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: The annexation as proposed does not create an area substantially surrounded by the City of Tumwater. If the School annexation was not approved and the adjacent and much larger Littlerock-70th Avenue Annexation was approved a situation would occur where the City would have jurisdiction over only part of an area which is urban in character. Annexing the school helps to “square off” the larger adjacent annexation and allows the City to take control of the adjacent right of way and all of the corners of the neighborhood intersection of Black Lake Belmore Road and 66th Avenue.

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

The properties adjacent to the east of the Black Lake Elementary School are already developed at an urban density and are urban in character (Black Lake Park residential subdivision). The property to the north of the school is currently developing at an urban density and will soon be urban in character. The roads, sidewalks, streetlights, City utilities (sewer and water), and fire hydrants have already been installed. Construction on the homes for the subdivision is imminent. These areas are contained within the adjacent and surrounding annexation known as the Littlerock-70th Avenue Annexation.

i. Protection of agricultural lands:

The City of Tumwater has a Right to Farm Ordinance (Chapter 16.12 TMC) which helps to preserve and protect agricultural operations. In addition, the City of Tumwater has a non-conforming use chapter which in simple terms “grandfathers” legally established pre-existing uses and/or structures.

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. 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)