

**NOTICE OF INTENTION**

(Application for Annexation/Merger)

**Thurston County Boundary Review Board**

2411 Chandler Court SW, Olympia, WA 98502

360.741.2514 (Direct) | 360.956.7575 (Main) | 360.741.2545 (Fax)

Email: [brbchiefclerk@trpc.org](mailto:brbchiefclerk@trpc.org)

Website: [www.trpc.org/brb](http://www.trpc.org/brb)



**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

Responsible Official: Maryam Moeinian, Associate Planner

Phone: 360.400.5001

FAX: N/A

E-mail: [MaryamM@Yelmwa.gov](mailto:MaryamM@Yelmwa.gov)

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

Parcel 64303500505 Daphne Z. Anderson

3. Method used to initiate the proposed action: The sixty percent petition annexation method.

4. Location (address, if assigned): Unaddressed property

5. Legal Description. A copy of the legal description of the perimeter boundaries of the area involved in the proposed action certified by a registered engineer or land surveyor (attach as a separate exhibit): See Exhibit A

6. Size in Acres: 3.44 Acres

7. Assessed Valuation (attach Assessor's information): \$96,800 (Exhibit B)

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 using the direct petition method pursuant to RCW 35A.14.120.

9. Current Joint Plan Designation:

The current zone of this parcel per Thurston County zoning map is RR 1/5- Rural Residential. Per City of Yelm Comprehensive Plan and Joint Plan with Thurston County the future land use of this parcel will be Moderate Density Residential. Upon annexation, the zoning of this parcel will be Moderate Density Residential (R-6).

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

Sewer  Water  Neither

If no, specify services desired: Connection to sewer and water upon development, expansion or failure of the existing system.

If sewer or water desired, include map showing location of nearest lines. Exhibit C

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

Upon development, expansion or failure of the existing system, the property will be required to connect to the city water and sewer system which is available to the site. The water and sewer services must be extended in accordance with the City's Development Guidelines.

12. Does this proposal affect any other interjurisdictional agreements?

Yes  No

If yes, please list these agreements:

Not applicable.

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

The annexation proposal meets CWPP policy 3.3. The county-wide planning policies requires cooperation on annexations in order to accomplish an orderly transfer of contiguous lands within growth areas into the adjoining cities and towns. Per CWPP policy 3.2, municipalities are supposed to provide and maintain municipal services in a sustainable and cost effective manner. Upon development this parcel will be connected to the city water and sewer which is provided at the site.

The proposal also meets CWPP Policy 4.3. "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.” The future land use map in the City of Yelm Comprehensive Plan and Joint Plan with Thurston County designates this property as Moderate Density Residential. The proposal also meets CWPP Policy 8.1 and 8.3. The up-zoning would allow higher density residential which in return decreases the cost of development and as a result, more affordable houses can be built.

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14. Other specific Reason(s) for Annexation:

Not applicable

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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:

Upon annexation, this property will be zoned Moderate Density Residential (R-6) which is compatible with the surrounding neighborhood.

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

The proposed annexation area follows property lines and is surrounded on three sides by the existing Yelm city limits.

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c. Creation and preservation of logical service areas:

The property is included in the City of Yelm water and sewer service area. Police will be provided by Yelm Police department. Fire service will remain with Thurston County.

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d. Prevention of abnormally irregular boundaries:

The area proposed for annexation is a single parcel surrounded on three sides by the existing Yelm city limits. The configuration is a logical extension of the city limits and would not create any islands or illogical boundaries.

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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

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- 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, and is adjacent to properties within the City limits that are already zoned Moderate Density Residential (R-6). Upon annexation, the property within the proposed annexation area will develop consistent with the requirements of the Moderate Density Residential zoning district which allows construction of minimum of 3 and maximum of 6 dwelling units per acres.

- i. Protection of agricultural lands:

No agricultural lands would be affected by the proposal.

**NOTE:**

*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**

**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. **Filing Fee.** \$50.00 check made out to “Thurston Regional Planning Council”. (*Note: the fee will not be processed until the application is determined complete*)
  - IV. **Method of Annexation** (only one will apply)
    - 1. Election Method: 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
    - 2. Direct Petition Method:
      - a. Affidavit of publication of the initial public meeting notice.

- b. Copy of minutes of the public meeting required in which the city accepts the proposed annexation.
- c. A signed copy of the decision by the city accepting the proposed annexation. The Notice on Intent to annex needs to be filed with the Boundary Review Board within 180 days of the date when the city accepts the proposed annexation.
- d. Affidavit of publication of the public hearing as required under RCW35A.14.130.
- e. For non-city annexations, copies of the signed petitions for annexation with parcel numbers of the properties, which are represented by the signatures.
- f. 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).

V. **SEPA Determination** (does not apply to city/town annexations per RCW 43.21C.222)

Exhibit "A" - Legal Description of Parcel 64303500505

**LEGAL DESCRIPTION:** Real property in the County of Thurston, State of Washington, described as follows:

The North 290 feet of the East 500 feet of Lot 5 in Block 35 of Mckenna Irrigated Tracts, as reocrded in volume 9 of plats, page 43; Together with the South half of vacated street adjoining said property on the North. In Thurston County, Washington

Tax Parcel ID No. 64303500505

Site address: NA



**STEVEN J. DREW**  
Assessor  
**OFFICE OF THE ASSESSOR**  
Internationally Recognized for Excellence



Value information  
Property: 64303500505

Use these buttons to display different information for this property

[For more information. Please Click to access Assessor's Home Page.](#)

- New Search
  - Basic Info
  - Structures
  - Land
  - Sketch
  - Photo
  - Field Book
  - Map Info
  - Owner History
- Values
  - Sales
  - Value Report
  - Taxes
  - Appraisal Quality Standards
  - Useful Links
  - Printable

**Value Information**

Tax Year	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Assessment Year	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Market Value Land	\$96,800	\$129,800	\$88,100	\$87,900	\$78,600	\$58,000	\$57,800	\$72,350	\$69,300	\$70,350
Market Value Buildings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Market Value Total</b>	<b>\$96,800</b>	<b>\$129,800</b>	<b>\$88,100</b>	<b>\$87,900</b>	<b>\$78,600</b>	<b>\$58,000</b>	<b>\$57,800</b>	<b>\$72,350</b>	<b>\$69,300</b>	<b>\$70,350</b>

**Exemption Information**

Active exemptions: None

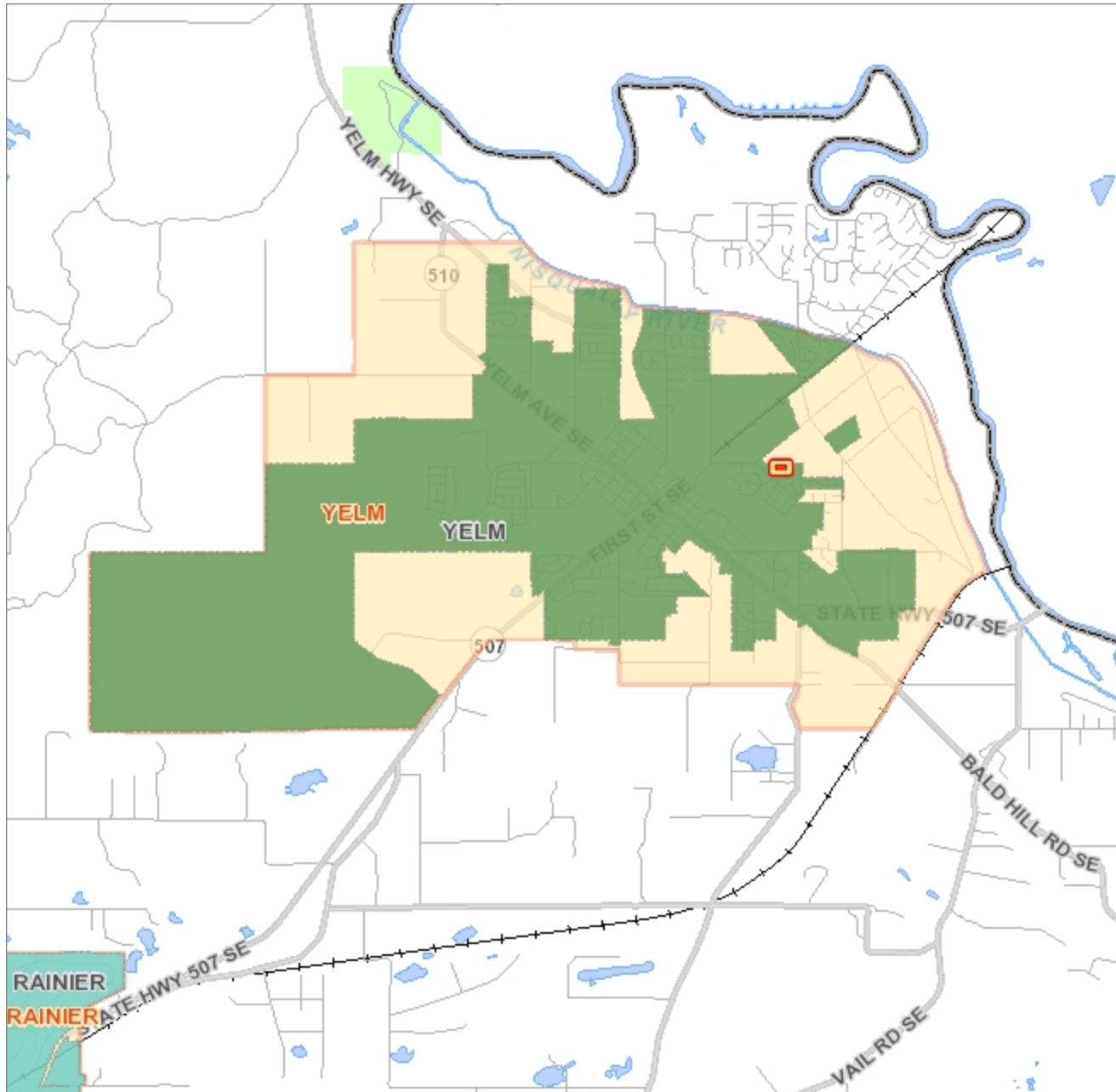
*Please note: Taxes are based on value established after qualified exemptions have been applied.*

**Office of the Assessor**  
2000 Lakeridge Drive SW - Olympia, WA 98502  
Customer Service (360)867-2200 -- Fax (360)867-2201 -- TDD (360)754-2933



# Vicinity Map

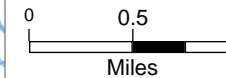
## Annexation of Parcel 64303500505



### Legend

- |  |  |
|--|--|
| <b>Cities</b>  | <input type="checkbox"/> County Border   |
| <span style="color: blue;">■</span> BUCODA                                       | <input type="checkbox"/> Olympia Municipal Airport                               |
| <span style="color: green;">■</span> LACEY                                       | <span style="color: blue;">■</span> Water Bodies (River - Small Scale)           |
| <span style="color: orange;">■</span> OLYMPIA                                    | <span style="color: blue;">■</span> Water Bodies (Other)                         |
| <span style="color: cyan;">■</span> RAINIER                                      | <span style="color: lightgreen;">■</span> Parks                                  |
| <span style="color: magenta;">■</span> TENINO                                    | <span style="color: yellow;">■</span> Cities                                     |
| <span style="color: lightyellow;">■</span> TUMWATER                              | <span style="color: lightgreen;">■</span> Capital Forest                         |
| <span style="color: darkgreen;">■</span> YELM                                    | <span style="color: yellow;">■</span> County Background                          |
| <span style="color: orange;">■</span> Urban Growth Areas                         | <b>Roads - Major</b>   |
| <b>Roads - Major (Small Scale)</b>   | <span style="color: gray;">—</span> <all other values>                           |
| <span style="color: gray;">—</span> <all other values>                           | <span style="color: gray;">—</span> 15 ACCESS; US 101 ACCESS; US 101 SB OFF RAMP |
| <span style="color: gray;">—</span> 15 ACCESS; US 101 ACCESS; US 101 SB OFF RAMP | <span style="color: gray;">—</span> 15; US 101                                   |
| <span style="color: gray;">—</span> 15; US 101                                   | <span style="color: gray;">—</span> Roads (Small Scale)                          |
| <span style="color: gray;">—</span> Roads (Small Scale)                          | <span style="color: gray;">—</span> 15; US 101                                   |
| <span style="color: black;">+ +</span> Railroads                                 | <span style="color: black;">+ +</span> Railroads                                 |

Scale 1: 85,903



Map Created Using GeoData Public Website

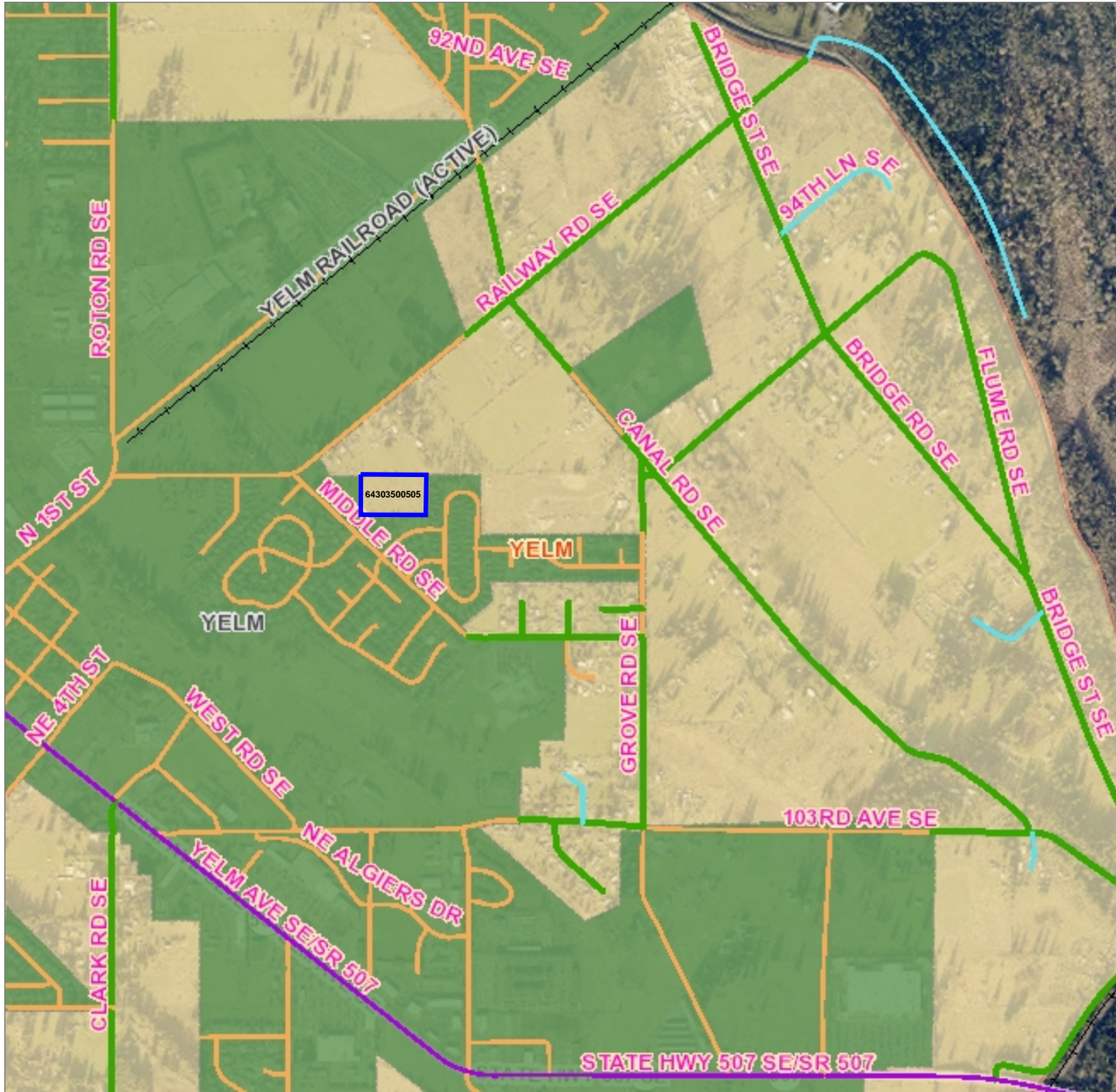
Published: 2/14/2023

Note:



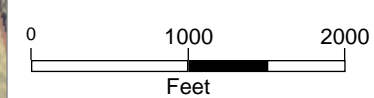
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# Annexation Area Parcel 64303500505



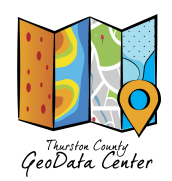
- Legend**
- Roads**
    - City
    - County
    - Government
    - Private
    - State
  - Railroads**
  - Cities**
    - BUCODA
    - LACEY
    - OLYMPIA
    - RAINIER
    - TENINO
    - TUMWATER
    - YELM
  - Urban Growth Areas
  - Parcel Boundaries
  - Roads - Major**
    - Major Roads
    - Ramp
    - I 5; US 101
    - Roads (Large Scale)
    - Railroads
    - County Border
  - Proposed annexation area

Scale 1: 21,476

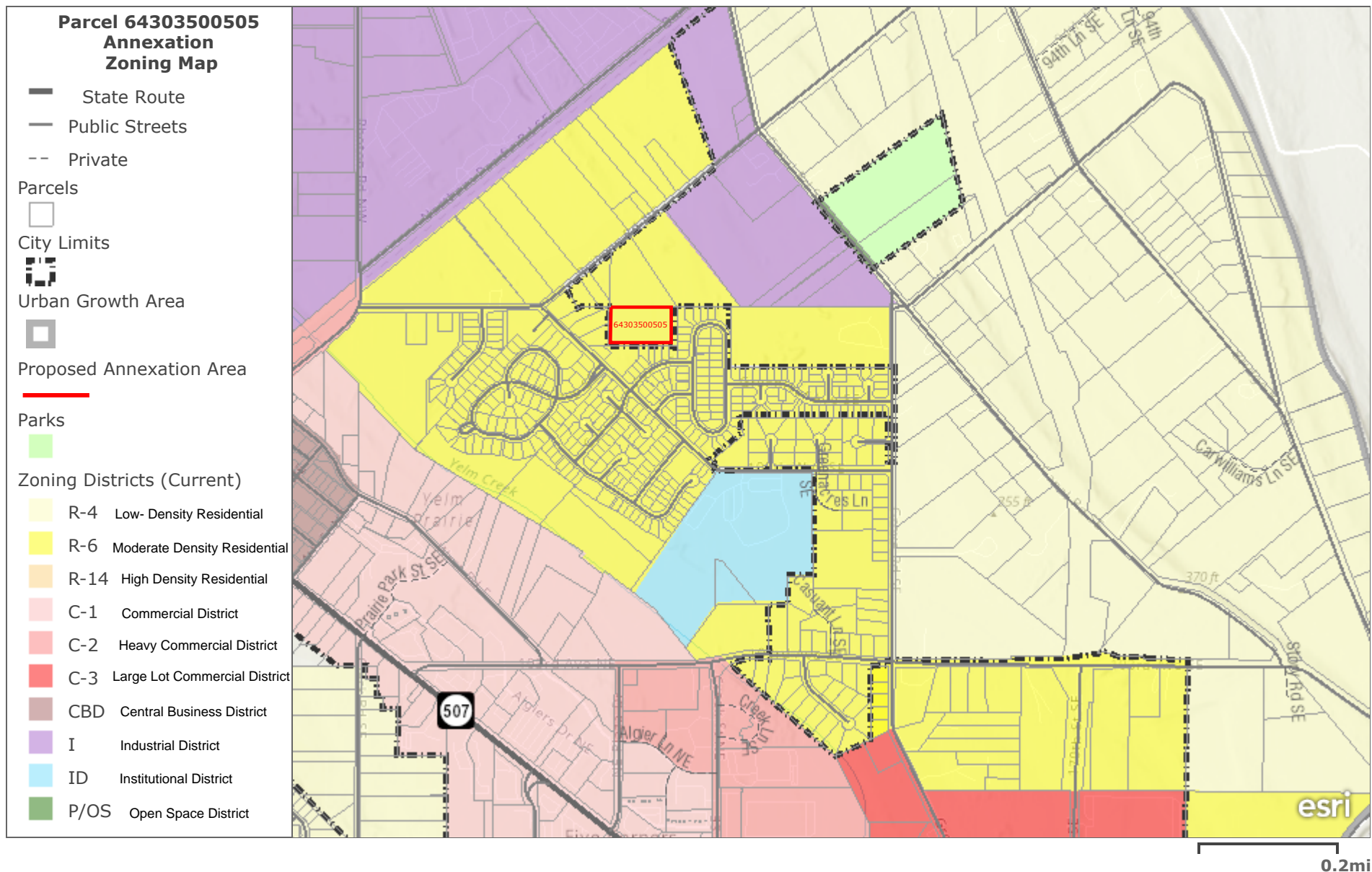


Map Created Using GeoData Public Website  
Published: 2/14/2023

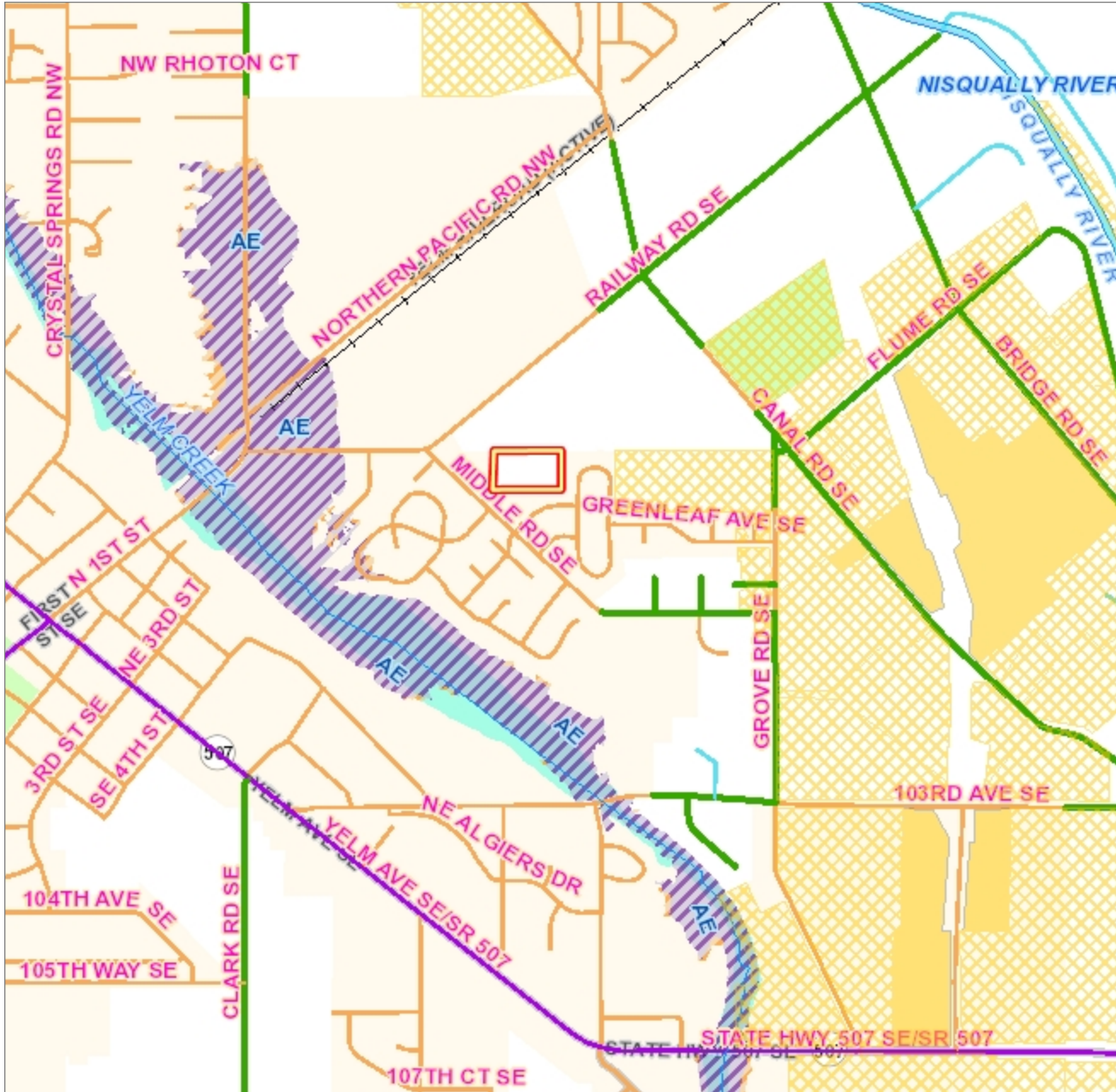
Note:



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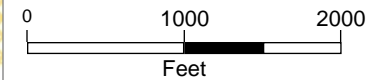
# Physical Features Map Parcel 64303500505



## Legend

- |                                      |  |
|--------------------------------------|--|
| Mazama Pocket Gopher Areas           | Flood Zones FEMA                             |
| Occupied                             | 100 Year (1%)                                |
| Near                                 | 500 Year (0.2%)                              |
| Oregon Vesper Sparrow Areas          | Flood Zones 2012 to 2016 FEMA                |
| Taylor's Checkerspot Butterfly Areas | 100 Year (1%)                                |
| Oregon Spotted Frog Areas            | 500 Year (0.2%)                              |
| Streams                              | Wetlands                                     |
| Roads                                | Waterbodies                                  |
| City                                 | Parcel Boundaries                            |
| County                               | Roads - Major (Large Scale)                  |
| Government                           | <all other values>                           |
| Private                              | 15 ACCESS; US 101 ACCESS; US 101 SB OFF RAMP |
| State                                | 15; US 101                                   |
|                                      | Roads (Large Scale)                          |

Scale 1: 21,476



Map Created Using GeoData Public Website

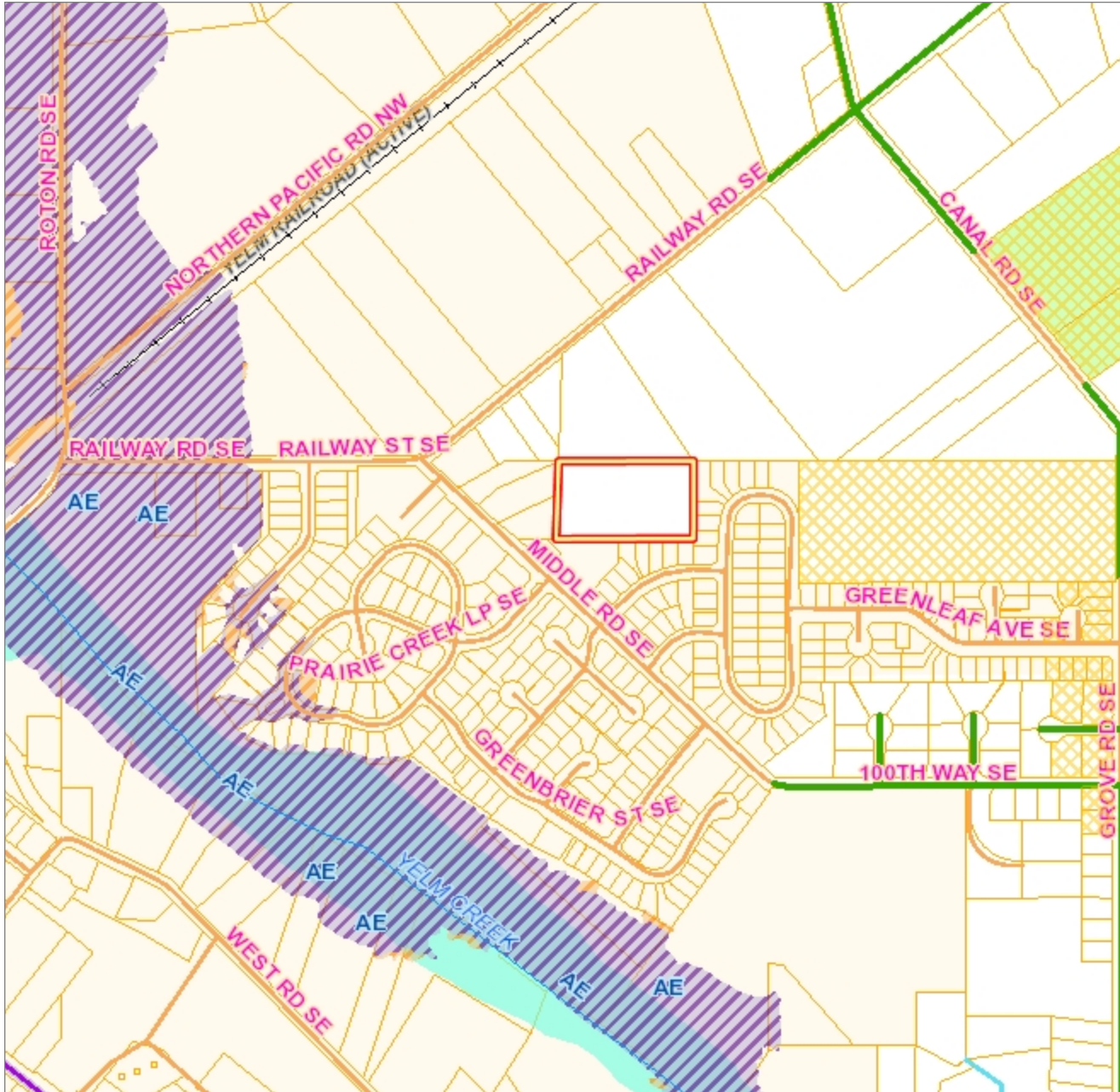
Published: 2/14/2023

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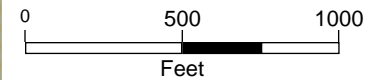
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|--------------------------------------|--|
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| Roads                                | Waterbodies                                  |
| City                                 | Parcel Boundaries                            |
| County                               | Roads - Major (Large Scale)                  |
| Government                           | <all other values>                           |
| Private                              | 15 ACCESS; US 101 ACCESS; US 101 SB OFF RAMP |
| State                                | 15; US 101                                   |
|                                      | Roads (Large Scale)                          |

Scale 1: 10,738



Map Created Using GeoData Public Website

Published: 2/14/2023

Note:



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# City of Yelm

EST. 1924

## WASHINGTON

### **YELM CITY COUNCIL - STUDY SESSION AGENDA** **Tuesday, September 6, 2022 6:00 pm**

**Yelm City Council Study Sessions are held virtually on Zoom and in-person at the Public Safety Building, 206 McKenzie Street Yelm, WA 98597.**

Registration is required to attend virtually by selecting the link below to register:  
[https://us06web.zoom.us/webinar/register/WN\\_e3JbvD8sSLm3sGXA9s7l\\_g](https://us06web.zoom.us/webinar/register/WN_e3JbvD8sSLm3sGXA9s7l_g)

1. Call to Order
2. Roll Call
3. Discussion Items
  - a. Outside Agency Budget Request Presentations
    - South Puget Sound Habitat for Humanity, Carly Colgan
    - Yelm Senior Center, Jeanie James
  - b. Budget 101 Presentation – Stephanie Dice, Finance Director
  - c. Water Reclamation Facility (WRF) Sewer Rate Discussion
  - d. Preview of Annexations
4. Mayor’s Report
5. Councilmember Initiatives

#### **Upcoming Meetings –**

Virtual & In Person Council Meeting, Tuesday, September 13, 2022 6:00 pm  
Virtual & In Person Council Meeting, Tuesday, September 27, 2022 6:00 pm

#### Meeting Information

All regular Yelm City Council meetings are recorded. Meetings can be viewed on YouTube, or a copy may be purchased by contacting the City Clerk’s office at 360.458.8816.

It is the City of Yelm’s policy to provide reasonable accommodations for people with disabilities. If you are a person with a disability and in need of reasonable accommodations to conduct business or participate in government processes or activities, please contact Kathy Linnemeyer, at 360.458.8816 at least four (4) working days prior to the scheduled event.

The Preliminary Agenda and Approved Council Minutes are available at [www.yelmwa.gov](http://www.yelmwa.gov).



# City of Yelm

EST. 1924

## WASHINGTON

### CITY COUNCIL STUDY SESSION MEETING MINUTES VIRTUAL AND IN PERSON TUESDAY, SEPTEMBER 6, 2022

**Call to Order:** Mayor Pro-Tem Holly Smith called the meeting to order at 6:00 p.m.

**Roll Call:** James Blair, Joseph Richardson, Joshua Crossman, Holly Smith, Brian Hess, Line Roy, Terry Kaminski and Joe DePinto.

**Staff Present:** City Clerk Kathy Linnemeyer, Public Services Director Cody Colt, Associate Planner Maryam Moeinian, Project Manager Pat Hughes, Finance Director Stephanie Dice and City Administrator Todd Stancil

#### DISCUSSION ITEMS

##### Outside Agency Budget Request Presentations –

- **South Puget Sound Habitat for Humanity, Carly Colgan** informed Council about the work that Habitat for Humanity does in the City of Yelm. Her budget request of \$19,000 is to help cover staff costs to help with the Neighborhood Revitalization program.
- **Yelm Senior Center, Jeanie James** informed Council about the Senior Center and the programs that they offer. They are requesting to continue to receive \$12,000 each year from the City of Yelm.

**Budget 101 Presentation, Finance Director Stephanie Dice** – Gave Council a presentation on the budget process including terminology, one time revenues, budget amendments, high level budget rules, balancing the budget and projected revenues. The complete presentation is available at City Hall.

**Water Reclamation Facility (WRF)** – Project Manager, Pat Hughes gave a summary of the Water Reclamation Facility Construction contract with Stellar J Corporation and the Amendments to the PSA with Parametrix for construction management services for the WRF that will both come before Council at the September 13, 2022 meeting and answered questions from Councilmembers. Cody Colt, Public Services Director gave Council a revenue forecast for the Sewer Fund and explained that there will not be sewer rate increases to

help pay for the construction of the WRF. There could be rate increases at a later date if necessary to cover costs.

**Preview of Annexations** - Associate Planner Maryam Moeinian shared the annexation map and gave a report on each of the properties who have reached out to the City of Yelm and requested to be annexed into the Yelm City limits.

## **COUNCIL INITIATIVES**

**City Administrator Report** – Meeting with departments and working on budget.

**Joseph Richardson** – Would like a street named after a former Yelm Choir teacher, Keith Skogsberg who touched many lives. He passed away December 3, 2020.

**Joshua Crossman** – Highlighted items that have been discussed at the committee level that will come before Council in October including Park Rental fees, additional employees to help keep the City clean as part of the 2023-2024 budget, the installation of more sidewalks and would like to see an urgent care facility in Yelm.


## **ADJOURNMENT**

The meeting adjourned at 7:45 p.m.



---

Joe DePinto, Mayor



---

Kathy Linnemeyer, City Clerk



# City of Yelm

EST. 1924

## WASHINGTON

### CITY COUNCIL AGENDA

September 13, 2022

Yelm City Council meetings are held in-person at 106 2<sup>nd</sup> St SE Yelm, WA 98597 and virtually on Zoom. Registration is required to attend virtually by selecting the link below to register.

[https://us06web.zoom.us/webinar/register/WN\\_21U95mA6TNioxvccpHzHQ](https://us06web.zoom.us/webinar/register/WN_21U95mA6TNioxvccpHzHQ)

1. CALL TO ORDER/ROLL CALL
2. AGENDA APPROVAL
3. SPECIAL PRESENTATIONS
  - a) None Scheduled
4. PUBLIC COMMENT
  - \*Complete a blue speaker's card
5. CONSENT AGENDA
  - a) August 23, 2022 Regular Meeting Minutes
  - b) July 2022 Check Register and Position Budget Report
6. NEW BUSINESS
  - a) Amendments to Sections 18.35, 18.36, 18.37, and 18.40 of the Development Code
    - Approve the amendments to Sections 18.35, 18.36, 18.37, and 18.40 of the Development Code
  - b) Approval of Public Works Contract for WRF Phase 2
    - Authorize Mayor DePinto to sign a Public Works Contract with Stellar J Corporation for construction of Water Reclamation Facility Phase 2.
  - c) Approval PSA Amendment No 4 & No 5 for WRF Phase 2
    - Authorize Mayor DePinto to sign Amendment No 4 & Amendment No 5 to the Professional Services Agreement with Parametrix, Inc. for construction management services for the Water Reclamation Facility Phase 2.

- d) Notice of Intention to Commence Annexation Proceedings for Property at 9819 Grove Road SE  
Approve the request to circulate a petition for annexation for the property located at 9819 Grove RD SE  
Parcel #64303500100
  
- e) Notice of Intention to Commence Annexation Proceedings for Property at 10143 Grove Road SE  
Motion to approve the request to circulate a petition for annexation for the property located at 10143 Grove  
RD SE Parcel #51540302700
  
- f) Notice of Intention to Commence Annexation Proceedings for Property at 15036 State Route 507  
Motion to approve the request to circulate a petition for annexation for the property located at 15036 State  
Route 507 Parcel #21725130200
  
- g) Notice of Intention to Commence Annexation Proceedings for Property at 16345 Railway Road  
Motion to approve the request to circulate a petition for annexation for the property located at 16345  
Railway Road #64303500505
  
- h) Notice of Intention to Commence Annexation Proceedings for Property on Morris Rd  
Motion to approve the request to circulate a petition for annexation for the property located on Morris Rd  
Parcel #22730410000
  
- i) Notice of Intention to Commence Annexation Proceedings for Property on Vancil Rd SE  
Motion to approve the request to circulate a petition for annexation for the property located on Vancil Rd SE  
Parcel #22730410300

## 7. OLD BUSINESS

- a) None Scheduled

## 8. UPDATES

- a) Departments – Todd Stancil, City Administrator
- b) Councilmembers
- c) Mayor DePinto

## 9. EXECUTIVE SESSION

- a) None Scheduled

## 10. ADJOURN

## MEETING INFORMATION

All regular Yelm City Council meetings are recorded. Meetings can be viewed at [www.yelmwa.gov](http://www.yelmwa.gov) or a copy may be purchased by contacting the City Clerk's office at 360.458.8816.

It is the City of Yelm's policy to provide reasonable accommodations for people with disabilities. If you require reasonable accommodations to participate at a City Council meeting, please contact the City Clerk's office at 360.458.8816 at least four (4) working days prior to meeting. Information on the Americans with Disabilities Act and the Title VI Statement is available at [www.yelmwa.gov/human-resources](http://www.yelmwa.gov/human-resources).

\*The public comment portion of the agenda is an opportunity for the public to address the Council for items that are not on the published agenda. Comments are limited to three minutes and five speakers. Comment on matters listed on the published agenda are welcomed as part of the normal agenda.

Public Comment Guidelines: The City reserves up to five members of the public to address the Council at the beginning of regular business meetings on topics that are not on the agenda. Each speaker will be given 3 minutes and may be asked follow up questions by the Mayor or Council. Further public comment may be allowed on agenda topics as time permits. We ask that speakers use respectful language and remember they are speaking to fellow citizens of Yelm who are committed to listening and responding appropriately to citizens' concerns.

Members of the public engaging in disruptive behavior may be removed or blocked from the meeting.



## CITY COUNCIL AGENDA ITEM SUMMARY

City of Yelm, Washington

**AGENDA ITEM:**        **NOTICES OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS**

**PROPOSED MOTION:** Approve the requests to circulate petitions for annexation.

**KEY FACTS AND INFORMATION SUMMARY:**

Multiple property owners have requested Council approval to circulate annexation petitions in order to annex their parcels into the city. These properties are as follows:

- 9819 Grove Road SE (64303500100). The property is 12.53 acres and is rezoned as Moderate Density Residential (R-6). The property currently contains a single-family home and various outbuildings and has an assessment value of \$333,500.
- 10143 Grove Road SE (51540302700). The property is 5.01 acres and is rezoned as Moderate Density Residential (R-6). The property currently contains a single-family home and various outbuildings and has an assessment value of \$458,500.
- 15036 State Route 507 (21725130200). The property is 9.71 acres and is rezoned as Low Density Residential (R-4). The property is currently undeveloped and has an assessment value of \$159,600.
- 16345 Railway Road SE (64303500505). The property is 3.44 acres and is rezoned as Moderate Density Residential (R-6). The property is currently undeveloped and has an assessment value of \$129,800.
- Parcel #227304100000 on Morris Road. The property is 5 acres and is rezoned as Low Density Residential (R-4). The property is currently undeveloped and has an assessment value of \$139,500.
- Parcel #22730410300 on Vancil Road. The property is 10 acres and is rezoned as Low Density Residential (R-4). The property is currently undeveloped and has an assessment value of \$257,200.



## **ANNEXATION PROCESS**

The annexation process starts with a request to circulate a petition for annexation. The City Council, at a public meeting, determines whether to accept, reject, or geographically modify the proposed annexation. If the Council accepts the petition to circulation request, the applicant then obtains sufficient signatures on the petition. The Planning commission then reviews the proposed zoning to determine whether it is appropriate. Lastly, the City Council makes a final decision on annexation approval at a public hearing.

## **ANALYSIS**

Each property under consideration for annexation is served by water and sewer lines or can have those lines extended to serve the property at time of development. With the city's recent grant of water rights by the Washington Department of Ecology, the city can easily handle any new low- and medium-density residential development that will take place on these parcels if they are annexed. Staff anticipates that all roads adjacent to these properties will be able to handle the amount of traffic that development would create. Additionally, no county islands will be created by annexation of these parcels.

## **CONGRUENCY WITH COMPREHENSIVE PLAN**

**Land Use Goal 5** – Encourage diverse residential growth.

**Land Use Policy 11.1** – Plan at the neighborhood level to increase housing density and diversity while preserving neighborhood character and quality of life.

**Housing Goal 1** – Encourage a variety of housing types, densities and a range of affordable housing within Yelm and its Urban Growth Area.

The proposed annexations are a mix of low- and medium-density residential zones. Approval of these annexations could result in a wide array of housing choices for citizens of Yelm, thus meeting all three goals and policies listed above. Staff feels that approval of these annexations could potentially lead to more affordable housing being created on the properties that are slated to be zoned as R-6.



City of Yelm  
EST. 1924  
WASHINGTON

## **CITY COUNCIL AGENDA ITEM SUMMARY**

City of Yelm, Washington

### **STAFF RECOMMENDATION**

Staff recommends that the City Council approve the requests to circulate petitions for annexation.

### **ATTACHMENTS:**

- Notices of Intention to Commence Annexation Proceedings Staff Report
- Signed Notices of Intention to Commence Annexation Proceedings

Respectfully Submitted:

London Hawes  
Planning and Building Manager

# CITY COUNCIL AGENDA ITEM SUMMARY

City of Yelm, Washington

9819 Grove Road



# CITY COUNCIL AGENDA ITEM SUMMARY

City of Yelm, Washington

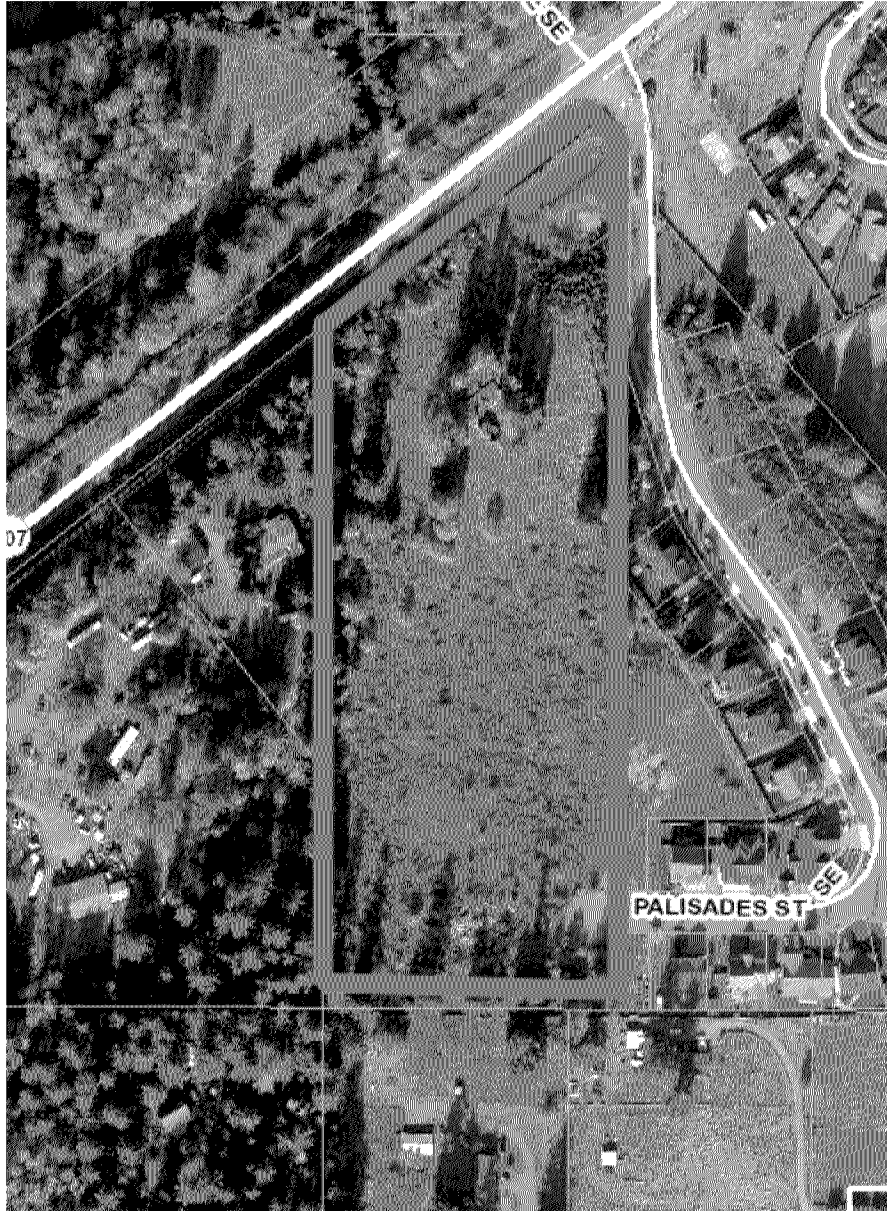
10143 Grove Road



# CITY COUNCIL AGENDA ITEM SUMMARY

City of Yelm, Washington

15036 State Route 507



# CITY COUNCIL AGENDA ITEM SUMMARY

City of Yelm, Washington

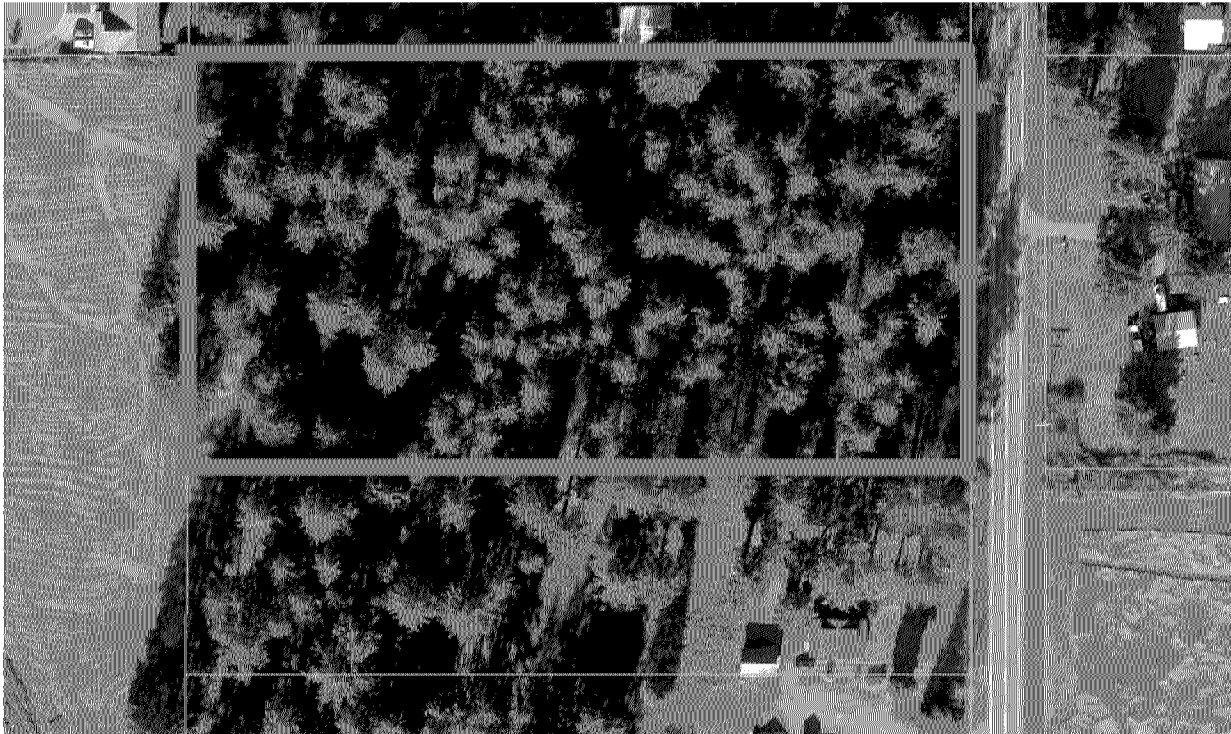
## 16345 Railway Road



# CITY COUNCIL AGENDA ITEM SUMMARY

City of Yelm, Washington

Parcel #22730410000



# CITY COUNCIL AGENDA ITEM SUMMARY

City of Yelm, Washington

Parcel #22730410300



# CITY COUNCIL AGENDA ITEM SUMMARY

City of Yelm, Washington

Parcel #22730410300





# City of Yelm

EST. 1924

## WASHINGTON

### NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS

TO: The City Council of the City of Yelm

The undersigned are owners of not less than ten percent in acreage of the property as described below who request to circulate a petition to annex into the City of Yelm, Washington.

The attached map shows the property, described as MCKENNA IRRIGATED TRACTS Lot 1 Block 35 Parcel: 64303500100 "Exhibit A".

The undersigned request the Yelm City Council determine if it will authorize a petition for annexation as proposed or modified by the council.

It is requested that the City Council of the City of Yelm set a date not later than sixty days after receipt of this request for a meeting with the undersigned to determine:

1. Whether the City Council will accept the annexation as proposed;
2. Whether the City Council will geographically modify the proposed annexation (and accept the proposed annexation as modified) or;
3. Whether the City Council will reject the annexation.

By accepting a proposed annexation, the City Council is not committing itself to ultimately annexing the territory proposed when a sufficient petition is presented to it. The decision to accept merely allows the annexation to go forward procedurally. If the City Council rejects the proposed annexation, the initiating parties have no right to appeal.

The City Council must also decide whether or not it will require a proposed zoning regulation, and whether or not it will require the assumption of all or any portion of existing indebtedness by the area to be annexed.

This page is one of a group of pages containing identical text material and is intended by the signers of this Notice of Intention to be presented and considered as one Notice of Intention and may be filed with the other pages containing additional signatures which cumulatively may be considered as a single Notice of Intention.

<u>D.M. Balascio</u>	<u>9/1/22</u>	<u>Dennis M. BALASCIO</u>
Applicant's Signature	Date	Print Name
<u>9819 Grove RD SE</u>		<u>64303500100</u>
Site Address		Parcel Number

Notice of Intent To Commence Annexation Proceedings  
**WARNING**

Every person who signs this petition with any other than his true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he is not a legal voter, or signs a petition when he is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Property Owner

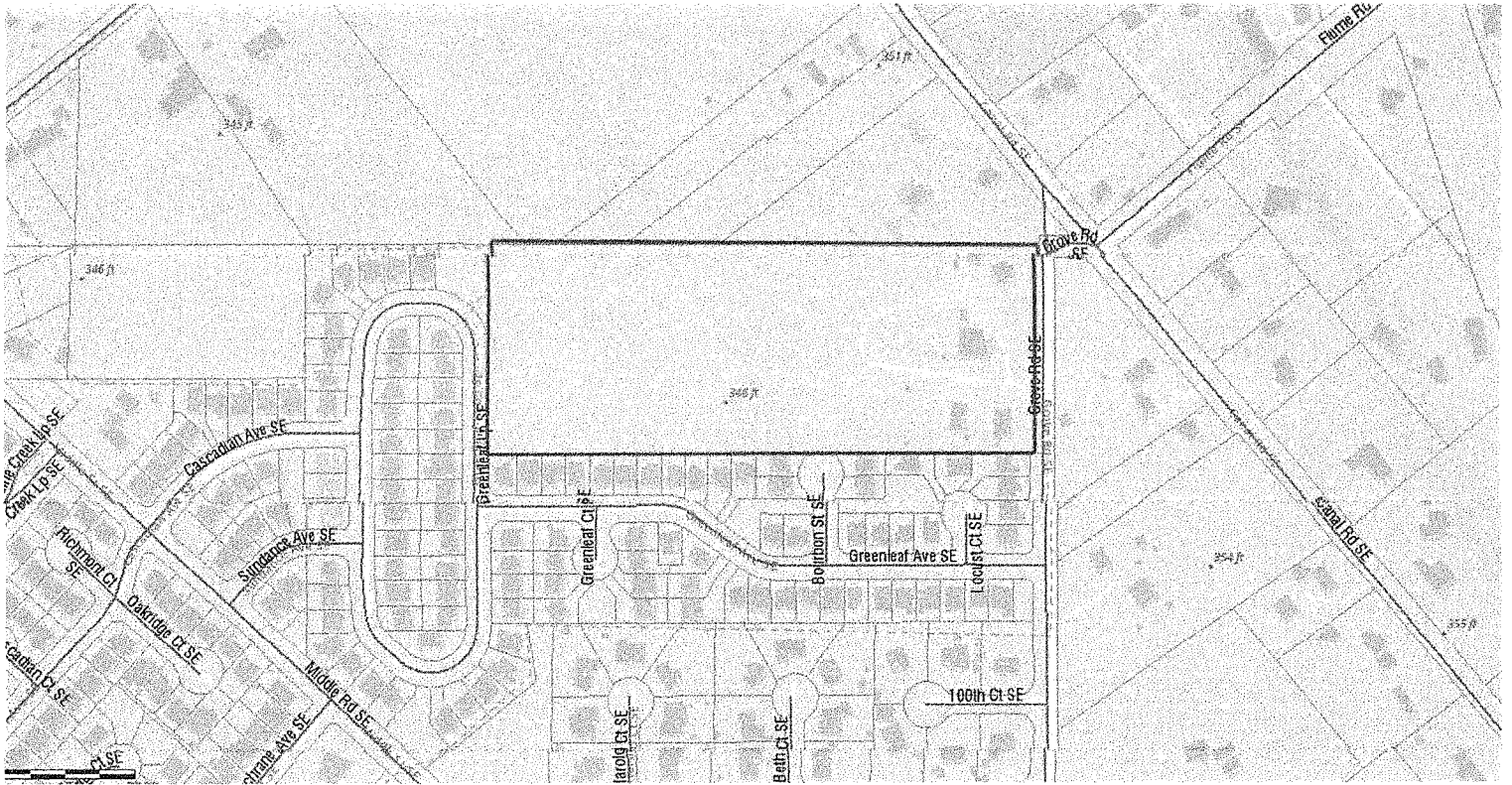
<u>D.M. Balascio</u>	<u>64303500100</u>
Signature	Parcel No.
<u>Dennis M. BALASCIO</u>	<u>12.53 Acres \$197,587</u>
Print Name	Assessor's Acreage Assessor's Value

_____ Signature	_____ Parcel No.
_____ Print Name	_____ Assessor's Acreage Assessor's Value

_____ Signature	_____ Parcel No.
_____ Print Name	_____ Assessor's Acreage Assessor's Value

_____ Signature	_____ Parcel No.
_____ Print Name	_____ Assessor's Acreage Assessor's Value

_____ Signature	_____ Parcel No.
_____ Print Name	_____ Assessor's Acreage Assessor's Value



*Dm. Balascio*

*9/1/22*

Signature

Date

Denny Balascio  
9819 Grove Rd. SE.  
Yelm, WA 98597

Exhibit "A"

Annexation parcel and city limits location



NOTICE OF INTENTION TO COMMENCE  
ANNEXATION PROCEEDINGS

TO: The City Council of the City of Yelm

The undersigned are owners of not less than ten percent in acreage of the property as described below who request to circulate a petition to annex into the City of Yelm, Washington.

The attached map shows the property, described as Subdivision GREEN ACRES #4 Lot 27 Parcel: 51540302700. The undersigned request the Yelm City Council determine if it will authorize a petition for annexation as proposed or modified by the council.

The property referred to is described on Exhibit "A": attached hereto and as shown by the attached map.

It is requested that the City Council of the City of Yelm set a date not later than sixty days after receipt of this request for a meeting with the undersigned to determine:

1. Whether the City Council will accept the annexation as proposed;
2. Whether the City Council will geographically modify the proposed annexation (and accept the proposed annexation as modified) or;
3. Whether the City Council will reject the annexation.

By accepting a proposed annexation, the City Council is not committing itself to ultimately annexing the territory proposed when a sufficient petition is presented to it. The decision to accept merely allows the annexation to go forward procedurally. If the City Council rejects the proposed annexation, the initiating parties have no right to appeal.

The City Council must also decide whether or not it will require a proposed zoning regulation, and whether or not it will require the assumption of all or any portion of existing indebtedness by the area to be annexed.

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See Pg 2 

Applicant's Signature

Date

Print Name

Brenda Jolin

BRENDA JOLIN

Site Address 10143 Grove Rd SE Yelm

Parcel Number 51540302700

Notice of Intent To Commence Annexation Proceedings

**WARNING**

Every person who signs this petition with any other than his true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he is not a legal voter, or signs a petition when he is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

**Property Owner**

Danny Jones

Signature

DANNY JONES

Print Name

Brenda Jolin

Signature

BRENDA JOLIN

Print Name

51540302700

Parcel No.

5.2 750k?

Assessor's Acreage Assessor's Value

51540302700

Parcel No.

5.2 780k?

Assessor's Acreage Assessor's Value

Signature

Print Name

Parcel No.

Assessor's Acreage Assessor's Value

Signature

Print Name

Parcel No.

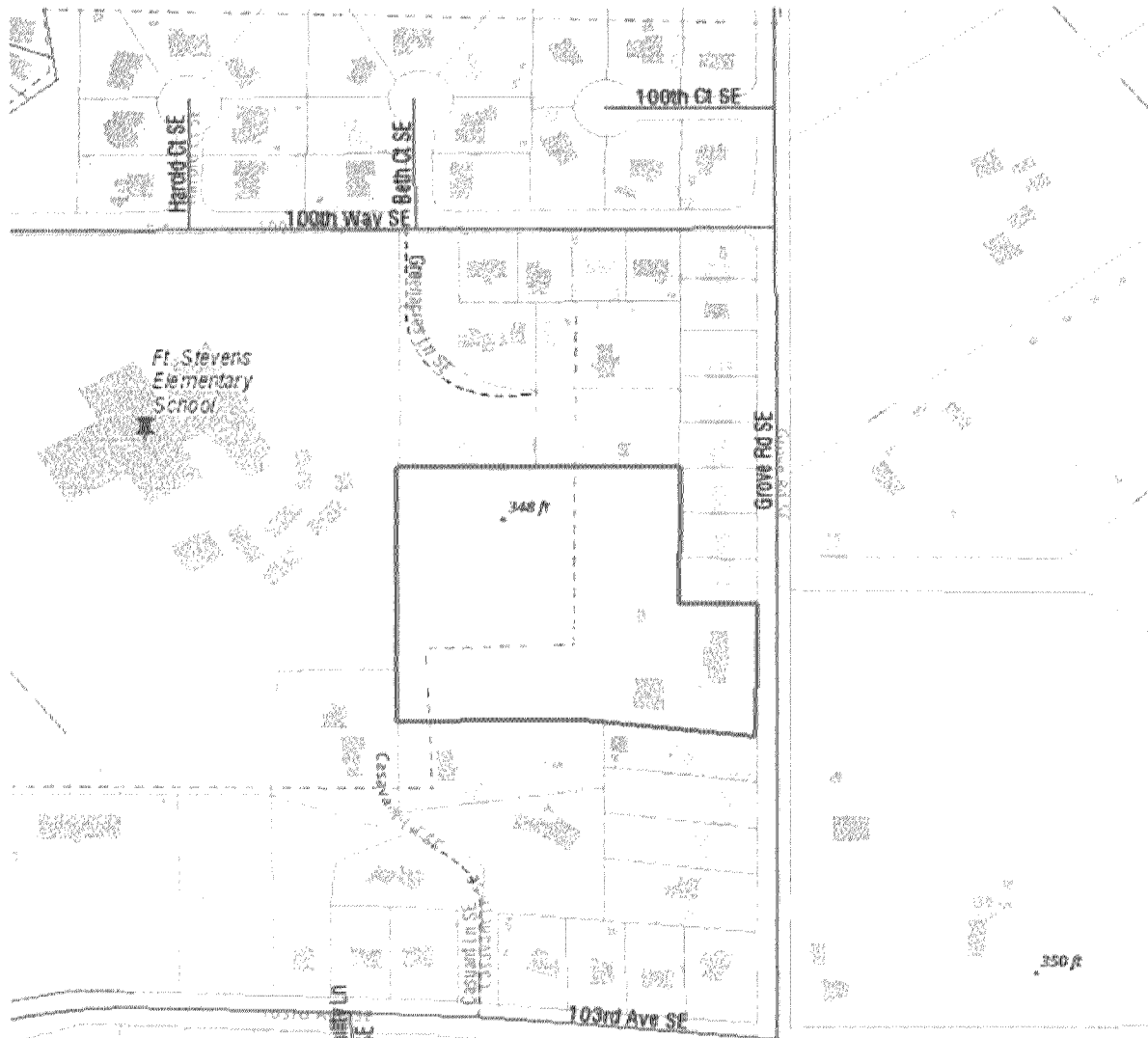
Assessor's Acreage Assessor's Value

Signature

Print Name

Parcel No.

Assessor's Acreage Assessor's Value



*Danny Jones*      *8/31/22*

Signature  
 Danny Jones  
 10143 Grove Rd. SE.  
 Yelm, WA 98597

Date

Exhibit "A"  
 Annexation parcel and city limits location



# City of Yelm

EST. 1924

## WASHINGTON

### NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS

TO: The City Council of the City of Yelm

The undersigned are owners of not less than ten percent in acreage of the property as described below who request to circulate a petition to annex into the City of Yelm, Washington.

The attached map shows the property, described as Sixteenth: SW Quarter: NE Section: 25 Township: 17N Range: 1E Parcel: 21725130200. The undersigned request the Yelm City Council determine if it will authorize a petition for annexation as proposed or modified by the council.

The property referred to is described on Exhibit "A": attached hereto and as shown by the attached map.

It is requested that the City Council of the City of Yelm set a date not later than sixty days after receipt of this request for a meeting with the undersigned to determine:

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9/1/2022

Colton Wark

Applicant's Signature  
15036 State route 507 SE Yelm WA 98597

Date

Print Name  
21725130200

Site Address


Parcel Number

Notice of Intent To Commence Annexation Proceedings

WARNING

Every person who signs this petition with any other than his true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he is not a legal voter, or signs a petition when he is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Property Owner

  
Signature  
Colton Wark

21725130200  
Parcel No.

Print Name

Assessor's Acreage Assessor's Value

Signature

Parcel No.

Print Name

Assessor's Acreage Assessor's Value

Signature

Parcel No.

Print Name

Assessor's Acreage Assessor's Value

Signature

Parcel No.

Print Name

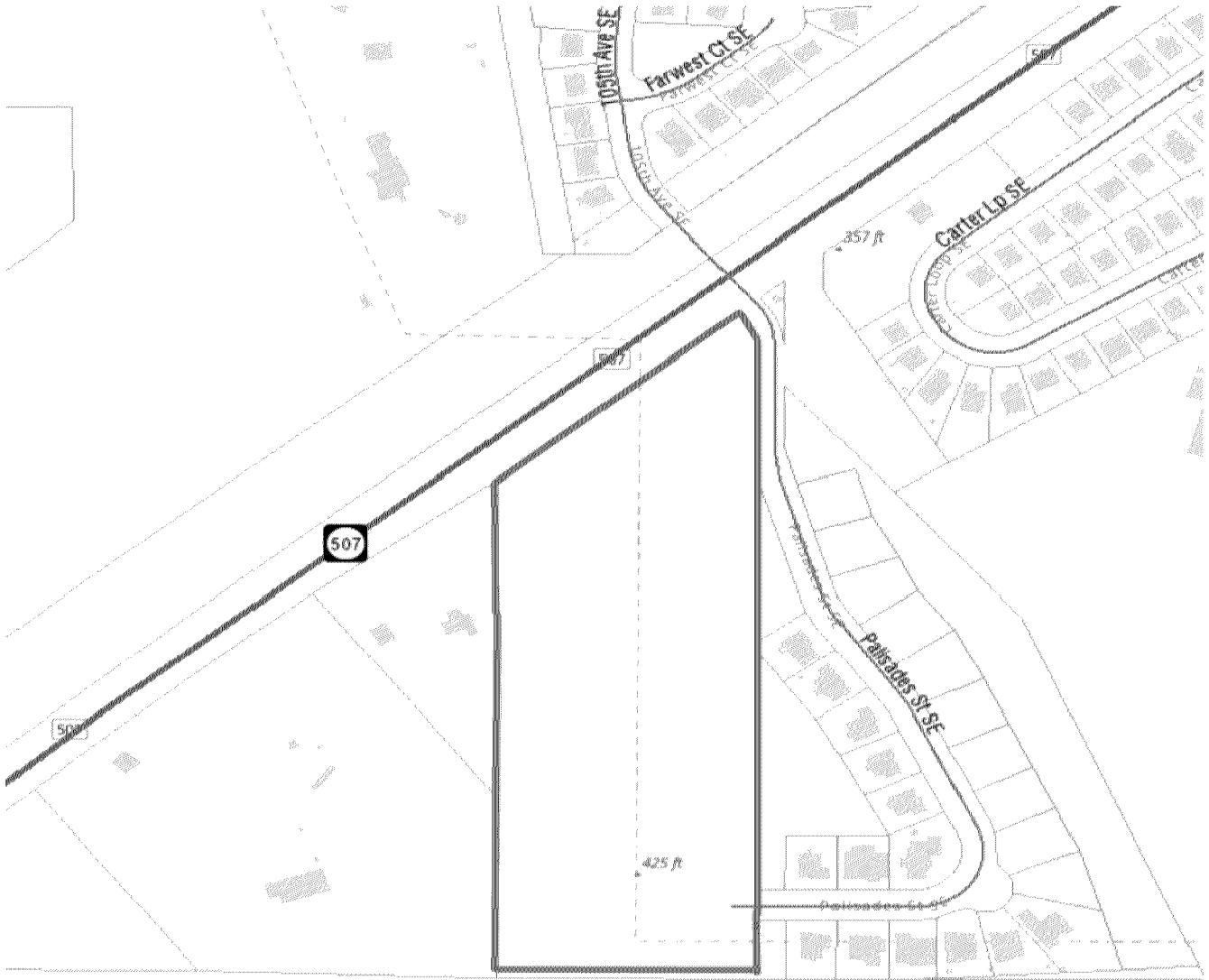
Assessor's Acreage Assessor's Value

Signature

Parcel No.

Print Name

Assessor's Acreage Assessor's Value



9/1/2022

Signature

Date

Yelm Jesus Name Pentecostal Church  
15036 State Route 507 SE.  
Yelm, WA 98597

Exhibit "A"

Annexation parcel and city limits location



City of Yelm  
EST. 1924  
WASHINGTON

NOTICE OF INTENTION TO COMMENCE  
ANNEXATION PROCEEDINGS

TO: The City Council of the City of Yelm

The undersigned are owners of not less than ten percent in acreage of the property as described below who request to circulate a petition to annex into the City of Yelm, Washington.

The attached map shows the property, described as Subdivision MCKENNA IRRIGATED TRACTS Lot 5 Block 35 Parcel: 64303500505. The undersigned request the Yelm City Council determine if it will authorize a petition for annexation as proposed or modified by the council.

The property referred to is described on Exhibit "A": attached hereto and as shown by the attached map.

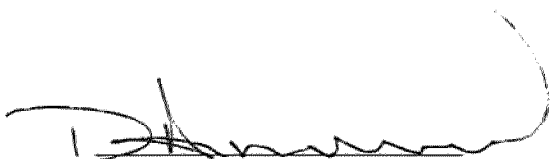
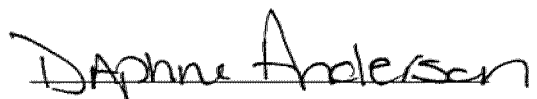
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 9-1-2022 

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_  
16345 Railway RD SE  
Site Address

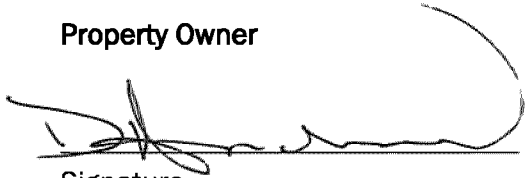
Print Name \_\_\_\_\_  
164303500505  
Parcel Number

Notice of Intent To Commence Annexation Proceedings

WARNING

Every person who signs this petition with any other than his true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he is not a legal voter, or signs a petition when he is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Property Owner

  
Signature  
Daphne Andersen  
Print Name

164303500505  
Parcel No.  
3.44 \$129800  
Assessor's Acreage Assessor's Value

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Parcel No.

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Assessor's Acreage Assessor's Value

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Parcel No.

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Assessor's Acreage Assessor's Value

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Parcel No.

\_\_\_\_\_  
Print Name

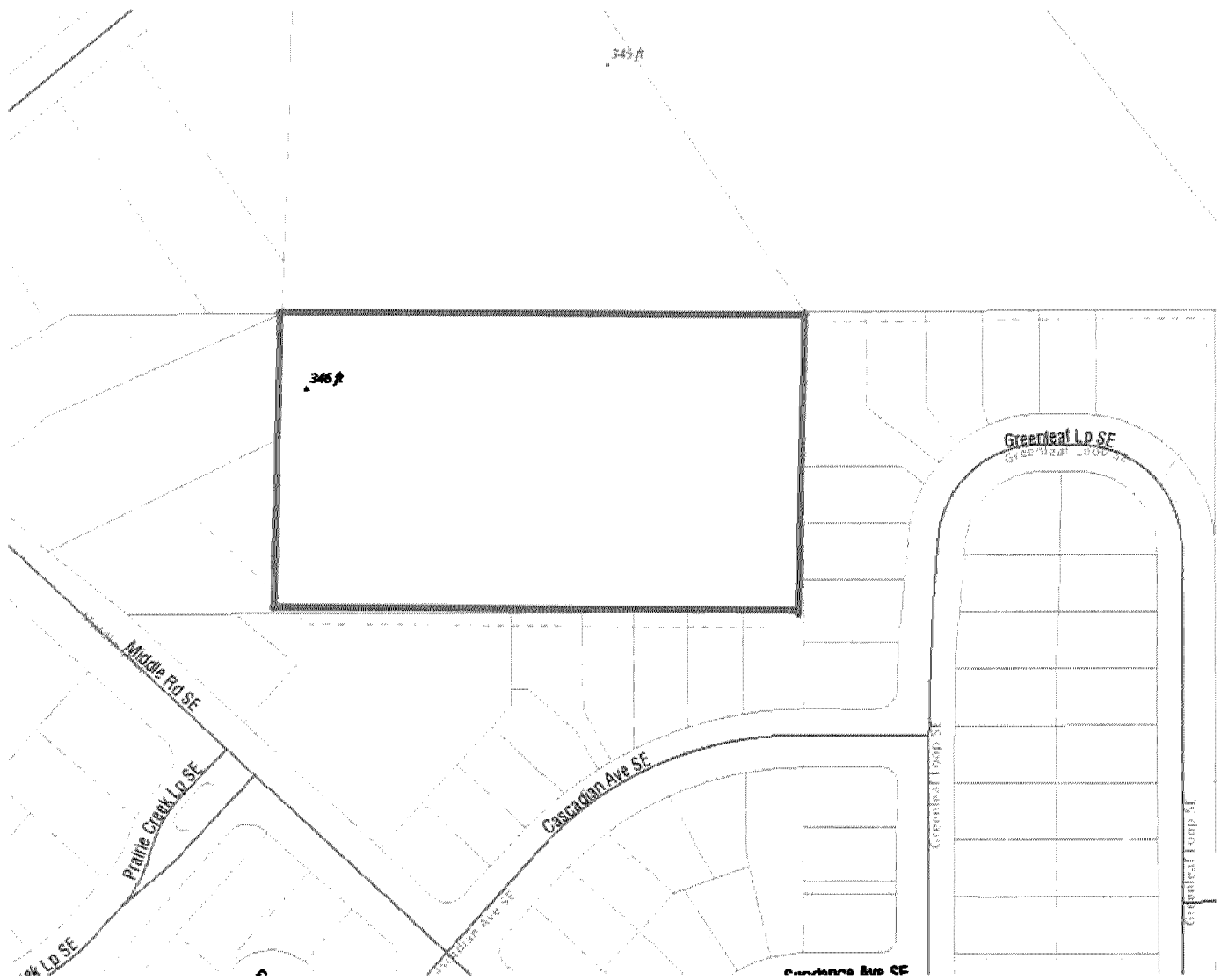
\_\_\_\_\_  
Assessor's Acreage Assessor's Value

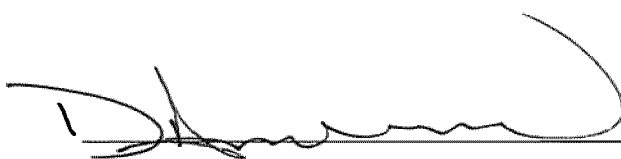
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Parcel No.

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Assessor's Acreage Assessor's Value




9-1-2022  
 Signature Date

Daphne Anderson  
 16345 Railway Rd. SE.  
 Yelm, WA 98597

Exhibit "A"  
 Annexation parcel and city limits location



# City of Yelm

EST. 1924

## WASHINGTON

### NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS

TO: The City Council of the City of Yelm

The undersigned are owners of not less than ten percent in acreage of the property as described below who request to circulate a petition to annex into the City of Yelm, Washington.

The attached map shows the property, described as Sixteenth: NE Quarter: SE Section: 30 Township: 17N Range: 2E Parcel: 22730410000. The undersigned request the Yelm City Council determine if it will authorize a petition for annexation as proposed or modified by the council.

The property referred to is described on Exhibit "A": attached hereto and as shown by the attached map.

It is requested that the City Council of the City of Yelm set a date not later than sixty days after receipt of this request for a meeting with the undersigned to determine:

1. Whether the City Council will accept the annexation as proposed;
2. Whether the City Council will geographically modify the proposed annexation (and accept the proposed annexation as modified) or;
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Applicant's Signature

Date

Print Name

*[Handwritten Signature]*

9/1/2022

22730410000

Site Address

Parcel Number

Notice of Intent To Commence Annexation Proceedings

WARNING

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Property Owner

Authentisign  
*Howard J Alexander* 08/31/22

22730410000

Signature  
Howard J Alexander

Parcel No. 5.00 2021, \$139,500

Print Name

Assessor's Acreage Assessor's Value

Authentisign  
*Cynthia L Sutley* 09/01/22

22730410000

Signature  
Cynthia L Sutley

Parcel No. 5.00 2021, \$139,500

Print Name

Assessor's Acreage Assessor's Value

Signature

Parcel No.

Print Name

Assessor's Acreage Assessor's Value

Signature

Parcel No.

Print Name

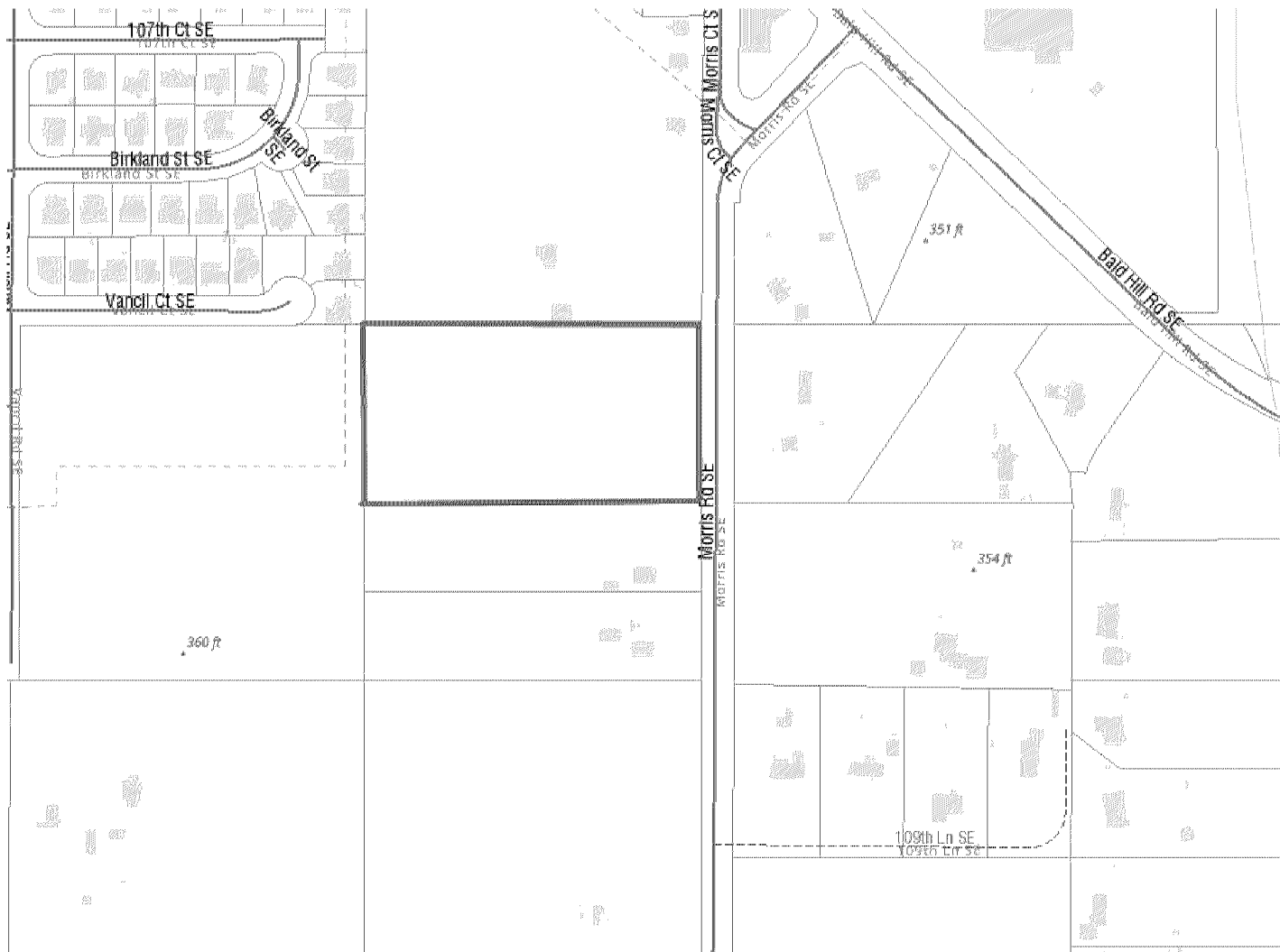
Assessor's Acreage Assessor's Value

Signature

Parcel No.

Print Name

Assessor's Acreage Assessor's Value



Authentisign  
*Cynthia L Sutley*

08/31/22

Signature

Date

Cynthia Lynn Sutley

Parcel Number: 22730410000

Yelm, WA 98597

Exhibit "A"

Annexation parcel and city limits location

June 8, 2022

**RE: Letter of Authorization**

To whom it may concern:

As property owner of Parcel 22730410000 I authorize Mill Pond Development LLC., AHBL Engineers and their consultants to make applications to City of Yelm and other associated municipalities and utility purveyors for development permits. These applications may include but are not limited to: Application to annex into the city limits of Yelm, pre-application meeting, Land Use, sewer, site development, etc.

If you have any questions, please contact me at (509) 945-3119, Howard .

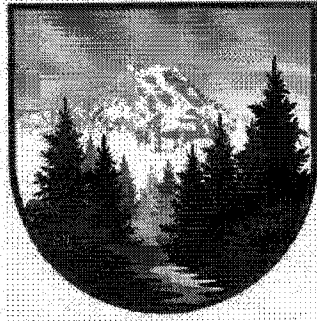
Sincerely,

Authentisign  
*Cynthia L Sutley*  
Cynthia Sutley

06/08/22

Authentisign  
*Howard J Alexander*  
Howard Alexander

06/08/22



# City of Yelm

EST. 1924

## WASHINGTON

### NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS

TO: The City Council of the City of Yelm

The undersigned are owners of not less than ten percent in acreage of the property as described below who request to circulate a petition to annex into the City of Yelm, Washington.

The attached map shows the property, described as Sixteenth: NE Quarter: SE Section: 30 Township: 17n Range: 2e Parcel: 22730410300. The undersigned request the Yelm City Council determine if it will authorize a petition for annexation as proposed or modified by the council.

The property referred to is described on Exhibit "A": attached hereto and as shown by the attached map.

It is requested that the City Council of the City of Yelm set a date not later than sixty days after receipt of this request for a meeting with the undersigned to determine:

1. Whether the City Council will accept the annexation as proposed;
2. Whether the City Council will geographically modify the proposed annexation (and accept the proposed annexation as modified) or;
3. Whether the City Council will reject the annexation.

By accepting a proposed annexation, the City Council is not committing itself to ultimately annexing the territory proposed when a sufficient petition is presented to it. The decision to accept merely allows the annexation to go forward procedurally. If the City Council rejects the proposed annexation, the initiating parties have no right to appeal.

The City Council must also decide whether or not it will require a proposed zoning regulation, and whether or not it will require the assumption of all or any portion of existing indebtedness by the area to be annexed.

This page is one of a group of pages containing identical text material and is intended by the signers of this Notice of Intention to be presented and considered as one Notice of Intention and may be filed with the other pages containing additional signatures which cumulatively may be considered as a single Notice of Intention.

9/1/2022

Applicant's Signature

Date

Print Name

XXX Vancil Rd SE Yelm WA 98597

22730410300

Site Address

Parcel Number

Notice of Intent To Commence Annexation Proceedings

WARNING

Every person who signs this petition with any other than his true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he is not a legal voter, or signs a petition when he is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Property Owner

*Glenn Schorro, GES Land Mgr.*

Signature

Glenn Schorro

Print Name

22730410300

Parcel No.

10.00    \$ 263,800

Assessor's Acreage    Assessor's Value

Signature

Parcel No.

Print Name

Assessor's Acreage    Assessor's Value

Signature

Parcel No.

Print Name

Assessor's Acreage    Assessor's Value

Signature

Parcel No.

Print Name

Assessor's Acreage    Assessor's Value

Signature

Parcel No.

Print Name

Assessor's Acreage    Assessor's Value





**CITY COUNCIL MEETING MINUTES  
VIRTUAL AND IN PERSON  
TUESDAY, SEPTEMBER 13, 2022**

- Call to Order:** Mayor Joe DePinto called the meeting to order at 6:02 PM.
- Roll Call:** James Blair, Joseph Richardson, Joshua Crossman, Holly Smith, Brian Hess, Line Roy, Terry Kaminski and Mayor Joe DePinto.
- Staff Present:** Administrative Assistant Savana Cervantes, City Administrator Todd Stancil, Associate Planner Maryam Moeinian, Project Manager Pat Hughes and Public Services Director Cody Colt.
- APPROVAL OF THE AGENDA:** **Motion by Terry Kaminski to approve the agenda.  
Seconded by Line Roy  
Motion carried 7-0**
- SPECIAL PRESENTATIONS:** None
- PUBLIC COMMENT:** None
- CONSENT AGENDA:** a) August 23, 2022 Regular Meeting Minutes  
b) July 2022 Check Register and Position Budget Report  
**Motion by Brian Hess to approve the consent agenda as presented.  
Seconded by James Blair  
Motion carried 7-0**
- NEW BUSINESS:** **AMENDMENTS TO SECTIONS 18.35, 18.36, 18.37, AND 18.40 OF THE DEVELOPMENT CODE**  
**Motion by Brian Hess to approve amendments to sections of 18.35, 18.36, 18.37 and 18.40 of the Development Code.  
Seconded by Joshua Crossman  
Motion carried 7-0**

**APPROVAL OF PUBLIC WORKS CONTRACT FOR WRF PHASE 2**

**Motion by James Blair** to authorize Mayor DePinto to sign a Public Works Contract with Stellar J Corporation for construction of Water Reclamation Facility Phase 2.

**Seconded by Joshua Crossman**

**Motion carried 7-0**

**APPROVAL PSA AMENDMENT NO 4 & NO 5 FOR WRF PHASE 2**

**Motion by Terry Kaminski** to authorize Mayor DePinto to sign Amendment No 4 & No 5 to the Professional Services Agreement with Parametrix, Inc. for construction management services for the Water Reclamation Facility Phase 2.

**Seconded by Brian Hess**

**Motion carried 7-0**

**NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS FOR PROPERTY AT 9819 GROVE ROAD SE**

**Motion by Brian Hess** to approve the request to circulate a petition for annexation for the property located at 9819 Grove Road SE Parcel #64303500100.

**Seconded by Joshua Crossman**

**Motion carried 7-0**

**NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS FOR PROPERTY AT 10143 GROVE ROAD SE**

**Motion by Brian Hess** to approve the request to circulate a petition for annexation for the property located at 10143 Grove Road SE Parcel #51540302700.

**Seconded by Joshua Crossman**

**Motion carried 7-0**

**NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS FOR PROPERTY AT 15036 State Route 507**

**Motion by Holly Smith** to approve the request to circulate a petition for annexation for the property located at 15036 State Route 507 Parcel #21725130200.

**Seconded by Brian Hess**

**Motion carried 7-0**

**NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS FOR PROPERTY AT 16345 RAILWAY ROAD**

**Motion by Line Roy** to approve the request to circulate a petition for annexation for the property located at 16345 Railway Road Parcel #64303500505.

**Seconded by Joshua Crossman**  
**Motion carried 7-0**

**NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS  
FOR PROPERTY ON MORRIS ROAD**

**Motion by Joshua Crossman** to approve the request to circulate a petition for annexation for the property located on Morris Road Parcel #22730410000.

**Seconded by Terry Kaminski**  
**Motion carried 7-0**

**NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS  
FOR PROPERTY ON VANCIL RD SE**

**Motion by Brian Hess** to approve the request to circulate a petition for annexation for the property located on Vancil Road SE Parcel #22730410300

**Seconded by Line Roy**  
**Motion carried 7-0**

**DEPARTMENT, MAYOR AND CITY COUNCIL UPDATES:**

**City Administrator, Todd Stancil Department Updates** – Court: will be switching back to two court days a month, beginning in January 2023, and going paperless. Public Services: the splash pad operated flawlessly for the summer season. Sept 23<sup>rd</sup> will be the canine day at the splash pad, its final day of operation for this year. Finance Department: employees are attending WFOA conference this week. The Finance Director, Stephanie Dice, is beginning finance boot camp sessions for councilmembers to attend, and the budget is on schedule for its preliminary draft. Police: a lateral police candidate is currently progressing through the background process, and two entry-level officers will start the academy on the 27<sup>th</sup> of this month. Officer Chris Davis was chosen to be placed on the County SWAT team, as the number one candidate.

**Councilmember Kaminski** – Attended the Finance meeting, attended the ribbon cutting of the new Southworth School, will attend Nisqually River meeting this Friday.

**Councilmember Roy** – Attended the ribbon cutting at Southworth Elementary and will attend Creative Arts District meeting tomorrow evening. Councilmember Roy announced that her last Council meeting will be September 27<sup>th</sup>, as she has accepted a position that has required her to resign.

**Councilmember Hess** – Expressed appreciation to Public Services Director Cody Colt for working with the State to get potholes repaired on State Route 507 and State Route 510.

**Councilmember Smith** – Attended the Public Safety meeting, attended the Southeast Thurston Fire Authority meeting, attended FFA Car Show


**Councilmember Crossman** – Invited everyone to attend the unveiling of Yelm’s newest mural at the back of the PTL Flooring building this Saturday at 10 am.

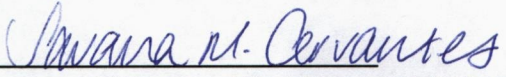
**Councilmember Richardson** – Attended the Chamber forum, attended the Southworth Elementary ribbon cutting, attended a SWAC meeting, and attended the Finance meeting.

**Councilmember Blair** – Attended the Finance meeting.

**Mayor DePinto** – Thanked the Planning Department for their work with the annexation process, will attend the Community Conversations tomorrow at the Masonry Cafe at noon, tomorrow.

**ADJOURNMENT:**      **Motion by James Blair** to adjourn the meeting at 6:47.  
                                 **Seconded by Joshua Crossman**  
                                 **Motion carried 7-0**

  
\_\_\_\_\_  
Joe DePinto, Mayor

  
\_\_\_\_\_  
Savana Cervantes, Administrative Assistant

Maryam Moeinian

From: class@yelmonline.com  
Sent: Friday, November 11, 2022 8:52 AM  
To: Maryam Moeinian; class@yelmonline.com  
Subject: [External]\*\*Warning Unsafe\*\*Notice of Public Hearing  
Attachments: logo.jpg; ronaldab\_124382\_1668185421249.png; 124382.pdf

Maryam, below is the ad copy and the cost is \$164.95. I have forwarded your request to put this online to Kyle our IT Tech. Please let me know if you have any changes you would like made. Thanks Ronda Ronda Pogorelc Customer Service Manager Nisqually Valley News 360-736-3311 ext 101

**CT Publishing  
LLC**

321 N. Pearl St., Centralia, WA 98531

**The Chronicle** 360-736-3311



360-736-3311

**The Reflector** 360-687-5151

**Classified Advertising & Legal Invoice**

CITY OF YELM  
106 2ND ST SE  
YELM, WA 98597

Acc#:100180  
Ad#:124382  
Phone#:360-458-8402  
Date:11/11/2022

Salesperson: RONDAB      Classification: NVN Legal Notices      Ad Size: 1.0 x 81.00

**Advertisement Information:**

Description	Start	Stop	Ins.	Cost/Day	Total
NISQUALLY CLASSIFIEDS	11/17/2022	11/17/2022	1	164.95	164.95

**Payment Information:**

<b>Date:</b>	<b>Order#</b>	<b>Type</b>
11/11/2022	124382	ACCOUNT

---

**Total Amount: 164.95**

**Amount Due: 164.95**

---

**Comments: 124382 Notice of Public Hearing**

**Attention: Please return the top portion of this invoice with your payment including account and ad number.**

**Ad Copy**

**Notice of Public Hearing  
for Proposed Annexations**

The Yelm Planning Commission has scheduled a public hearing to receive public comment on the proposed annexation of the following properties:

1. 9819 Grove Road SE (64303500100). The property is 12.53 acres and is pre-zoned as Moderate Density Residential (R-6).
2. 10143 Grove Road SE (51540302700). The property is 5.01 acres and is pre-zoned as Moderate Density Residential (R-6).
3. 15036 State Route 507 (21725130200). The property is 9.71 acres and is pre-zoned as Low Density Residential (R-4).
4. 16345 Railway Road SE (64303500505). The property is 3.44 acres and is pre-zoned as Moderate Density Residential (R-6).
5. Parcel #227304100000 on Morris Road. The property is 5 acres and is pre-zoned as Low Density Residential (R-4).
6. Parcel #22730410300 on Vancil Road. The property is 10 acres and is pre-zoned as Low Density Residential (R-4).

The Public Hearing will begin at 4:00 PM Monday, November 21, 2022 at Yelm City Hall, 106 Second St SE, and can be attended in person or via Zoom with the following link.

<https://us06web.zoom.us/j/87031933305?pwd=hzZCtXFUZUVHVVc0RlMVRhZREZtdz09>

For additional information, please contact Maryam Moeinian at (360) 400-5001. Written comments will be received up to and at the public hearing. Written comments may be submitted at the hearing, or emailed to [maryamm@yelmwa.gov](mailto:maryamm@yelmwa.gov), or may be mailed to Maryam Moeinian, City of Yelm, 901 Rhodon Road NW, Yelm, WA 98597.

It is the City of Yelm's policy to provide reasonable accommodations for people with disabilities. If you are a person with a disability in need of accommodations to conduct business or to participate in government processes or activities, please contact Kathy Linnemeyer, at 360-458- 8816 at least five working days prior to the scheduled event.

Pub: Nisqually Valley News  
November 17, 2022

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 / [Notice of Public Hearing for Proposed AnnexationsThe Yelm Planning ...](#)

### Notice of Public Hearing for Proposed Annexations

The Yelm Planning Commission has scheduled a public hearing to receive public comment on the proposed annexation of the following properties:

1. 9819 Grove Road SE (64303500100). The property is 12.53 acres and is pre-zoned as Moderate Density Residential (R-6).
2. 10143 Grove Road SE (51540302700). The property is 5.01 acres and is pre-zoned as Moderate Density Residential (R-6).
3. 15036 State Route 507 (21725130200). The property is 9.71 acres and is pre-zoned as Low Density Residential (R-4).
4. 16345 Railway Road SE (64303500505). The property is 3.44 acres and is pre-zoned as Moderate Density Residential (R-6).
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 (https://us06web.zoom.us/j/87031933305?pwd=bzZCTXFUZUVHVVcrMVNROHAzREZtdz09)

For additional information, please contact Maryam Moeinian at (360) 400-5001. Written comments will be received up to and at the public hearing. Written comments may be submitted at the hearing, or emailed to [maryamm@yelmwa.gov](mailto:maryamm@yelmwa.gov) (mailto:maryamm@yelmwa.gov), or may be mailed to Maryam Moeinian, City of Yelm, 901 Rhoton Road NW, Yelm, WA 98597.

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Posted 11/11/2022





## **YELM PLANNING COMMISSION AGENDA**

### **MONDAY, NOVEMBER 21, 2022, 4:00 PM**

THIS MEETING CAN BE ATTENDED IN PERSON OR VIA ZOOM.

**In person:** Yelm City Hall, 106 2<sup>nd</sup> Street SE, Yelm, WA 98597

**Via Zoom:** [Click here to join Zoom Meeting](#)

Or Dial in: 253-215-8782 Meeting ID: 870-3193-3305 Passcode: 564018

---

#### **1. CALL TO ORDER**

#### **2. ROLL CALL**

Chair, Jerry Fugich

Stefani Dunn

Robert Howard

Carlos Perez

John Thomson

Anne Wahrmund

John Graver

#### **3. PLEDGE OF ALLEGIANCE**

#### **4. APPROVAL OF MINUTES**

- a. Minutes from October 17, 2022 is attached.

#### **5. CITY STAFF COMMUNICATIONS**

None.

#### **6. PUBLIC COMMENTS**

- a. The public comment portion of the agenda is an opportunity for the public to address the Commission regarding matters that are not on the agenda. Comments are limited to three minutes and five speakers. Comment on matters listed on the agenda are welcomed.

#### **7. UNFINISHED BUSINESS**

None.

#### **8. NEW BUSINESS**

- a. Housing Action Plan updates.
- b. Petition to annex the property located at 9819 Grove Road SE (PN: 64303500100) into the City of Yelm.
- c. Petition to annex the property located at 10143 Grove Road SE (PN: 51540302700) into the City of Yelm.

- d. Petition to annex the property located at 15036 State Route 507 (PN: 21725130200) into the City of Yelm.
- e. Petition to annex the property located at 16345 Railway Road SE (PN: 64303500505) into the City of Yelm.
- f. Petition to annex the property located on Vancil Ct SE (PN: 22730410300) into the City of Yelm.
- g. Petition to annex the property located on Morris Road (PN: 22730410000) into the City of Yelm.

## **9. PUBLIC HEARINGS**

Public hearing for the following annexations:

- a. Petition to annex the property located at 9819 Grove Road SE (PN: 64303500100) into the City of Yelm.
- b. Petition to annex the property located at 10143 Grove Road SE (PN: 51540302700) into the City of Yelm.
- c. Petition to annex the property located at 15036 State Route 507 (PN: 21725130200) into the City of Yelm.
- d. Petition to annex the property located at 16345 Railway Road SE (PN: 64303500505) into the City of Yelm.
- e. Petition to annex the property located on Vancil Ct SE (PN: 22730410300) into the City of Yelm.
- f. Petition to annex the property located on Morris Road (PN: 22730410000) into the City of Yelm.

## **10. SUBCOMMITTEE REPORTS**

## **11. ADJOURNMENT**

### **MEETING INFORMATION**

All regular meetings are recorded and may be viewed at [www.yelmwa.gov](http://www.yelmwa.gov).

It is the City of Yelm's policy to provide reasonable accommodations for people with disabilities. If you require reasonable accommodations to participate at a meeting, please contact the City Clerk's office at 360-458-8816 at least five (5) working days prior to meeting. Information on the Americans with Disabilities Act and the Title VI Statement is available at [https://www.yelmwa.gov/connect/departments/human\\_resources/index.php](https://www.yelmwa.gov/connect/departments/human_resources/index.php).

**DISCLAIMER**

**AGENDA ITEMS MAY BE TAKEN OUT OF ORDER.  
THIS AGENDA MAY BE SUBJECT TO CHANGE UP TO 24 HOURS PRIOR TO  
MEETING. PLEASE SEE [WWW.YELMWA.GOV](http://WWW.YELMWA.GOV) FOR CURRENT AGENDA.**

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Next Planning Commission Meeting  
Monday, December 19, 2022, at 4:00 PM



# City of Yelm

EST. 1924

## WASHINGTON

"Pride of the Prairie"

Date: November 21, 2022

Subject: Annexation

From: Maryam Moeinian, Associate Planner

To: Planning Commission

---

### **Request:**

Multiple property owners have submitted petitions for annexation for six parcels. These properties are as follows:

1. 9819 Grove Road SE (64303500100).
2. 10143 Grove Road SE (51540302700).
3. 15036 State Route 507 (21725130200).
4. 16345 Railway Road SE (64303500505).
5. Unaddressed property on Vancil Ct SE. (Parcel # 22730410300).
6. Unaddressed property on Morris Road. (Parcel #22730410000).

---

### **Background**

Multiple property owners have submitted petitions for annexation of the above mentioned properties. The process started with requests to circulate petitions for annexation. The Yelm City Council met on September 13, 2022 at its regular meeting, and approved the requests to circulate annexation petitions for these six properties.

The applicants then submitted their petitions signed by the owners of at least sixty percent of the value of each property on November 14, 2022, November 15, 2022, and November 16, 2022. The Thurston County Assessor followed by issuing the required Declaration of Petition Sufficiency on November 16, 2022.

The next formal stage in the annexation process is this public hearing. The Planning Commission will review the proposed zoning to determine whether it is appropriate. The Planning Commission recommendation will be forwarded to the City Council for their review. Should City Council determine to direct staff to prepare a draft ordinance to annex these properties, the ordinance will be prepared and presented at the City Council meeting.

After the Council preliminarily approves an annexation ordinance, it will be presented to the Thurston County Boundary Review Board for their review. City staff will then bring forward the ordinance to the City Council for final approval.

City staff has evaluated the proposed annexation areas and determined that they all are within Yelm Urban Growth Area.

---

**Parcel 64303500100 - 9819 Grove Road SE, Yelm, WA 98597**

The property is 12.53 acres and contains a single-family home and two mobile homes. Total assessed value of this parcel is \$487,500.

The City of Yelm Comprehensive Plan and Joint Plan with Thurston County designates this parcel as Moderate Density Residential. Upon annexation, the zoning of this parcel will be Moderate Density Residential (R-6).

The area proposed for annexation is a single parcel surrounded on two sides by the existing Yelm city limits. The configuration is a logical extension of the city limits and would not create any islands or illogical boundaries.

---

**Parcel 51540302700 - 10143 Grove Road SE, Yelm, WA 98597**

The property is 5.01 acres and contains a single-family home and various outbuildings. Total assessed value of this parcel is \$527,700.

The City of Yelm Comprehensive Plan and Joint Plan with Thurston County designates this parcel as Moderate Density Residential. Upon annexation, the zoning of this parcel will be Moderate Density Residential (R-6).

The area proposed for annexation is a single parcel sharing a border with the Yelm city limits. The configuration is a logical extension of the city limits and would not create any islands or illogical boundaries.

---

**Parcel 21725130200 - 15036 State Route 507, Yelm, WA 98597**

The property is 9.71 acres and is currently vacant. Total assessed value of this parcel is \$156,100.

The City of Yelm Comprehensive Plan and Joint Plan with Thurston County designates this parcel as Low Density Residential. Upon annexation, the zoning of this parcel will be Low Density Residential (R-4).

The area proposed for annexation is a single parcel sharing a border with the Yelm city limits. The configuration is a logical extension of the city limits and would not create any islands or illogical boundaries.

---

**Parcel 64303500505 - 16345 Railway Road SE, Yelm, WA 98597**

The property is 3.44 acres and is currently vacant. Total assessed value of this parcel is \$ 96,800.

The City of Yelm Comprehensive Plan and Joint Plan with Thurston County designates this parcel as Moderate Density Residential. Upon annexation, the zoning of this parcel will be Moderate Density Residential (R-6).

The area proposed for annexation is a single parcel surrounded on three sides by the existing Yelm city limits. The configuration is a logical extension of the city limits and would not create any islands or illogical boundaries.

### **Parcel 22730410300 - Unaddressed property on Vancil Ct SE**

The property is 10 acres and is currently vacant. Total assessed value of this parcel is \$ 263,800.

The City of Yelm Comprehensive Plan and Joint Plan with Thurston County designates this parcel as Low Density Residential. Upon annexation, the zoning of this parcel will be Low Density Residential (R-4).

The area proposed for annexation is a single parcel surrounded on two sides by the existing Yelm city limits. The configuration is a logical extension of the city limits and would not create any islands or illogical boundaries.

---

### **Parcel 22730410000 - Unaddressed property on Morris Rd SE**

The property is 5 acres and is currently vacant. Total assessed value of this parcel is \$114,900.

The City of Yelm Comprehensive Plan and Joint Plan with Thurston County designates this parcel as Low Density Residential. Upon annexation, the zoning of this parcel will be Low Density Residential (R-4).

The area proposed for annexation doesn't share any boundary with the existing Yelm city limits. However, this lot shares a border with parcel 22730410300 mentioned above and if the annexation request for the said parcel gets approved, then this parcel will be sharing a border with the city limits.

---

### **Public Utilities:**

Each property under consideration for annexation is served by water and sewer lines or can have those lines extended to serve the property at time of development. With the city's recent grant of water rights by the Washington Department of Ecology, the city can easily handle any new low- and medium-density residential development that will take place on these parcels if they are annexed.

---

### **Transportation:**

Staff anticipates that all roads adjacent to these properties will be able to handle the amount of traffic that future development of said properties would create.

---

### **Public Comments:**

One comment from a member of public was received which is attached to this report.

---

### **Comprehensive Plan**

**Land Use Goal 5** – Encourage diverse residential growth.

**Land Use Policy 11.1** – Plan at the neighborhood level to increase housing density and diversity while preserving neighborhood character and quality of life.

**Housing Goal 1** – Encourage a variety of housing types, densities and a range of affordable housing within Yelm and its Urban Growth Area.

The proposed annexations are a mix of low- and medium-density residential zones. Approval of these annexations could result in a wide array of housing choices for citizens of Yelm, thus meeting all three goals and policies listed above. Staff feels that approval of these annexations could potentially lead to more affordable housing being created on the properties that are slated to be zoned as R-6.

**Recommended Action:**

Motion to recommend to the City Council approval of the proposed annexations.

--- End of Report --

---

**Attachments:**

- ❖ Public Comment
- ❖ Signed petitions submitted by the property owners
- ❖ Legal descriptions and maps of the potential annexation areas
- ❖ Declaration of Petition Sufficiency

Thomas Bawol the owner of the property located at 16326 Vancil Ct SE contacted the Planning department and had concerns about the followings:

- 1- He doesn't want the property to be annexed if it'll be zoned industrial
- 2- He doesn't want the property to be annexed if it'll be zoned high density residential

Called 11.15.2022- Phone number 8147228473

Subject properties: 22730410300 and 22730410000



City of Yelm

EST. 1924

WASHINGTON

"Pride of the Prairie"

November 16, 2022

Cyndi Ross  
Thurston County Assessor's Office  
2000 Lakeridge Drive SW  
Olympia, WA 98502

Re: Request for Declaration of Petition Sufficiency

Dear Ms. Ross,

Please find the revised petitions and all relevant supporting documents for the six proposed annexations enclosed. In accordance with RCW 35A.01.040, the City of Yelm requests a determination of sufficiency. The following documents are enclosed:

1. Signed petitions submitted by the property owners
2. Legal descriptions and maps of the potential annexation areas

Thank you for your assistance and please don't hesitate to contact me at 360.400.5001 if I can provide any further information or documentation.

Sincerely,

Maryam Moeinian  
Associate Planner  
City of Yelm, WA  
Tel: 360.400.5001



**City of Yelm**  
EST. 1924  
**WASHINGTON**

**PETITION FOR ANNEXATION  
TO THE CITY OF YELM, WASHINGTON**

TO: The City Council of the City of Yelm

We, the undersigned, being the owners of not less than sixty (60%) in value, of the real property herein described, do hereby petition that such territory be annexed to and made a part of the City of Yelm under the provisions of RCW 35A.14.120, and any amendments thereto, of the State of Washington.

The territory proposed to be annexed is within Thurston County, Washington. The legal description and a map which outlines the boundaries of the property as more particularly described in Exhibit A, is attached hereto.

WHEREFORE, the undersigned respectively petition the City Council and ask:

1. That appropriate action be taken to entertain this petition, fixing a date for a public hearing, causing notice to be published and posted, specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and
2. That following such hearing and subsequent to approval of the Thurston County Boundary Review Board, the Yelm City Council determine by Ordinance that such annexation shall be effective; and that the annexed property shall become a part of the City of Yelm, Washington, subject to its laws and ordinances then and thereafter in force.

The Petitioners agree that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as property within the City of Yelm or any now outstanding indebtedness of said City, including assessments or taxes in payments of any bonds issued or debts contracted, prior to or existing at the date of annexation simultaneous with annexation, the property shall be zoned as Moderate Density Residential (R-6) and governed by the zoning ordinance of the City of Yelm.

**ANNEXATION PETITION  
ATTACHMENT TO PAGE ONE**

Names of the petitions should be in identical form as the same appear of record in the chain of title to the real estate. All owners must sign. If property is in corporate ownership, proof will need to be attached that the signer is authorized to sign for the company.

Total Assessed Value of Annexation \$ 487,500

Total Acreage of Annexation 12.53

Total Number of Parcel's included in Annexation 3

**[PETITIONERS PLEASE LIST ALL PARCELS WITHIN PROPOSED ANNEXATION AREA]**

Tax Parcel Information 64303500100 12.53  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: 21709 96<sup>th</sup> Ave. W Edmonds WA 98020  
Street Number City State Zip

D.m. Balascio Denny Balascio 11/15/2022  
Property Owner's Signature Print Name Date

Tax Parcel Information 99801377700 + 99900122200  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: Same as above  
Street Number City State Zip

D.m. Balascio Denny Balascio 11/15/2022  
Property Owner's Signature Print Name Date

**Warning:** Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Exhibit "A"- Legal Description of Annexation Area- Annexation Map

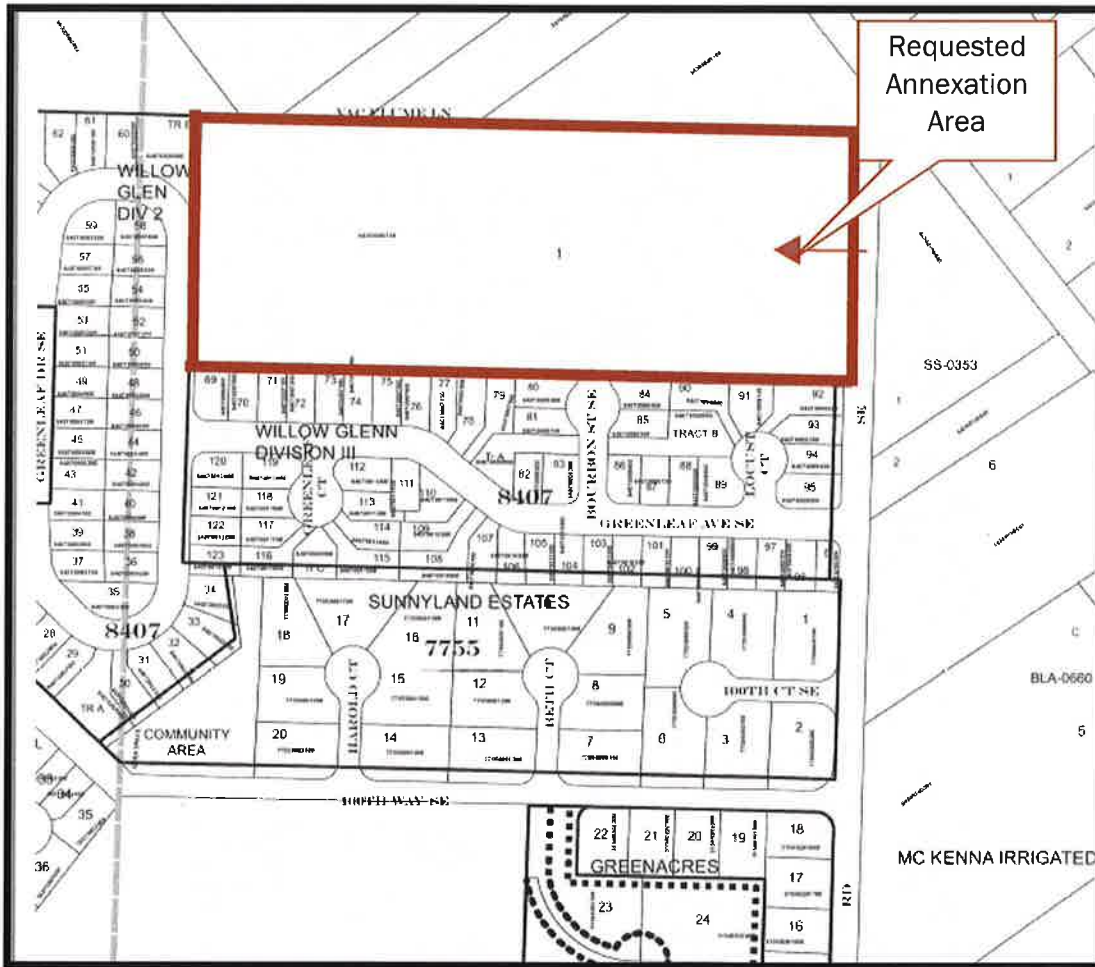
**LEGAL DESCRIPTION:** Real property in the County of Thurston, State of Washington, described as follows:

LOT 1, IN BLOCK 35 OF MCKENNA IRRIGATED TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 43 AND 44;

TOGETHER WITH THAT PART OF THE SOUTH HALF OF VACATED FLUME LANE ADJOINING SAID LOT ON THE NORTH IN THURSTON COUNTY, WASHINGTON.

Tax Parcel ID No. 64303500100 and 99801377700 and 99900122200

Site address: 9819 Grove Rd SE, Yelm WA 985977







# City of Yelm

EST. 1924

## WASHINGTON

### PETITION FOR ANNEXATION TO THE CITY OF YELM, WASHINGTON

TO: The City Council of the City of Yelm

We, the undersigned, being the owners of not less than sixty (60%) in value, of the real property herein described, do hereby petition that such territory be annexed to and made a part of the City of Yelm under the provisions of RCW 35A.14.120, and any amendments thereto, of the State of Washington.

The territory proposed to be annexed is within Thurston County, Washington. The legal description and a map which outlines the boundaries of the property as more particularly described in Exhibit A, is attached hereto.

WHEREFORE, the undersigned respectively petition the City Council and ask:

1. That appropriate action be taken to entertain this petition, fixing a date for a public hearing, causing notice to be published and posted, specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and
2. That following such hearing and subsequent to approval of the Thurston County Boundary Review Board, the Yelm City Council determine by Ordinance that such annexation shall be effective; and that the annexed property shall become a part of the City of Yelm, Washington, subject to its laws and ordinances then and thereafter in force.

The Petitioners agree that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as property within the City of Yelm or any now outstanding indebtedness of said City, including assessments or taxes in payments of any bonds issued or debts contracted, prior to or existing at the date of annexation simultaneous with annexation, the property shall be zoned as Moderate Density Residential (R-6) and governed by the zoning ordinance of the City of Yelm.

**ANNEXATION PETITION  
ATTACHMENT TO PAGE ONE**

Names of the petitions should be in identical form as the same appear of record in the chain of title to the real estate. All owners must sign. If property is in corporate ownership, proof will need to be attached that the signer is authorized to sign for the company.

Total Assessed Value of Annexation \$ 527,700

Total Acreage of Annexation 5.01

Total Number of Parcel's included in Annexation 1

**[PETITIONERS PLEASE LIST ALL PARCELS WITHIN PROPOSED ANNEXATION AREA]**

Tax Parcel Information 515 40302700 5.01  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: 2227 Day Island Blvd W University Place WA 98466  
Street Number City State Zip

Danny Jones  
Property Owner's Signature

DANNY JONES  
Print Name

11/14/22  
Date

Tax Parcel Information 515 403 02700 5.01  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: 2227 Day Island Blvd W University Place WA 98466  
Street Number City State Zip

Brenda Galen  
Property Owner's Signature

BRENDA JOLIN  
Print Name

11/14/22  
Date

**Warning:** Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

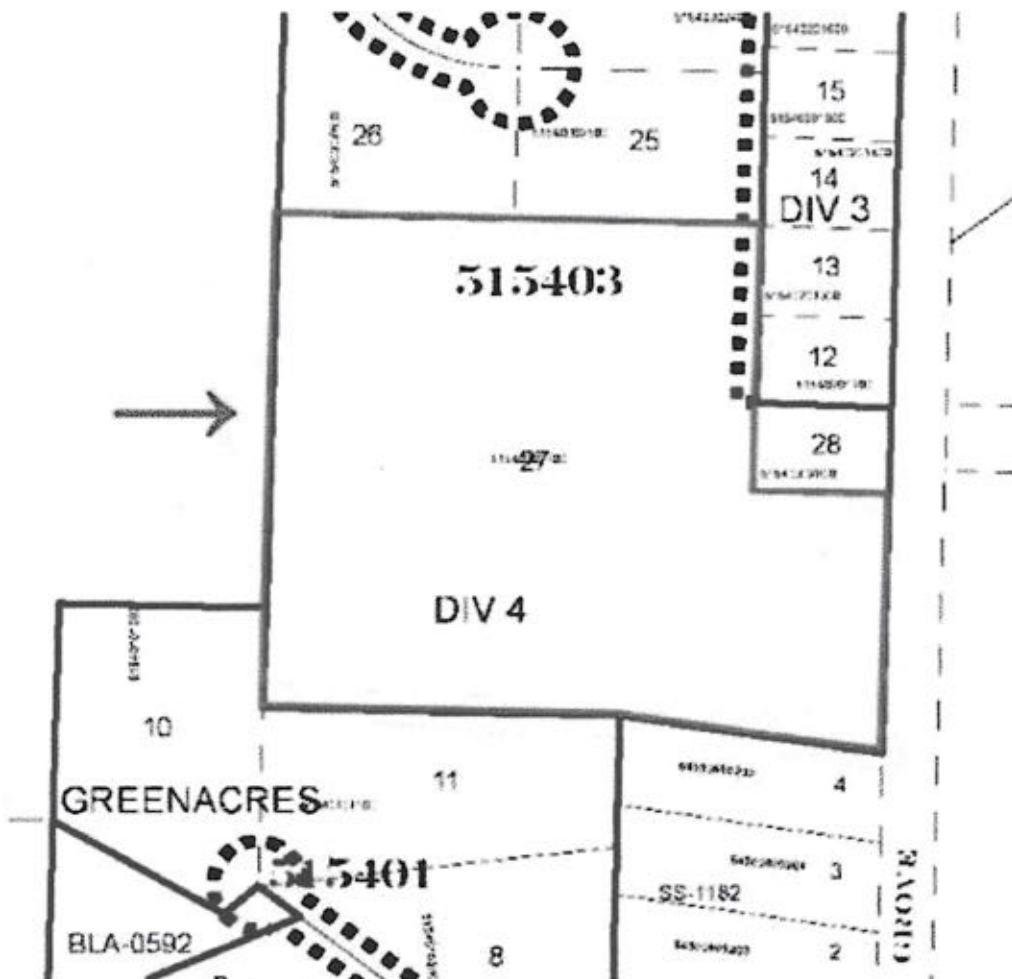
Exhibit "A"- Legal Description of Annexation Area- Annexation Map

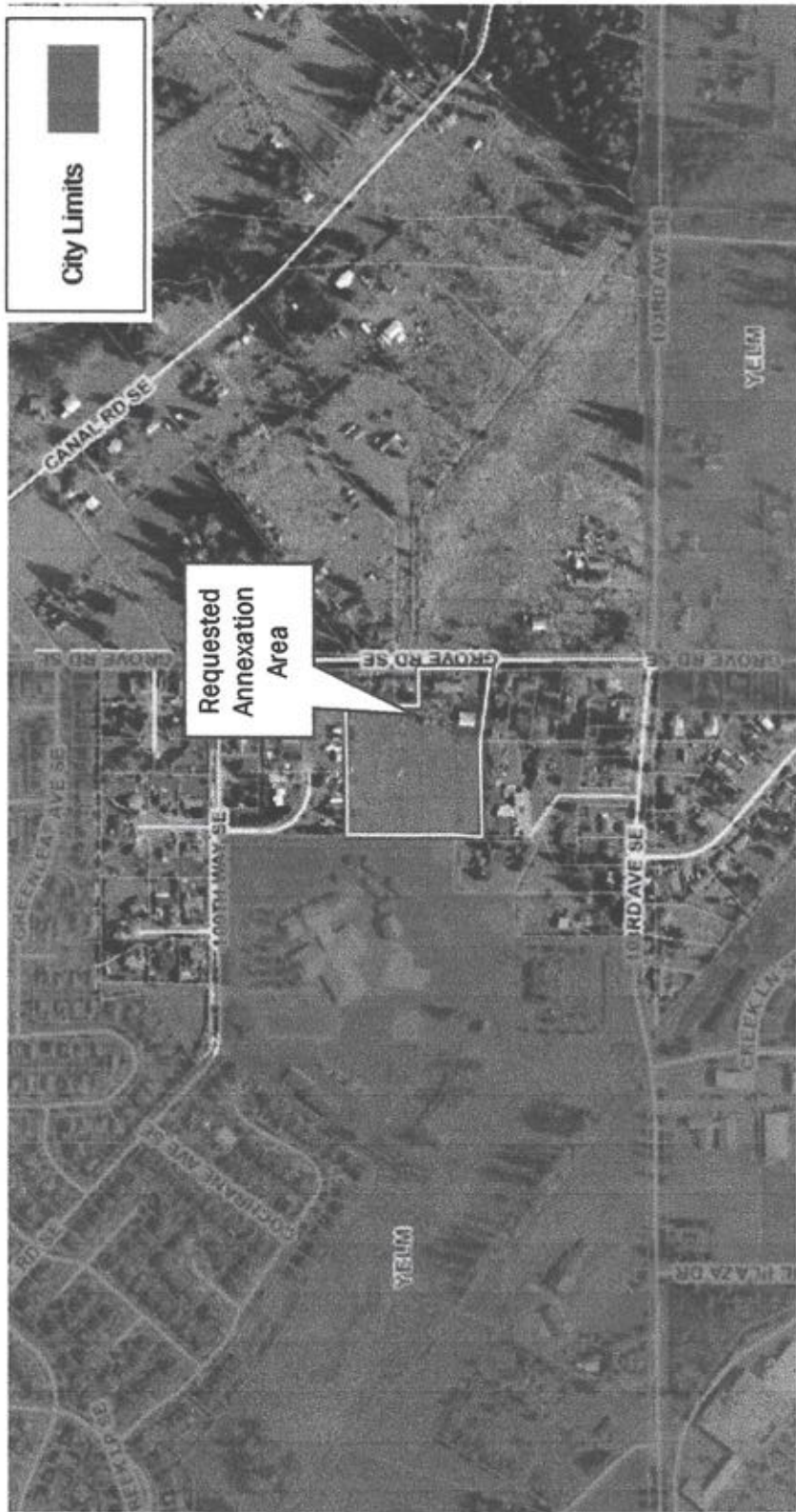
**LEGAL DESCRIPTION:** Lot 27, Greenacres Division Four, according to the plat thereof recorded in Volume 22 of Plats, page 155, records of Thurston County, Washington;

Situate in the County of Thurston, State of Washington.

Tax Parcel ID No. 51540302700

Site address: 10143 Grove Road S.E., Yelm, WA 98597







**City of Yelm**  
EST. 1924  
**WASHINGTON**

**PETITION FOR ANNEXATION  
TO THE CITY OF YELM, WASHINGTON**

TO: The City Council of the City of Yelm

We, the undersigned, being the owners of not less than sixty (60%) in value, of the real property herein described, do hereby petition that such territory be annexed to and made a part of the City of Yelm under the provisions of RCW 35A.14.120, and any amendments thereto, of the State of Washington.

The territory proposed to be annexed is within Thurston County, Washington. The legal description and a map which outlines the boundaries of the property as more particularly described in Exhibit A, is attached hereto.

WHEREFORE, the undersigned respectively petition the City Council and ask:

1. That appropriate action be taken to entertain this petition, fixing a date for a public hearing, causing notice to be published and posted, specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and
2. That following such hearing and subsequent to approval of the Thurston County Boundary Review Board, the Yelm City Council determine by Ordinance that such annexation shall be effective; and that the annexed property shall become a part of the City of Yelm, Washington, subject to its laws and ordinances then and thereafter in force.

The Petitioners agree that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as property within the City of Yelm or any now outstanding indebtedness of said City, including assessments or taxes in payments of any bonds issued or debts contracted, prior to or existing at the date of annexation simultaneous with annexation, the property shall be zoned as Low Density Residential (R-4) and governed by the zoning ordinance of the City of Yelm.

**ANNEXATION PETITION  
ATTACHMENT TO PAGE ONE**

Names of the petitions should be in identical form as the same appear of record in the chain of title to the real estate. All owners must sign. If property is in corporate ownership, proof will need to be attached that the signer is authorized to sign for the company.

Total Assessed Value of Annexation \$ 156,100

Total Acreage of Annexation 9.71 acres

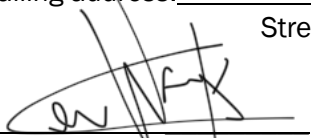
Total Number of Parcel's included in Annexation 1

**[PETITIONERS PLEASE LIST ALL PARCELS WITHIN PROPOSED ANNEXATION AREA]**

Tax Parcel Information 21725130200 9.71 acres  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: P0 Box 5390 Yelm WA 98597  
Street Number City State Zip

  
Property Owner's Signature

Colton Wark  
Print Name

11/14/22  
Date

Tax Parcel Information \_\_\_\_\_  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: \_\_\_\_\_  
Street Number City State Zip

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

**Warning:** Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Exhibit "A" - Legal Description of Annexation Area- Annexation Map

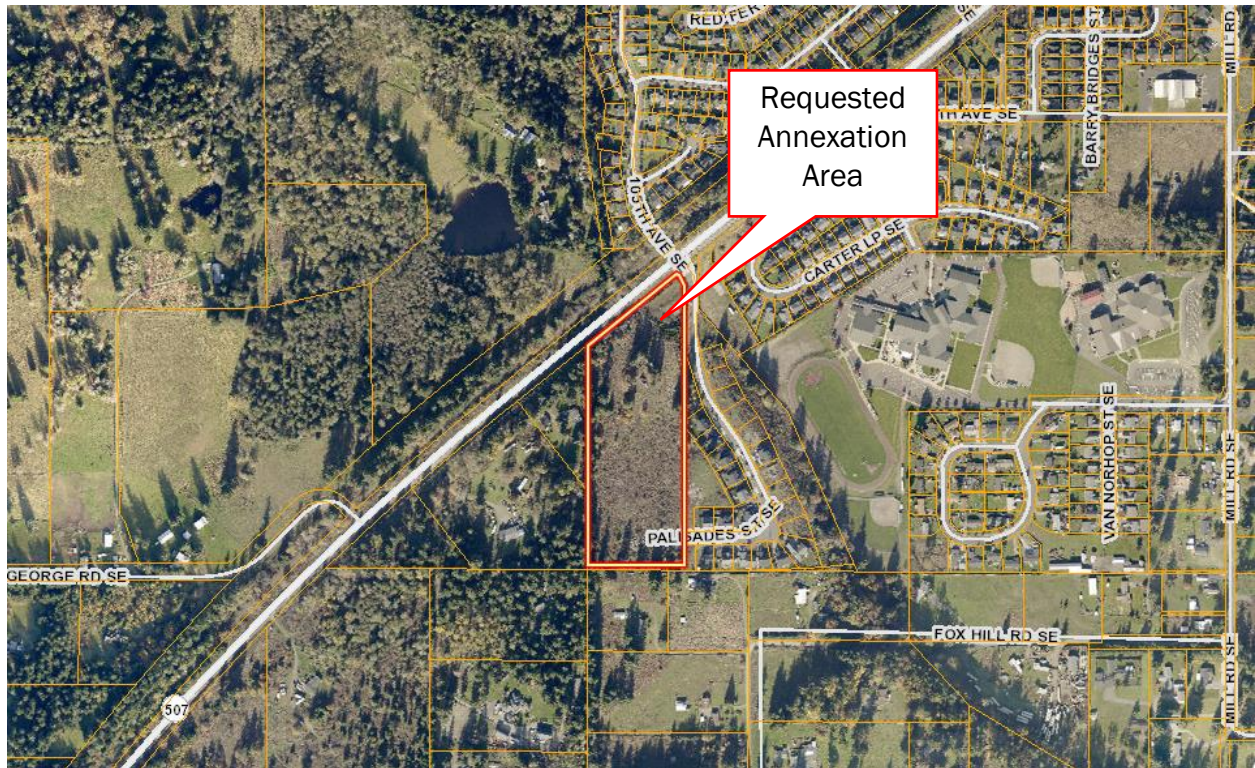
**LEGAL DESCRIPTION:** THE WEST 402.4 FEET OF THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M. LYING SOUTHEASTERLY OF SECONDARY HIGHWAY NO. 5-H;

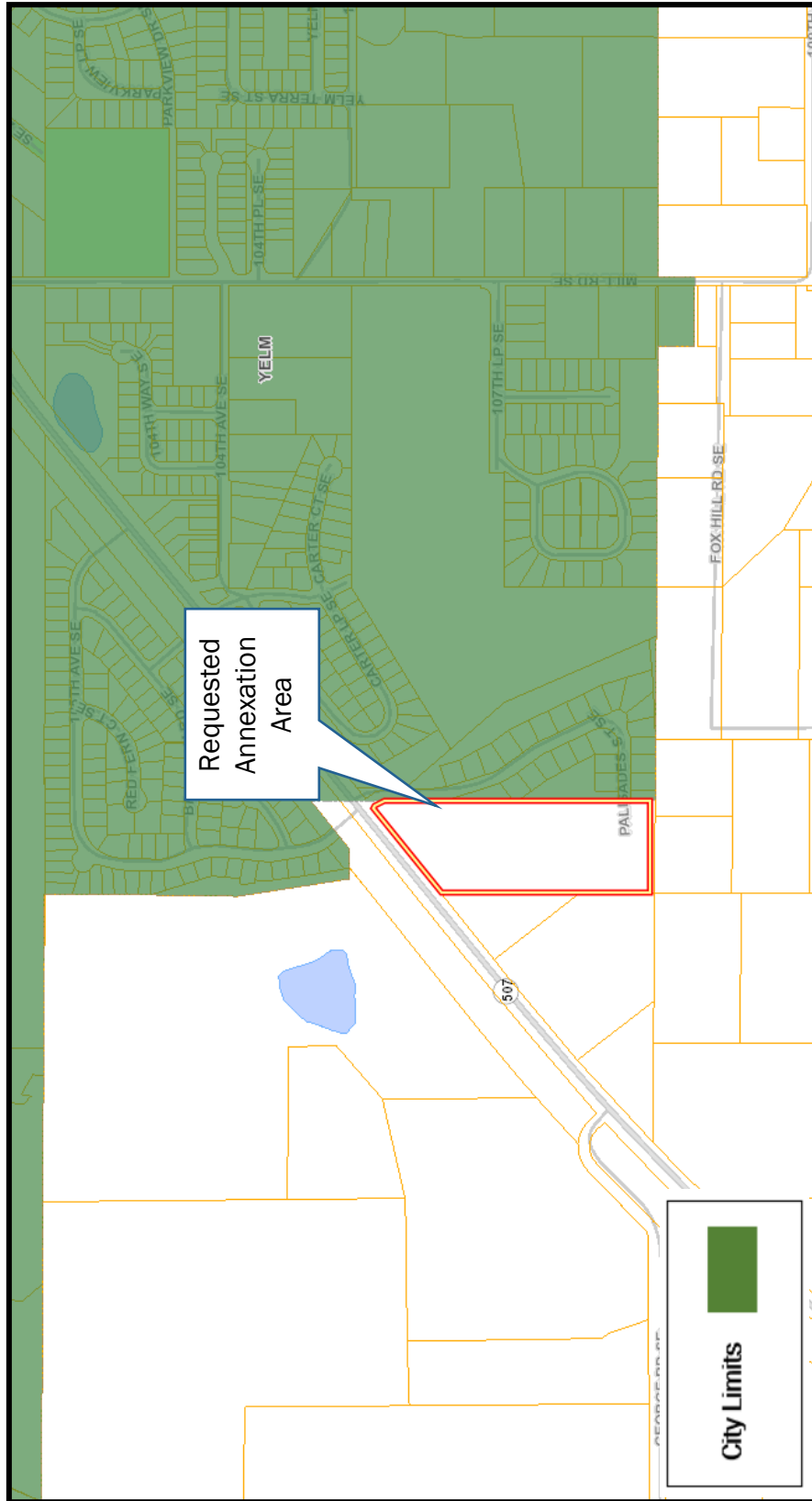
EXCEPTING THEREFROM THE SOUTH 16.5 FEET;  
ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF YELM BY DEED RECORDED FEBRUARY 12, 2008 UNDER RECORDING NO. 3988601;

IN THURSTON COUNTY, WASHINGTON.

Tax Parcel ID No. 21725130200

Site address: 15036 State Route 507 SE, Yelm WA 985977





**Authority to Act as Agent**

On behalf of the Board of Directors for Yelm Jesus Name Pentecostal Church in Yelm, Washington, we have appointed Colton Wark of 204 Jefferson Avenue NW, Yelm, Washington, Pastor and Board President for Yelm Jesus Name Pentecostal Church, to act as our representing agent in the preparation and enforcement of any and all legal transactions, including the signing of any documents on behalf of and/or any legal activity pertaining to Yelm Jesus Name Pentecostal Church and its interests.

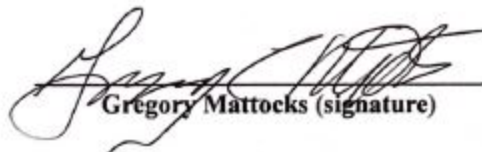
If you need any additional information, please do not hesitate to contact any of the Board of Director members listed below:

Gregory Mattocks (Roy, Washington) (360)561-2700

Travis Mattocks (Lacey, Washington) (928) 373-8681

**This authorization remains valid until further written notification from  
Yelm Jesus Name Pentecostal Church.**

Dated this 16<sup>th</sup> day of JANUARY, 2021

  
Gregory Mattocks (signature)

Gregory C Mattocks  
Gregory Mattocks (printed)

*Gregory Mattocks, Acting Secretary on behalf of Yelm Jesus Name Pentecostal Church  
204 Jefferson Avenue NW, Yelm, Washington 98597, (360) 400-1588*

cc:

Gregory Mattocks

Travis Mattocks

Colton Wark

JNPC Files

## **Authority to act as agent**

On behalf of the board of directors for Jesus Name Pentecostal Church in Yelm, Washington, we have appointed Greg Mattocks of 2618 354th Street Ct. S. Roy, Washington, Board Secretary of Jesus Name Pentecostal Church, to act as a representing agent in the preparation and enforcement of any and all legal transactions, including signing of any documents on behalf of and/or any legal activity pertaining to Jesus Name Pentecostal Church and it's interests.

If you need any additional information, please do not hesitate to contact any of our board of directors members listed below:

Colton Wark (Yelm, Washington) (360) 269-5686  
Travis Mattocks (Roy, Washington) (928) 373-8681

**This authorization remains valid until further written notifications  
from YJNPC Board of Directors.**

Dated this 11<sup>th</sup> day of March, 2022



Colton Wark (signature)

Colton Wark

Colton Wark (printed)

*Colton Wark, acting President on behalf of Yelm Jesus Name Pentecostal Church  
204 Jefferson Ave. N.W. Yelm WA 98597 (360) 269-5686*

Cc:

*Gregory Mattocks  
Travis Mattocks  
Colton Wark  
YJNPC Files*



**City of Yelm**  
EST. 1924  
**WASHINGTON**

**PETITION FOR ANNEXATION  
TO THE CITY OF YELM, WASHINGTON**

TO: The City Council of the City of Yelm

We, the undersigned, being the owners of not less than sixty (60%) in value, of the real property herein described, do hereby petition that such territory be annexed to and made a part of the City of Yelm under the provisions of RCW 35A.14.120, and any amendments thereto, of the State of Washington.

The territory proposed to be annexed is within Thurston County, Washington. The legal description and a map which outlines the boundaries of the property as more particularly described in Exhibit A, is attached hereto.

WHEREFORE, the undersigned respectively petition the City Council and ask:

1. That appropriate action be taken to entertain this petition, fixing a date for a public hearing, causing notice to be published and posted, specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and
2. That following such hearing and subsequent to approval of the Thurston County Boundary Review Board, the Yelm City Council determine by Ordinance that such annexation shall be effective; and that the annexed property shall become a part of the City of Yelm, Washington, subject to its laws and ordinances then and thereafter in force.

The Petitioners agree that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as property within the City of Yelm or any now outstanding indebtedness of said City, including assessments or taxes in payments of any bonds issued or debts contracted, prior to or existing at the date of annexation simultaneous with annexation, the property shall be zoned as Moderate Density Residential (R-6) and governed by the zoning ordinance of the City of Yelm.

**ANNEXATION PETITION  
ATTACHMENT TO PAGE ONE**

Names of the petitions should be in identical form as the same appear of record in the chain of title to the real estate. All owners must sign. If property is in corporate ownership, proof will need to be attached that the signer is authorized to sign for the company.

Total Assessed Value of Annexation \$ 96,800

Total Acreage of Annexation 3.44

Total Number of Parcel's included in Annexation 1

**[PETITIONERS PLEASE LIST ALL PARCELS WITHIN PROPOSED ANNEXATION AREA]**

Tax Parcel Information 101303500505 3.44  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: 16418 Middle Ridge Yelm WA 98597  
Street Number City State Zip

  
Property Owner's Signature

Darlene Anderson 11-16-22  
Print Name Date

Tax Parcel Information \_\_\_\_\_  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: \_\_\_\_\_  
Street Number City State Zip

\_\_\_\_\_  
Property Owner's Signature Print Name Date

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Exhibit "A"- Legal Description of Annexation Area- Annexation Map

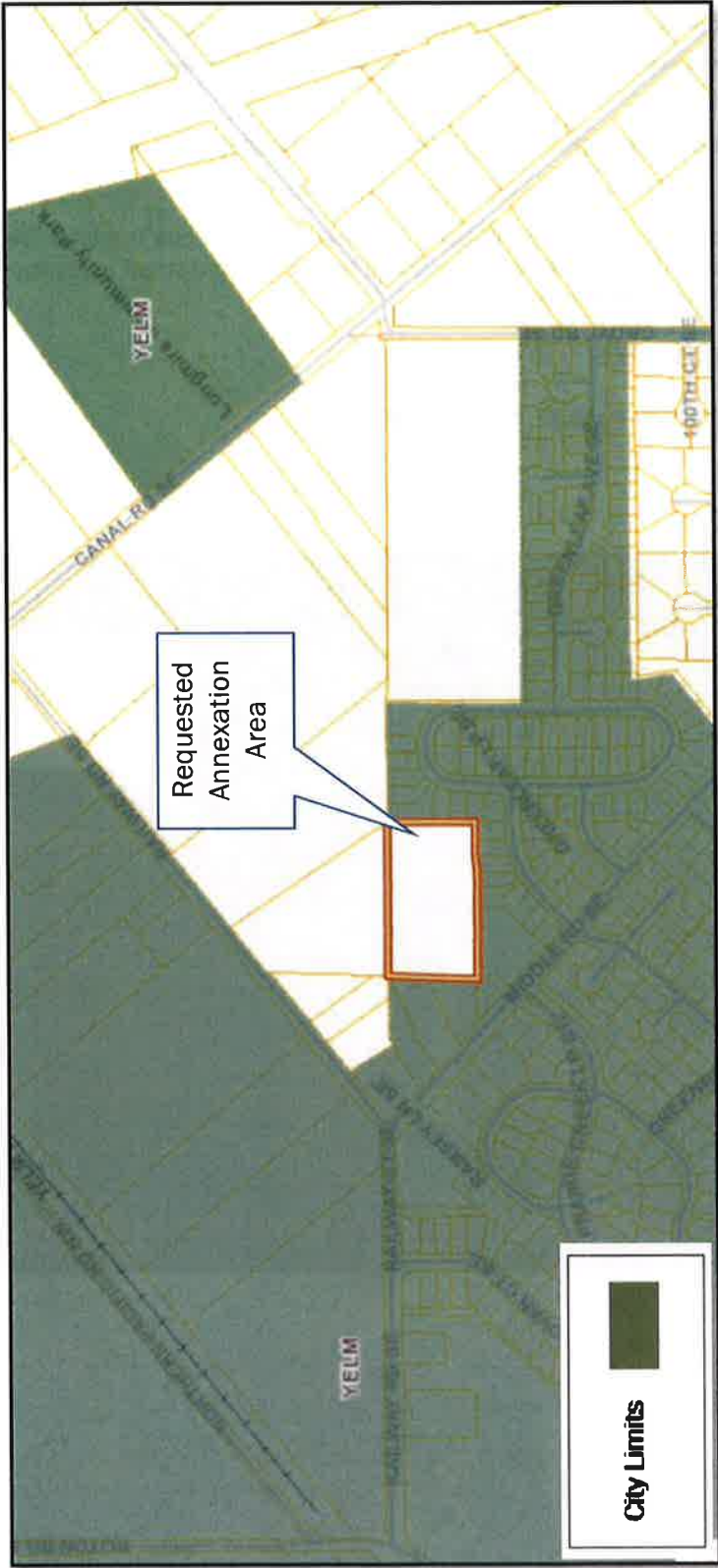
**LEGAL DESCRIPTION:** Real property in the County of Thurston, State of Washington, described as follows:

The North 290 feet of the East 500 feet of Lot 5 in Block 35 of Mckenna Irrigated Tracts, as reocrded in volume 9 of plats, page 43; Together with the South half of vacated street adjoining said property on the North. In Thurston County, Washington

Tax Parcel ID No. 64303500505

Site address: 16345 Railway Road SE, Yelm WA 985977







**City of Yelm**  
EST. 1924  
**WASHINGTON**

**PETITION FOR ANNEXATION  
TO THE CITY OF YELM, WASHINGTON**

TO: The City Council of the City of Yelm

We, the undersigned, being the owners of not less than sixty (60%) in value, of the real property herein described, do hereby petition that such territory be annexed to and made a part of the City of Yelm under the provisions of RCW 35A.14.120, and any amendments thereto, of the State of Washington.

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WHEREFORE, the undersigned respectively petition the City Council and ask:

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2. That following such hearing and subsequent to approval of the Thurston County Boundary Review Board, the Yelm City Council determine by Ordinance that such annexation shall be effective; and that the annexed property shall become a part of the City of Yelm, Washington, subject to its laws and ordinances then and thereafter in force.

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## ANNEXATION PETITION ATTACHMENT TO PAGE ONE

Names of the petitions should be in identical form as the same appear of record in the chain of title to the real estate. All owners must sign. If property is in corporate ownership, proof will need to be attached that the signer is authorized to sign for the company.

Total Assessed Value of Annexation \$ 114,900



Total Acreage of Annexation 5

Total Number of Parcel's included in Annexation 1

### [PETITIONERS PLEASE LIST ALL PARCELS WITHIN PROPOSED ANNEXATION AREA]

Tax Parcel Information	<u>22730410000</u>	<u>5</u>
	Assessor's Tax Parcel No.	Acreage

Property owners	121 Quail Lane	Tieton	WA	98947
Mailing address:	Street Number	City	State	Zip

	Howard J. Alexander	11/15/22
Property Owner's Signature	Print Name	Date
	Cynthia L. Sutley	11/16/22
Property Owner's Signature	Print Name	Date

Tax Parcel Information	Assessor's Tax Parcel No.	Acreage
------------------------	---------------------------	---------

Property owners	Street Number	City	State	Zip
Mailing address:	Street Number	City	State	Zip

Property Owner's Signature	Print Name	Date
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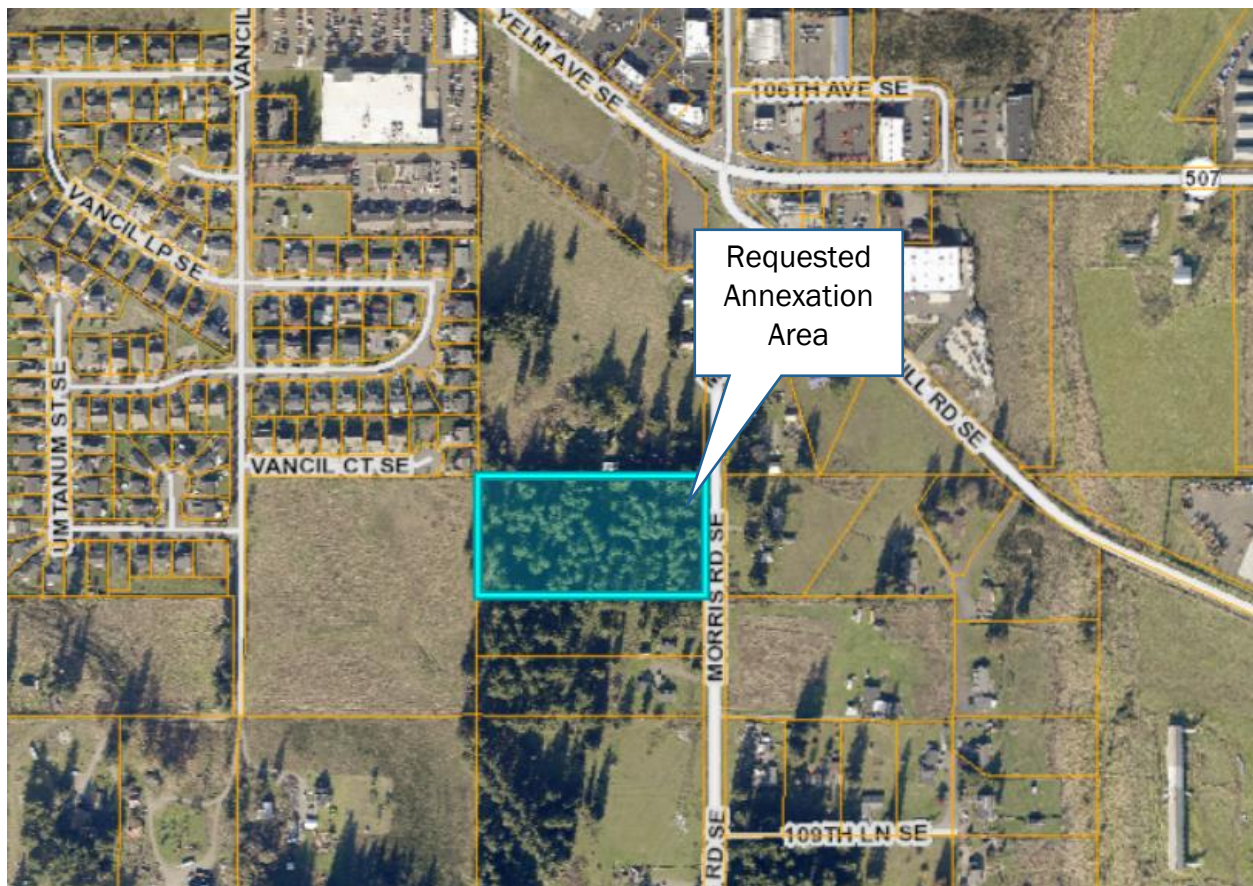
**Warning:** Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

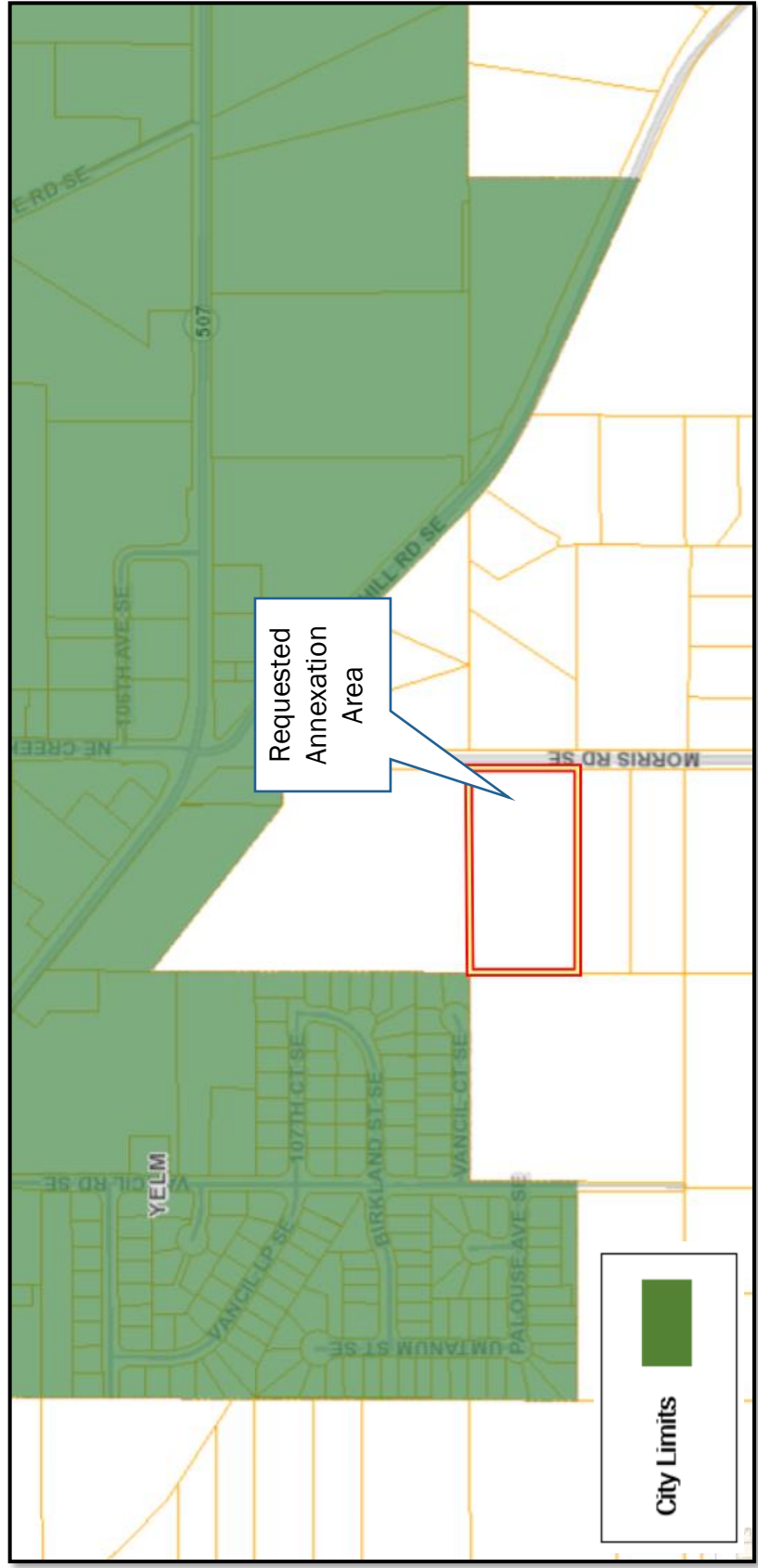
Exhibit "A"- Legal Description of Annexation Area- Annexation Map

**LEGAL DESCRIPTION:** The North half of the Northeast quarter of the Northeast quarter of the Southeast quarter of Section 30, Township 17 North, Range 2 East, W.M.; Excepting therefrom Morris Road along the East; In Thurston County, Washington.

Tax Parcel ID No. 22730410000

Site address: Unaddressed property on Morris Rd SE







# City of Yelm

EST. 1924

## WASHINGTON

### PETITION FOR ANNEXATION TO THE CITY OF YELM, WASHINGTON

TO: The City Council of the City of Yelm

We, the undersigned, being the owners of not less than sixty (60%) in value, of the real property herein described, do hereby petition that such territory be annexed to and made a part of the City of Yelm under the provisions of RCW 35A.14.120, and any amendments thereto, of the State of Washington.

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WHEREFORE, the undersigned respectively petition the City Council and ask:

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**ANNEXATION PETITION  
ATTACHMENT TO PAGE ONE**

Names of the petitions should be in identical form as the same appear of record in the chain of title to the real estate. All owners must sign. If property is in corporate ownership, proof will need to be attached that the signer is authorized to sign for the company.

Total Assessed Value of Annexation \$ 263 800

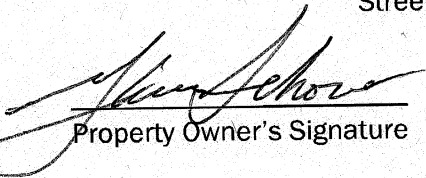
Total Acreage of Annexation 10 acres

Total Number of Parcel's included in Annexation 1

**[PETITIONERS PLEASE LIST ALL PARCELS WITHIN PROPOSED ANNEXATION AREA]**

Tax Parcel Information 22736410300 10 acres  
Assessor's Tax Parcel No. Acreage

Property owners  
Mailing address: xxxx Vancil Rd Yelm WA 98597  
Street Number City State Zip

  
Property Owner's Signature

Glenn Schorno  
Print Name

11/15/2022  
Date

Tax Parcel Information \_\_\_\_\_  
Assessor's Tax Parcel No. Acreage

Property owners  
Mailing address: \_\_\_\_\_  
Street Number City State Zip

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

**Warning:** Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Exhibit "A"- Legal Description of Annexation Area- Annexation Map

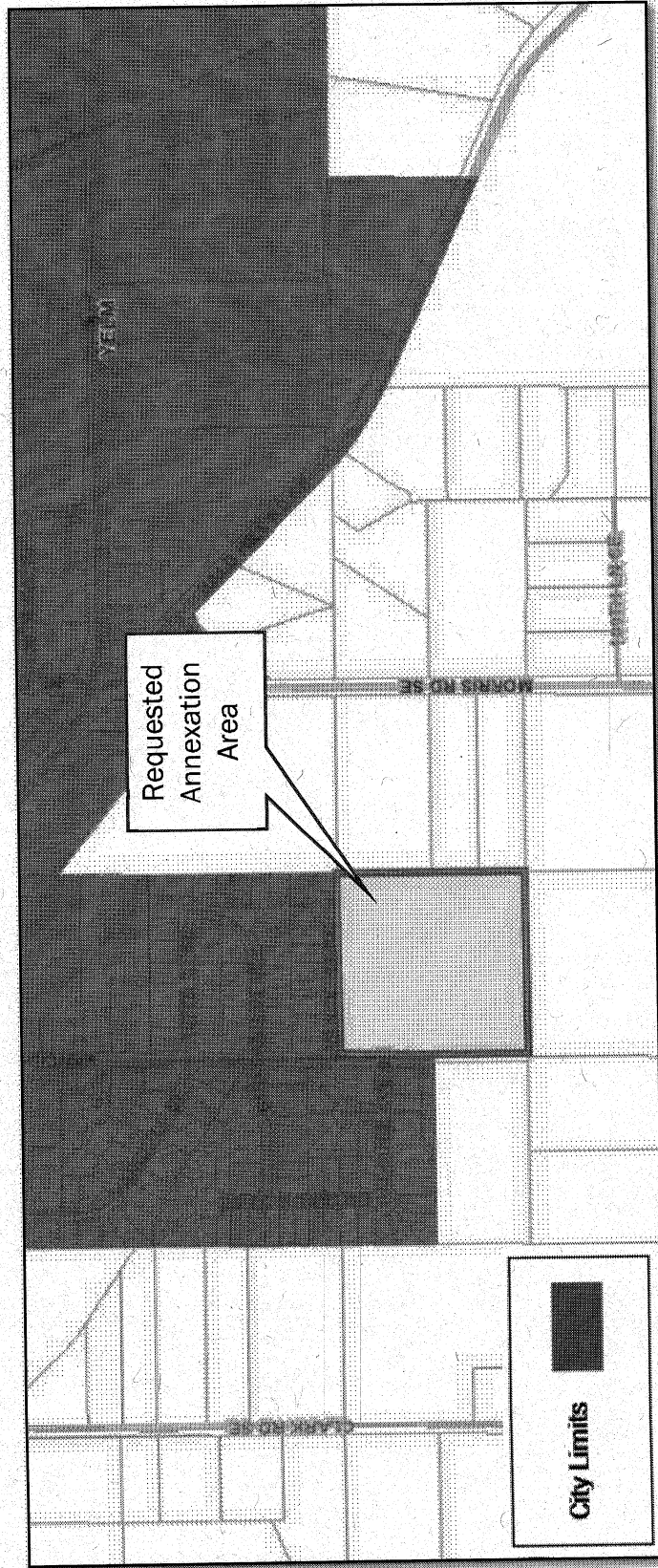
**LEGAL DESCRIPTION:** Real property in the County of Thurston, State of Washington, described as follows:

The Northwest quarter of the Northeast quarter of the Southeast quarter of Section 30. Township 17 North, Range 2 East, W.M. lying North and East of Yelm Irrigation Ditch, South Lateral Right of Way, less South lateral;  
IN THURSTON COUNTY, WASHINGTON.

Tax Parcel ID No. 22730410300

Site address: Unaddressed property on Vancil Ct SE







**WASHINGTON**  
**Secretary of State**  
Corporations & Charities Division

Filed  
Secretary of State  
State of Washington  
Date Filed: 02/01/2022  
Effective Date: 02/01/2022  
UBI #: 602 485 555

## EXPRESS ANNUAL REPORT WITH CHANGES

### BUSINESS INFORMATION

---

Business Name:

**GES LAND LLC**

UBI Number:

**602 485 555**

Business Type:

**WA LIMITED LIABILITY COMPANY**

Business Status:

**ACTIVE**

Principal Office Street Address:

**17835 STATE ROUTE 507 SE, YELM, WA, 98597-9654, UNITED STATES**

Principal Office Mailing Address:

Expiration Date:

**03/31/2023**

Jurisdiction:

**UNITED STATES, WASHINGTON**

Formation/Registration Date:

**03/23/2005**

Period of Duration:

**PERPETUAL**

Inactive Date:

Nature of Business:

**REAL PROPERTY INVESTMENT**

**REGISTERED AGENT**    RCW 23.95.410

---

Registered Agent Name	Street Address	Mailing Address
GLENN E SCHORNO	17835 HWY 507 SE, YELM, WA, 98597-0000, UNITED STATES	

### PRINCIPAL OFFICE

---

Phone:

Email:

**SCHORNOAG@HOTMAIL.COM**

Street Address:

**17835 STATE ROUTE 507 SE, YELM, WA, 98597-9654, USA**

Mailing Address:

## GOVERNORS

Title	Type	Entity Name	First Name	Last Name
GOVERNOR	INDIVIDUAL		GLENN	SCHORNO

## NATURE OF BUSINESS

- REAL PROPERTY INVESTMENT

## EFFECTIVE DATE

Effective Date:  
02/01/2022

## CONTROLLING INTEREST

1. Does this entity own (hold title) real property in Washington, such as land or buildings, including leasehold improvements?  
**NO**
2. In the **past 12 months**, has there been a transfer of at least 16-2/3 percent of the ownership, stock, or other financial interest in the entity?  
**NO**
  - a. If "Yes", in the **past 36 months**, has there been a transfer of controlling interest (50 percent or greater) of the ownership, stock, or other financial interest in the entity?  
**NO**
3. If you answered "Yes" to question 2a, has a controlling interest transfer return been filed with the Department of Revenue?  
**NO**

You **must** submit a Controlling Interest Transfer Return form if you answered "yes" to questions 1 and 2a.

Failure to report a Controlling Interest Transfer is subject to penalty provisions of [RCW 82.45.220](#).

For more information on **Controlling Interest**, visit [www.dor.wa.gov/REET](http://www.dor.wa.gov/REET).

## RETURN ADDRESS FOR THIS FILING

Attention:

Email:

**SCHORNOAG@HOTMAIL.COM**

Address:

**17835 STATE ROUTE 507 SE, YELM, WA, 98597-9654, USA**

## EMAIL OPT-IN

By checking this box, I hereby opt into receiving all notifications from the Secretary of State for this entity via email only. I acknowledge that I will no longer receive paper notifications.

## AUTHORIZED PERSON

Person Type:

**INDIVIDUAL**

First Name:

**GLENN**

Last Name:

**SCHORNO**

Title:

**PRESIDENT**

This document is hereby executed under penalty of law and is to the best of my knowledge, true and correct.



**STEVEN J. DREW**  
**Assessor**

**OFFICE OF THE ASSESSOR**  
Service, Integrity, Fairness,  
Internationally Recognized for Excellence



## **DECLARATION OF PETITION SUFFICIENCY**

I, Cyndi Ross, do hereby certify, pursuant to RCW 35A.01.040, the petition for annexation to the **City of Yelm** submitted to this office by **Maryam Moeinian** on **11/16/2022**, bears the names and purported signatures of persons who are owners or part owners of parcels of real property lying within the proposed annexation area collectively of not less than **sixty percent** of the assessed value of the total proposed annexation area.

The undersigned cannot certify the authenticity of the signatures of such named owners, because authenticated signatures of such owners are not required to be kept in the records of Thurston County for such real property.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Dated this November 16, 2022 in Olympia, Washington.

Cyndi Ross  
Property Administration Manager  
Thurston County Assessor's Office

YELM PLANNING COMMISSION MINUTES  
NOVEMBER 21, 2022 – 4:00 PM  
YELM CITY HALL

Jerry Fugich called the meeting to order at 4:00 pm.

**Members present:** Jerry Fugich, Carlos Perez, John Graver, Stefani Dunn, Anne Wahrmund, Bob Howard, and John Thomson

**Members Absent:** None

**Staff:** Maryam Moeinian, Cody Colt, Chris Vaccaro, and Savana Teague

**Approval of Minutes:**

MOTION BY ANNE WAHRMUND, SECONDED BY BOB HOWARD TO APPROVE THE OCTOBER 17, 2022 MINUTES. ALL WERE IN FAVOR.

**City Staff Communications:**

The December 19, 2022 Planning Commission meeting will be cancelled to accommodate holiday schedules, and the next scheduled meeting is on Tuesday, January 17, 2023.

**Public Comment:**

None.

**New Business:**

**Housing Action Plan Updates**

Dan Penrose and Malissa Paulsen, of SCJ Alliance, briefed on the status of the Housing Needs Assessment draft, as part of the Housing Action Plan. Penrose updated that the Housing Needs Assessment is projected to be complete by the end of the year.

**Annexations**

Maryam Moeinian presented petitions submitted for annexation into the City of Yelm. Moeinian presented on six properties: 9819 Grove Road SE (PN: 64303500100), 10143 Grove Road SE (PN: 51540302700), 15036 State Route 507 (PN: 21725130200), 16345 Railway Road SE (PN: 64303500505), Vancil Ct SE (PN: 22730410300), and Morris Road (PN: 22730410000).

**Public Hearing**

Jerry Fugich opened the public hearing at 5:05 pm.

No comments were received from the public.

Jerry Fugich closed the public hearing at 5:06 pm.

MOTION BY JOHN THOMSON, SECONDED BY STEFANI DUNN TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PROPOSED ANNEXATIONS. ALL WERE IN FAVOR.

**Subcommittee Reports:**

Anne Wahrmund reported that Christmas in the Park is coming up on December 2<sup>nd</sup> and 3<sup>rd</sup>, that there are more events listed on the City of Yelm website for the month of December, and that the Parks Committee is looking for a new design for the stage in the City Park.

**Adjourn:** MOTION BY CARLOS PEREZ, SECONDED BY ANNE WAHRMUND TO ADJOURN THE MEETING. ALL WERE IN FAVOR. MEETING WAS ADJOURNED AT 5:13 PM.

Respectfully submitted,  
Savana Teague, Administrative Assistant



**City of Yelm**  
EST. 1924  
**WASHINGTON**

## **Notice of Public Hearing for Proposed Annexations**

The Yelm City Council has scheduled a Public Hearing to receive public comment on the proposed annexation of the following properties:

1. 9819 Grove Road SE (64303500100). The property is 12.53 acres and is pre-zoned as Moderate Density Residential (R-6).
2. 10143 Grove Road SE (51540302700). The property is 5.01 acres and is pre-zoned as Moderate Density Residential (R-6).
3. 15036 State Route 507 (21725130200). The property is 9.71 acres and is pre-zoned as Low Density Residential (R-4).
4. 16345 Railway Road SE (64303500505). The property is 3.44 acres and is pre-zoned as Moderate Density Residential (R-6).
5. Parcel #22730410000 on Morris Road. The property is 5 acres and is pre-zoned as Low Density Residential (R-4).
6. Parcel #22730410300 on Vancil Road. The property is 10 acres and is pre-zoned as Low Density Residential (R-4).

The Public Hearing will begin at **6:00 PM Tuesday, March 14, 2023** at Yelm City Hall, 106 Second St SE, and can be attended in person or via Zoom.

For additional information, please contact Maryam Moeinian at (360) 400-5001. Written comments may be submitted at the hearing, or emailed to [planning@yelmwa.gov](mailto:planning@yelmwa.gov), or may be mailed to Maryam Moeinian, City of Yelm, 901 Rhoton Road NW, Yelm, WA 98597.

It is the City of Yelm's policy to provide reasonable accommodations for people with disabilities. If you are a person with a disability in need of accommodations to conduct business or to participate in government processes or activities, please contact Kathy Linnemeyer, at 360-458-8816 at least five working days prior to the scheduled event.

---

### **PLEASE DO NOT PUBLISH BELOW THIS LINE**

Published: Nisqually Valley News, Thursday, March 2, 2023

Posted: City of Yelm website, Monday, February 27, 2023

**From:** class@yelmonline.com  
**To:** Maryam Moenian; class@yelmonline.com  
**Subject:** [External]\*\*Warning Unsafe\*\*Notice of Public Hearing  
**Date:** Monday, February 27, 2023 11:48:43 AM  
**Attachments:** rondab\_125456\_1677527250379.png  
 125456.pdf

Maryam below is the ad copy and the cost is \$232. Please look over carefully and let me know if you have any changes you would like made. Thanks Ronda Ronda Pogorelc  
 Customer Service Manager Nisqually Valley News 360-736-3311 ext 101

**CT Publishing LLC**  
 321 N. Pearl St., Centralia, WA 98531  
**The Chronicle** 360-736-3311  
  
 360-736-3311  
**The Reflector** 360-687-5151

## Classified Advertising & Legal Invoice

CITY OF YELM  
 106 2ND ST SE  
 YELM, WA 98597

Acct#:100180  
 Ad#:125456  
 Phone#:360-458-8402  
 Date:02/27/2023

**Salesperson:** RONDAB      **Classification:** NVN Legal Notices      **Ad Size:** 1.0 x 76.00

### Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
NISQUALLY CLASSIFIEDS	03/02/2023	03/02/2023	1	232.00	232.00

### Payment Information:

**Date:** 02/27/2023      **Order#:** 125456      **Type:** ACCOUNT

**Total Amount:** 232.00  
**Amount Due:** 232.00

### Comments: Notice of Public Hearing

Attention: Please return the top portion of this invoice with your payment including account and ad number.

### Ad Copy

125456 Notice of Public Hearing

#### Notice of Public Hearing for Proposed Annexations

The Yelm City Council has scheduled a Public Hearing to receive public comment on the proposed annexation of the following properties:

- 9819 Grove Road SE (64303500100). The property is 12.53 acres and is pre-zoned as Moderate Density Residential (R-6).
- 10143 Grove Road SE (51540302700). The property is 5.01 acres and is pre-zoned as Moderate Density Residential (R-6).
- 15036 State Route 507 (21725130200). The property is 9.71 acres and is pre-zoned as Low Density Residential (R-4).
- 16345 Railway Road SE (64303500505). The property is 3.44 acres and is pre-zoned as Moderate Density Residential (R-6).
- Parcel #22730410000 on Morris Road. The property is 5 acres and is pre-zoned as Low Density Residential (R-4).
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Pub: Nisqually Valley News  
 March 2, 2023



## **CITY COUNCIL AGENDA**

**March 14, 2023 6:00 PM**

Yelm City Council meetings are held in-person at 106 2<sup>nd</sup> St SE Yelm, WA 98597 and virtually on Zoom. Registration is required to attend virtually; please use the link below to register.

[https://us06web.zoom.us/webinar/register/WN\\_GVyEMCJIRhWrnwH5EHLuhg](https://us06web.zoom.us/webinar/register/WN_GVyEMCJIRhWrnwH5EHLuhg)

- 1. CALL TO ORDER/ROLL CALL**
- 2. AGENDA APPROVAL**
- 3. SPECIAL PRESENTATIONS**
  - a) Yelm Timberland Regional Library - Erica McCaleb, Yelm Library Manager
  - b) Proclamation – American Red Cross Month
- 4. PUBLIC COMMENT—COMPLETE A BLUE SPEAKER’S CARD OR RAISE HAND VIRTUALLY**
- 5. CONSENT AGENDA**
  - a) February 2023 Check Register and Position Summary
- 6. NEW BUSINESS**
  - a) REGIONAL HOUSING COUNCIL INTERLOCAL AGREEMENT AMENDMENT  
Motion to authorize Mayor DePinto to sign the Regional Housing Council Interlocal Agreement Amendment #2.
- 7. OLD BUSINESS**
  - a) PUBLIC HEARING ON THE PROPOSED ANNEXATIONS  
Move to approve the annexations, instructing staff to send the Notice of Intention packets to the Thurston County Boundary Review Board and prepare the annexation ordinance.
- 8. STANDING COUNCIL COMMITTEE REPORTS**
  - a) Public Safety Committee
  - b) Public Services Committee
  - c) Finance Committee
- 9. MAYOR/CITY ADMINISTRATOR/STAFF REPORTS**
- 10. COUNCILMEMBER REPORTS**
- 11. EXECUTIVE SESSION**
  - a) None Scheduled
- 12. ADJOURN**

## MEETING INFORMATION

All regular Yelm City Council meetings are recorded. Meetings can be viewed at [www.yelmwa.gov](http://www.yelmwa.gov) or a copy may be purchased by contacting the City Clerk's office at 360.458.8816.

It is the City of Yelm's policy to provide reasonable accommodations for people with disabilities. If you require reasonable accommodations to participate at a City Council meeting, please contact the City Clerk's office at 360.458.8816 at least four (4) working days prior to meeting. Information on the Americans with Disabilities Act and the Title VI Statement is available at [www.yelmwa.gov/human-resources](http://www.yelmwa.gov/human-resources).

\*The public comment portion of the agenda is an opportunity for the public to address the Council for items that are not on the published agenda. Comments are limited to three minutes and five speakers. Comment on matters listed on the published agenda are welcomed as part of the normal agenda.

Public Comment Guidelines: The City reserves up to five members of the public to address the Council at the beginning of regular business meetings on topics that are not on the agenda. Each speaker will be given 3 minutes and may be asked follow up questions by the Mayor or Council. Further public comment may be allowed on agenda topics as time permits. We ask that speakers use respectful language and remember they are speaking to fellow citizens of Yelm who are committed to listening and responding appropriately to citizens' concerns.

Members of the public engaging in disruptive behavior may be removed or blocked from the meeting.



## **CITY COUNCIL AGENDA ITEM SUMMARY**

City of Yelm, Washington

**AGENDA ITEM: PUBLIC HEARING ON THE PROPOSED ANNEXATIONS**

**ACTION REQUESTED/PROPOSED MOTION:**

Hold a Public Hearing to consider the annexation petitions for the following properties:

1. 9819 Grove Road SE (64303500100). The property is 12.53 acres and is pre-zoned as Moderate Density Residential (R-6).
2. 10143 Grove Road SE (51540302700). The property is 5.01 acres and is pre-zoned as Moderate Density Residential (R-6).
3. 15036 State Route 507 (21725130200). The property is 9.71 acres and is pre-zoned as Low Density Residential (R-4).
4. 16345 Railway Road SE (64303500505). The property is 3.44 acres and is pre-zoned as Moderate Density Residential (R-6).
5. Parcel #22730410000 on Morris Road. The property is 5 acres and is pre-zoned as Low Density Residential (R-4).
6. Parcel #22730410300 on Vancil Road. The property is 10 acres and is pre-zoned as Low Density Residential (R-4).

Following the Public Hearing, make a motion to accept the annexations, instructing staff to send the Notice of Intention packets to the Thurston County Boundary Review Board and prepare the annexation ordinance.

**KEY FACTS AND INFORMATION SUMMARY:**

Multiple property owners have submitted petitions for annexation of the above mentioned properties. The process started with requests to circulate petitions for annexation. The Yelm City Council met on September 13, 2022 at its regular meeting, and approved the requests to circulate annexation petitions for these six properties. The applicants then submitted their petitions signed by the owners of at least sixty percent of the value of each property on November 14, 2022, November 15, 2022, and November 16, 2022.



## **CITY COUNCIL AGENDA ITEM SUMMARY**

City of Yelm, Washington

The Thurston County Assessor followed by issuing the required Declaration of Petition Sufficiency on November 16, 2022. The Yelm Planning Commission met on November 21, 2022 and recommended that the proposed annexations and zone be approved.

The next formal step in the annexation process is for the City Council to hold a Public Hearing and determine whether to approve the proposed annexations and the proposed zone or not. Following the preliminary approval of these annexations by the City Council, the planning department will send the Notice of Intention packets for the Thurston County Boundary Review Board's review. After that, the City Council will review and vote on an ordinance presented by city staff.

### **Parcel 64303500100 - 9819 Grove Road SE, Yelm, WA 98597**

The property is 12.53 acres and contains a single-family home and two mobile homes. Total assessed value of this parcel is \$487,500. The current zone of this parcel per Thurston County zoning map is RR 1/5- Rural Residential. Per City of Yelm Comprehensive Plan and Joint Plan with Thurston County the future land use of this parcel will be Moderate Density Residential. Upon annexation, the zoning of this parcel will be Moderate Density Residential (R-6).

The area proposed for annexation is a single parcel surrounded on two sides by the existing Yelm city limits. The configuration is a logical extension of the city limits and would not create any islands or illogical boundaries.

### **Parcel 51540302700 - 10143 Grove Road SE, Yelm, WA 98597**

The property is 5.01 acres and contains a single-family home and various outbuildings. Total assessed value of this parcel is \$527,700. The current zone of this parcel per Thurston County zoning map is RR 1/5- Rural Residential. Per City of Yelm Comprehensive Plan and Joint Plan with Thurston County the future land use of this parcel will be Moderate Density Residential. Upon annexation, the zoning of this parcel will be Moderate Density Residential (R-6).

The area proposed for annexation is a single parcel sharing a border with the Yelm city limits. The configuration is a logical extension of the city limits and would not create any islands or illogical boundaries.



## **CITY COUNCIL AGENDA ITEM SUMMARY**

City of Yelm, Washington

### **Parcel 21725130200 - 15036 State Route 507, Yelm, WA 98597**

The property is 9.71 acres and is currently vacant. Total assessed value of this parcel is \$156,100. The current zone of this parcel per Thurston County zoning map is RR 1/5- Rural Residential. Per City of Yelm Comprehensive Plan and Joint Plan with Thurston County the future land use of this parcel will be Low Density Residential. Upon annexation, the zoning of this parcel will be Low Density Residential (R-4).

The area proposed for annexation is a single parcel sharing a border with the Yelm city limits. The configuration is a logical extension of the city limits and would not create any islands or illogical boundaries.

### **Parcel 64303500505 - 16345 Railway Road SE, Yelm, WA 98597**

The property is 3.44 acres and is currently vacant. Total assessed value of this parcel is \$ 96,800. The current zone of this parcel per Thurston County zoning map is RR 1/5- Rural Residential. Per City of Yelm Comprehensive Plan and Joint Plan with Thurston County the future land use of this parcel will be Moderate Density Residential. Upon annexation, the zoning of this parcel will be Moderate Density Residential (R-6).

The area proposed for annexation is a single parcel surrounded on three sides by the existing Yelm city limits. The configuration is a logical extension of the city limits and would not create any islands or illogical boundaries.

### **Parcel 22730410300 - Unaddressed property on Vancil Ct SE**

The property is 10 acres and is currently vacant. Total assessed value of this parcel is \$ 263,800. The current zone of this parcel per Thurston County zoning map is RR 1/5- Rural Residential. Per City of Yelm Comprehensive Plan and Joint Plan with Thurston County the future land use of this parcel will be Low Density Residential. Upon annexation, the zoning of this parcel will be Low Density Residential (R-4).

The area proposed for annexation is a single parcel surrounded on two sides by the existing Yelm city limits. The configuration is a logical extension of the city limits and would not create any islands or illogical boundaries.



Meeting Date: March 14, 2023

## **CITY COUNCIL AGENDA ITEM SUMMARY**

City of Yelm, Washington

### **Parcel 22730410000 - Unaddressed property on Morris Rd SE**

The property is 5 acres and is currently vacant. Total assessed value of this parcel is \$114,900. The current zone of this parcel per Thurston County zoning map is RR 1/5- Rural Residential. Per City of Yelm Comprehensive Plan and Joint Plan with Thurston County the future land use of this parcel will be Low Density Residential. Upon annexation, the zoning of this parcel will be Low Density Residential (R-4).

The area proposed for annexation doesn't share any boundary with the existing Yelm city limits. However, this lot shares a border with parcel 22730410300 mentioned above and if the annexation request for the said parcel gets approved, then this parcel will be sharing a border with the city limits.

### **Public Utilities:**

Each property under consideration for annexation is served by water and sewer lines or can have those lines extended to serve the property at time of development. With the city's recent grant of water rights by the Washington Department of Ecology, the city can easily handle any new low- and medium-density residential development that will take place on these parcels if they are annexed.

### **Transportation:**

Staff anticipates that all roads adjacent to these properties will be able to handle the amount of traffic that future development of said properties would create.

### **ATTACHMENTS:**

- Exhibit A

Respectfully Submitted:

Maryam Moeinian  
Associate Planner



City of Yelm

EST. 1924

WASHINGTON

"Pride of the Prairie"

November 16, 2022

Cyndi Ross  
Thurston County Assessor's Office  
2000 Lakeridge Drive SW  
Olympia, WA 98502

Re: Request for Declaration of Petition Sufficiency

Dear Ms. Ross,

Please find the revised petitions and all relevant supporting documents for the six proposed annexations enclosed. In accordance with RCW 35A.01.040, the City of Yelm requests a determination of sufficiency. The following documents are enclosed:

1. Signed petitions submitted by the property owners
2. Legal descriptions and maps of the potential annexation areas

Thank you for your assistance and please don't hesitate to contact me at 360.400.5001 if I can provide any further information or documentation.

Sincerely,

Maryam Moeinian  
Associate Planner  
City of Yelm, WA  
Tel: 360.400.5001



**City of Yelm**  
EST. 1924  
**WASHINGTON**

**PETITION FOR ANNEXATION  
TO THE CITY OF YELM, WASHINGTON**

TO: The City Council of the City of Yelm

We, the undersigned, being the owners of not less than sixty (60%) in value, of the real property herein described, do hereby petition that such territory be annexed to and made a part of the City of Yelm under the provisions of RCW 35A.14.120, and any amendments thereto, of the State of Washington.

The territory proposed to be annexed is within Thurston County, Washington. The legal description and a map which outlines the boundaries of the property as more particularly described in Exhibit A, is attached hereto.

WHEREFORE, the undersigned respectively petition the City Council and ask:

1. That appropriate action be taken to entertain this petition, fixing a date for a public hearing, causing notice to be published and posted, specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and
2. That following such hearing and subsequent to approval of the Thurston County Boundary Review Board, the Yelm City Council determine by Ordinance that such annexation shall be effective; and that the annexed property shall become a part of the City of Yelm, Washington, subject to its laws and ordinances then and thereafter in force.

The Petitioners agree that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as property within the City of Yelm or any now outstanding indebtedness of said City, including assessments or taxes in payments of any bonds issued or debts contracted, prior to or existing at the date of annexation simultaneous with annexation, the property shall be zoned as Moderate Density Residential (R-6) and governed by the zoning ordinance of the City of Yelm.

**ANNEXATION PETITION  
ATTACHMENT TO PAGE ONE**

Names of the petitions should be in identical form as the same appear of record in the chain of title to the real estate. All owners must sign. If property is in corporate ownership, proof will need to be attached that the signer is authorized to sign for the company.

Total Assessed Value of Annexation \$ 487,500

Total Acreage of Annexation 12.53

Total Number of Parcel's included in Annexation 3

**[PETITIONERS PLEASE LIST ALL PARCELS WITHIN PROPOSED ANNEXATION AREA]**

Tax Parcel Information 64303500100 12.53  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: 21709 96<sup>th</sup> Ave. W Edmonds WA 98020  
Street Number City State Zip

D.m. Balascio Denny Balascio 11/15/2022  
Property Owner's Signature Print Name Date

Tax Parcel Information 99801377700 + 99900122200  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: Same as above  
Street Number City State Zip

D.m. Balascio Denny Balascio 11/15/2022  
Property Owner's Signature Print Name Date

**Warning:** Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Exhibit "A"- Legal Description of Annexation Area- Annexation Map

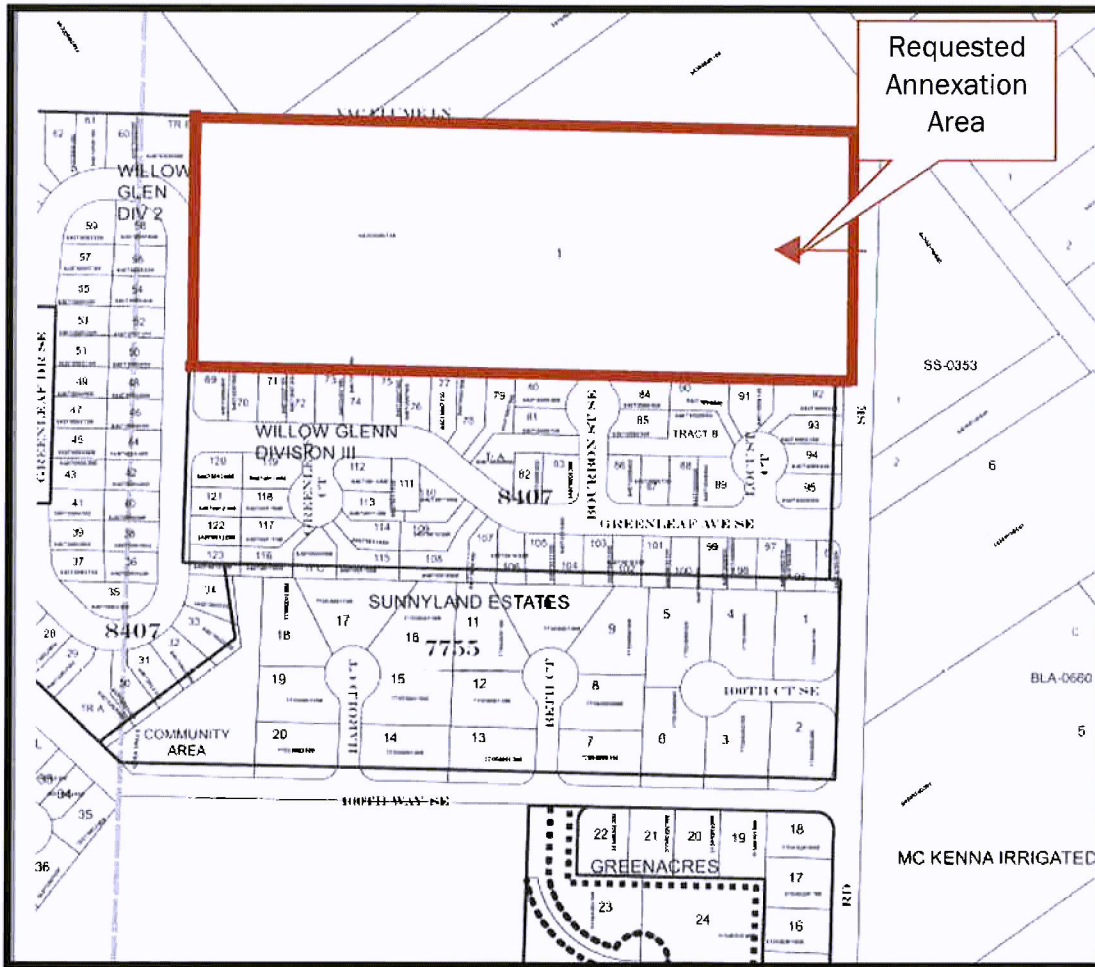
**LEGAL DESCRIPTION:** Real property in the County of Thurston, State of Washington, described as follows:

LOT 1, IN BLOCK 35 OF MCKENNA IRRIGATED TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 43 AND 44;

TOGETHER WITH THAT PART OF THE SOUTH HALF OF VACATED FLUME LANE ADJOINING SAID LOT ON THE NORTH IN THURSTON COUNTY, WASHINGTON.

Tax Parcel ID No. 64303500100 and 99801377700 and 99900122200

Site address: 9819 Grove Rd SE, Yelm WA 985977







**City of Yelm**  
EST. 1924  
**WASHINGTON**

**PETITION FOR ANNEXATION  
TO THE CITY OF YELM, WASHINGTON**

TO: The City Council of the City of Yelm

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WHEREFORE, the undersigned respectively petition the City Council and ask:

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2. That following such hearing and subsequent to approval of the Thurston County Boundary Review Board, the Yelm City Council determine by Ordinance that such annexation shall be effective; and that the annexed property shall become a part of the City of Yelm, Washington, subject to its laws and ordinances then and thereafter in force.

The Petitioners agree that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as property within the City of Yelm or any now outstanding indebtedness of said City, including assessments or taxes in payments of any bonds issued or debts contracted, prior to or existing at the date of annexation simultaneous with annexation, the property shall be zoned as Moderate Density Residential (R-6) and governed by the zoning ordinance of the City of Yelm.

**ANNEXATION PETITION  
ATTACHMENT TO PAGE ONE**

Names of the petitions should be in identical form as the same appear of record in the chain of title to the real estate. All owners must sign. If property is in corporate ownership, proof will need to be attached that the signer is authorized to sign for the company.

Total Assessed Value of Annexation \$ 7527,700

Total Acreage of Annexation 5.01

Total Number of Parcel's included in Annexation 1

**[PETITIONERS PLEASE LIST ALL PARCELS WITHIN PROPOSED ANNEXATION AREA]**

Tax Parcel Information 515 40302700 5.01  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: 2227 Day Island Blvd W University Place WA 98466  
Street Number City State Zip

Danny Jones DANNY JONES 11/14/22  
Property Owner's Signature Print Name Date

Tax Parcel Information 515 403 02700 5.01  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: 2227 Day Island Blvd W University Place WA 98466  
Street Number City State Zip

Brenda Galen BRENDA JOLIN 11/14/22  
Property Owner's Signature Print Name Date

**Warning:** Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

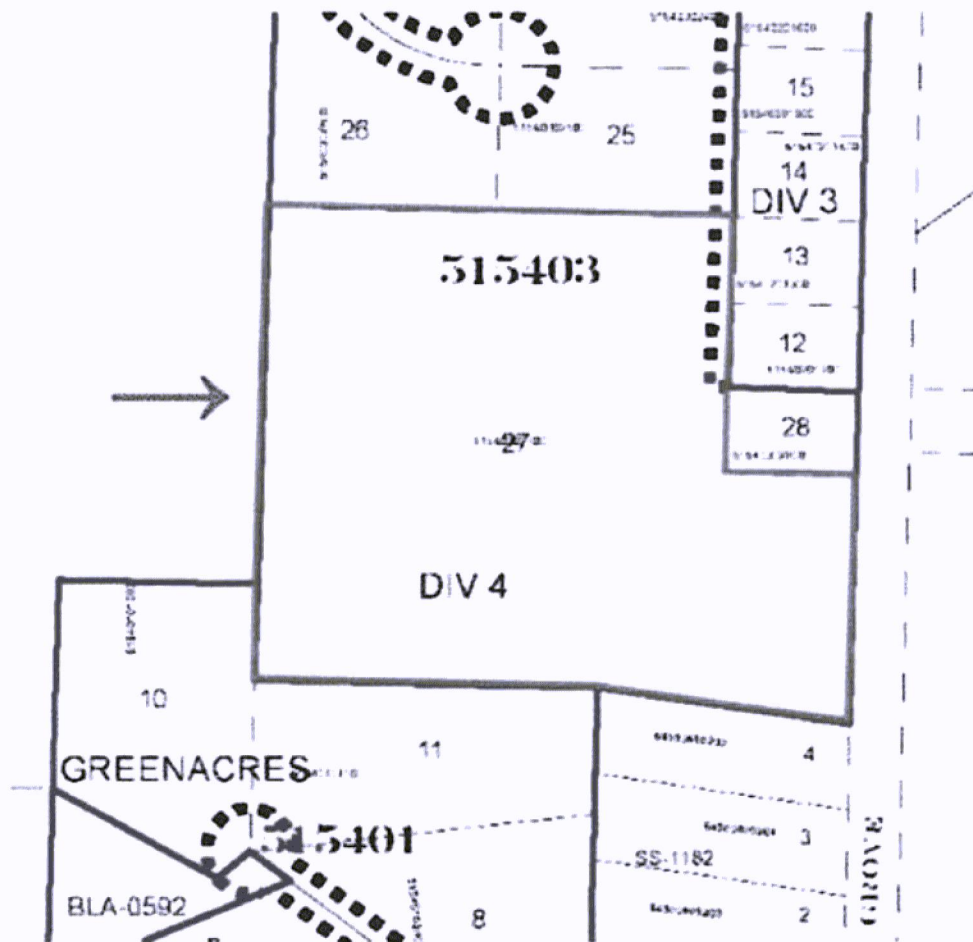
Exhibit "A"- Legal Description of Annexation Area- Annexation Map

**LEGAL DESCRIPTION:** Lot 27, Greenacres Division Four, according to the plat thereof recorded in Volume 22 of Plats, page 155, records of Thurston County, Washington;

Situate in the County of Thurston, State of Washington.

Tax Parcel ID No. 51540302700

Site address: 10143 Grove Road S.E., Yelm, WA 98597







**City of Yelm**  
EST. 1924  
**WASHINGTON**

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TO THE CITY OF YELM, WASHINGTON**

TO: The City Council of the City of Yelm

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WHEREFORE, the undersigned respectively petition the City Council and ask:

1. That appropriate action be taken to entertain this petition, fixing a date for a public hearing, causing notice to be published and posted, specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and
2. That following such hearing and subsequent to approval of the Thurston County Boundary Review Board, the Yelm City Council determine by Ordinance that such annexation shall be effective; and that the annexed property shall become a part of the City of Yelm, Washington, subject to its laws and ordinances then and thereafter in force.

The Petitioners agree that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as property within the City of Yelm or any now outstanding indebtedness of said City, including assessments or taxes in payments of any bonds issued or debts contracted, prior to or existing at the date of annexation simultaneous with annexation, the property shall be zoned as Low Density Residential (R-4) and governed by the zoning ordinance of the City of Yelm.



Exhibit "A"- Legal Description of Annexation Area- Annexation Map

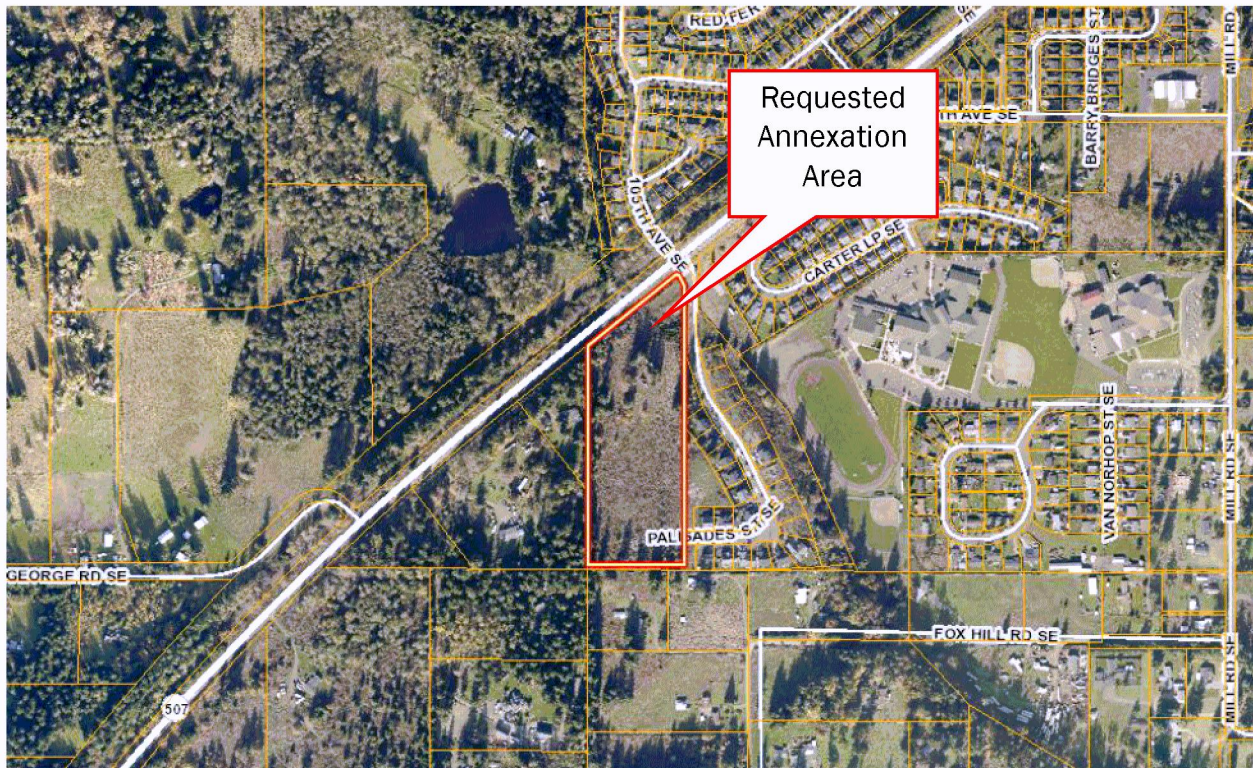
**LEGAL DESCRIPTION:** THE WEST 402.4 FEET OF THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M. LYING SOUTHEASTERLY OF SECONDARY HIGHWAY NO. 5-H;

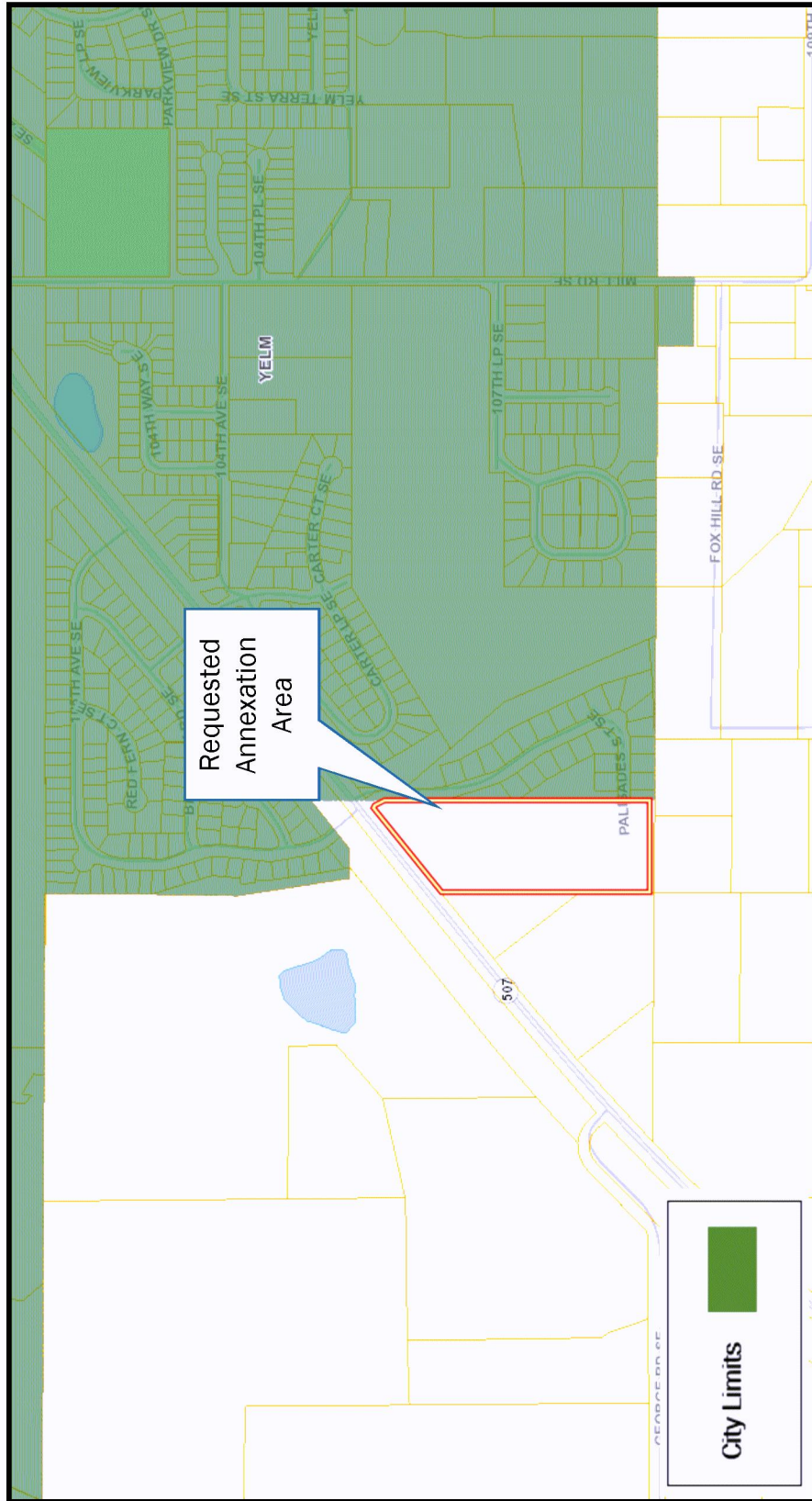
EXCEPTING THEREFROM THE SOUTH 16.5 FEET;  
ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF YELM BY DEED RECORDED FEBRUARY 12, 2008 UNDER RECORDING NO. 3988601;

IN THURSTON COUNTY, WASHINGTON.

Tax Parcel ID No. 21725130200

Site address: 15036 State Route 507 SE, Yelm WA 985977





**Authority to Act as Agent**

On behalf of the Board of Directors for Yelm Jesus Name Pentecostal Church in Yelm, Washington, we have appointed Colton Wark of 204 Jefferson Avenue NW, Yelm, Washington, Pastor and Board President for Yelm Jesus Name Pentecostal Church, to act as our representing agent in the preparation and enforcement of any and all legal transactions, including the signing of any documents on behalf of and/or any legal activity pertaining to Yelm Jesus Name Pentecostal Church and its interests.

If you need any additional information, please do not hesitate to contact any of the Board of Director members listed below:

Gregory Mattocks (Roy, Washington) (360)561-2700

Travis Mattocks (Lacey, Washington) (928) 373-8681

**This authorization remains valid until further written notification from  
Yelm Jesus Name Pentecostal Church.**

Dated this 16<sup>th</sup> day of JANUARY, 2021

  
Gregory Mattocks (signature)

Gregory C Mattocks  
Gregory Mattocks (printed)

*Gregory Mattocks, Acting Secretary on behalf of Yelm Jesus Name Pentecostal Church  
204 Jefferson Avenue NW, Yelm, Washington 98597, (360) 400-1588*

cc:

Gregory Mattocks

Travis Mattocks

Colton Wark

JNPC Files

**Authority to act as agent**

On behalf of the board of directors for Jesus Name Pentecostal Church in Yelm, Washington, we have appointed Greg Mattocks of 2618 354th Street Ct. S. Roy, Washington, Board Secretary of Jesus Name Pentecostal Church, to act as a representing agent in the preparation and enforcement of any and all legal transactions, including signing of any documents on behalf of and/or any legal activity pertaining to Jesus Name Pentecostal Church and it's interests.

If you need any additional information, please do not hesitate to contact any of our board of directors members listed below:

Colton Wark (Yelm, Washington) (360) 269-5686  
Travis Mattocks (Roy, Washington) (928) 373-8681

**This authorization remains valid until further written notifications  
from YJNPC Board of Directors.**

Dated this 11<sup>th</sup> day of March, 2022

  
\_\_\_\_\_  
Colton Wark (signature)

Colton Wark  
\_\_\_\_\_  
Colton Wark (printed)

*Colton Wark, acting President on behalf of Yelm Jesus Name Pentecostal Church  
204 Jefferson Ave. N.W. Yelm WA 98597 (360) 269-5686*

Cc:  
Gregory Mattocks  
Travis Mattocks  
Colton Wark  
YJNPC Files



**City of Yelm**  
EST. 1924  
**WASHINGTON**

**PETITION FOR ANNEXATION  
TO THE CITY OF YELM, WASHINGTON**

TO: The City Council of the City of Yelm

We, the undersigned, being the owners of not less than sixty (60%) in value, of the real property herein described, do hereby petition that such territory be annexed to and made a part of the City of Yelm under the provisions of RCW 35A.14.120, and any amendments thereto, of the State of Washington.

The territory proposed to be annexed is within Thurston County, Washington. The legal description and a map which outlines the boundaries of the property as more particularly described in Exhibit A, is attached hereto.

WHEREFORE, the undersigned respectively petition the City Council and ask:

1. That appropriate action be taken to entertain this petition, fixing a date for a public hearing, causing notice to be published and posted, specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and
2. That following such hearing and subsequent to approval of the Thurston County Boundary Review Board, the Yelm City Council determine by Ordinance that such annexation shall be effective; and that the annexed property shall become a part of the City of Yelm, Washington, subject to its laws and ordinances then and thereafter in force.

The Petitioners agree that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as property within the City of Yelm or any now outstanding indebtedness of said City, including assessments or taxes in payments of any bonds issued or debts contracted, prior to or existing at the date of annexation simultaneous with annexation, the property shall be zoned as Moderate Density Residential (R-6) and governed by the zoning ordinance of the City of Yelm.

**ANNEXATION PETITION  
ATTACHMENT TO PAGE ONE**

Names of the petitions should be in identical form as the same appear of record in the chain of title to the real estate. All owners must sign. If property is in corporate ownership, proof will need to be attached that the signer is authorized to sign for the company.

Total Assessed Value of Annexation \$ 96,800

Total Acreage of Annexation 3.44

Total Number of Parcel's included in Annexation 1

**[PETITIONERS PLEASE LIST ALL PARCELS WITHIN PROPOSED ANNEXATION AREA]**

Tax Parcel Information 101303500505 3.44  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: 16418 Middle Rd SE Yelm WA 98597  
Street Number City State Zip

  
Property Owner's Signature

Darlene Anderson 11-16-22  
Print Name Date

Tax Parcel Information \_\_\_\_\_  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: \_\_\_\_\_  
Street Number City State Zip

\_\_\_\_\_  
Property Owner's Signature Print Name Date

**Warning:** Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Exhibit "A"- Legal Description of Annexation Area- Annexation Map

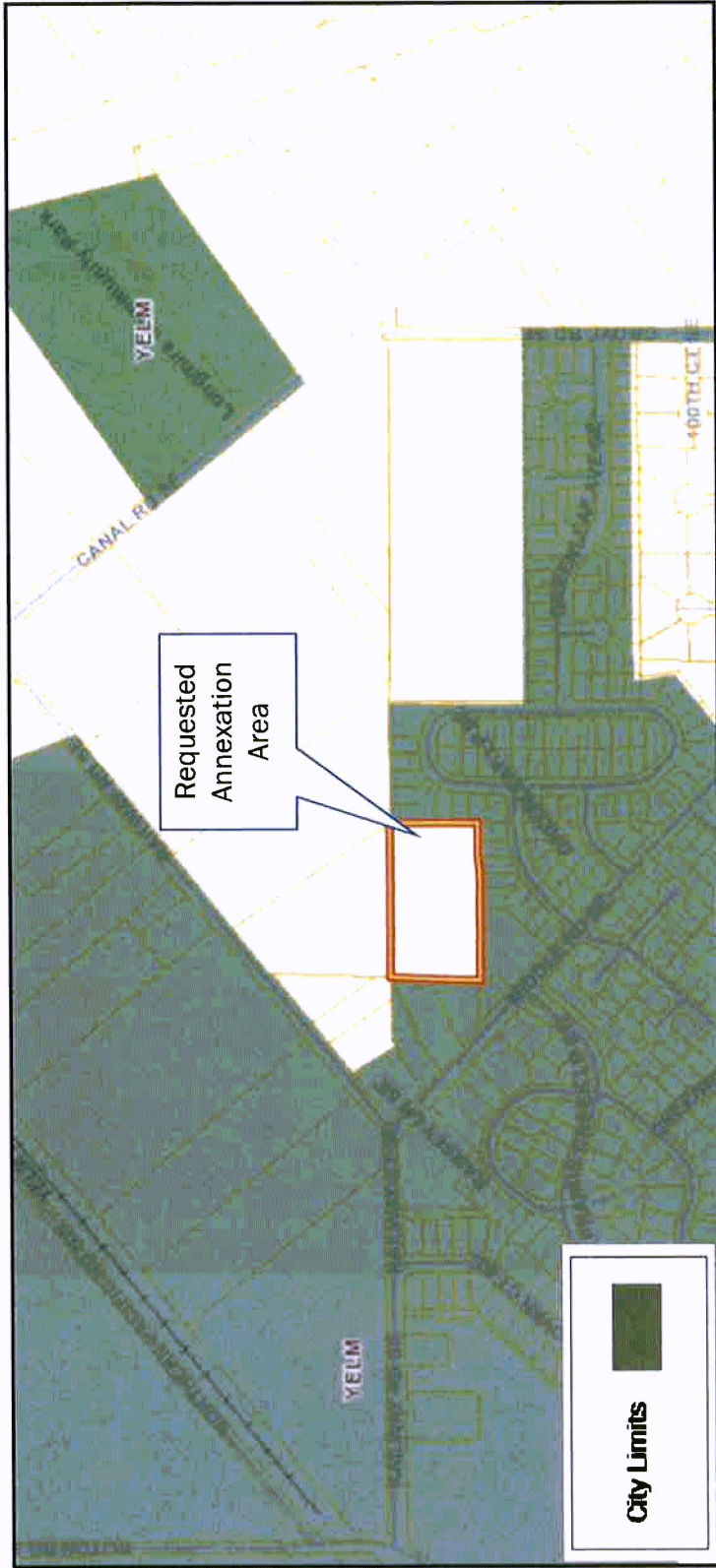
**LEGAL DESCRIPTION:** Real property in the County of Thurston, State of Washington, described as follows:

The North 290 feet of the East 500 feet of Lot 5 in Block 35 of Mckenna Irrigated Tracts, as reocrded in volume 9 of plats, page 43; Together with the South half of vacated street adjoining said property on the North. In Thurston County, Washington

Tax Parcel ID No. 64303500505

Site address: 16345 Railway Road SE, Yelm WA 985977







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EST. 1924  
**WASHINGTON**

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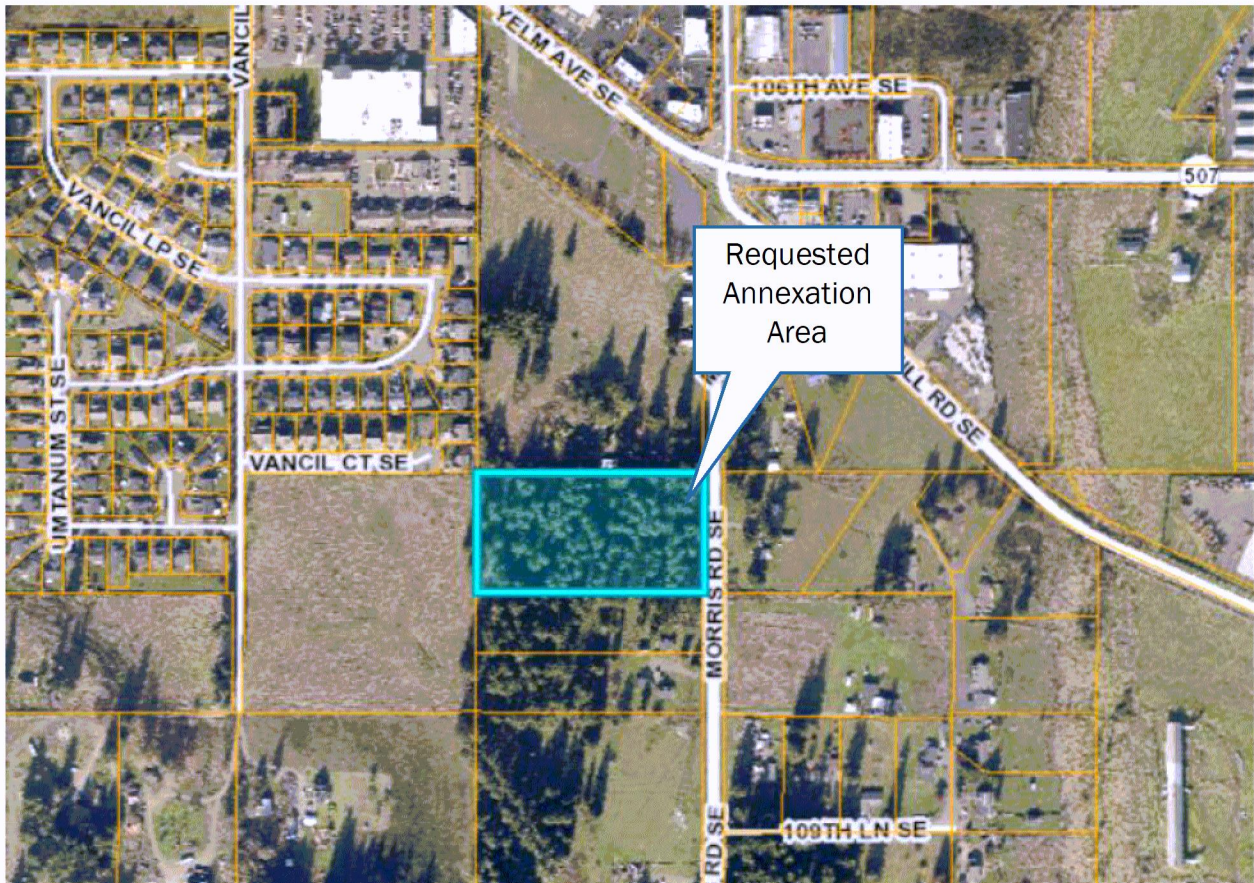


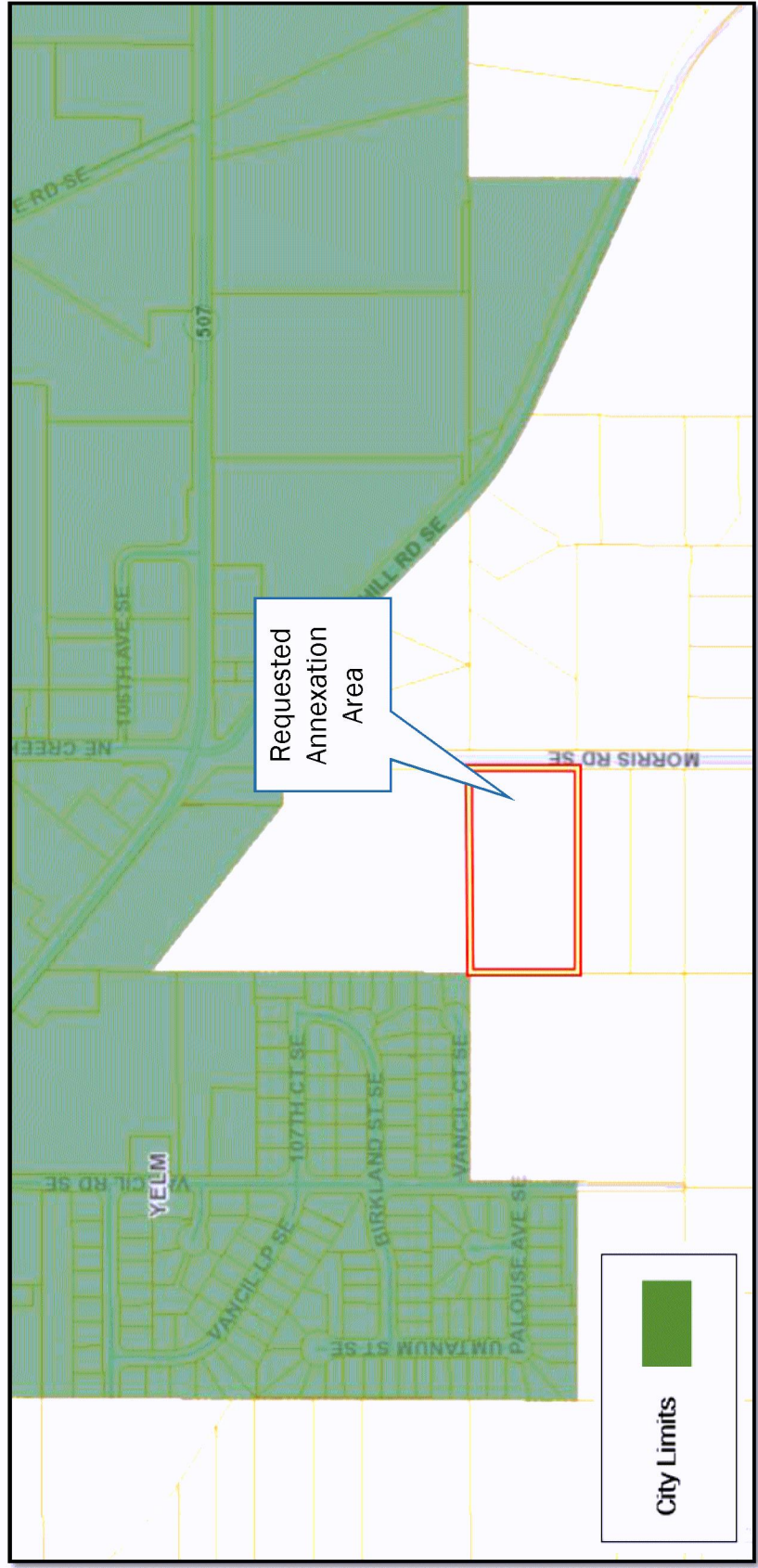
Exhibit "A"- Legal Description of Annexation Area- Annexation Map

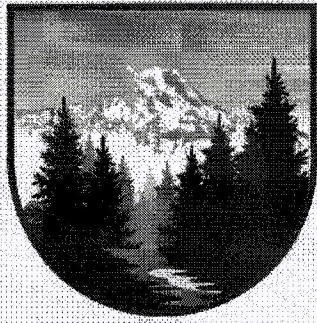
**LEGAL DESCRIPTION:** The North half of the Northeast quarter of the Northeast quarter of the Southeast quarter of Section 30, Township 17 North, Range 2 East, W.M.; Excepting therefrom Morris Road along the East; In Thurston County, Washington.

Tax Parcel ID No. 22730410000

Site address: Unaddressed property on Morris Rd SE







**City of Yelm**  
EST. 1924  
**WASHINGTON**

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**ANNEXATION PETITION  
ATTACHMENT TO PAGE ONE**

Names of the petitions should be in identical form as the same appear of record in the chain of title to the real estate. All owners must sign. If property is in corporate ownership, proof will need to be attached that the signer is authorized to sign for the company.

Total Assessed Value of Annexation \$ 263 800

Total Acreage of Annexation 10 acres

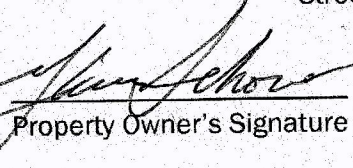
Total Number of Parcel's included in Annexation 1

**[PETITIONERS PLEASE LIST ALL PARCELS WITHIN PROPOSED ANNEXATION AREA]**

Tax Parcel Information 22730410300 10 acres  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: xxxx Vancil Rd Yelm WA 98597  
Street Number City State Zip

  
Property Owner's Signature

Glenn Schorno  
Print Name

11/15/2022  
Date

Tax Parcel Information \_\_\_\_\_  
Assessor's Tax Parcel No. Acreage

Property owners

Mailing address: \_\_\_\_\_  
Street Number City State Zip

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

**Warning:** Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Exhibit "A"- Legal Description of Annexation Area- Annexation Map

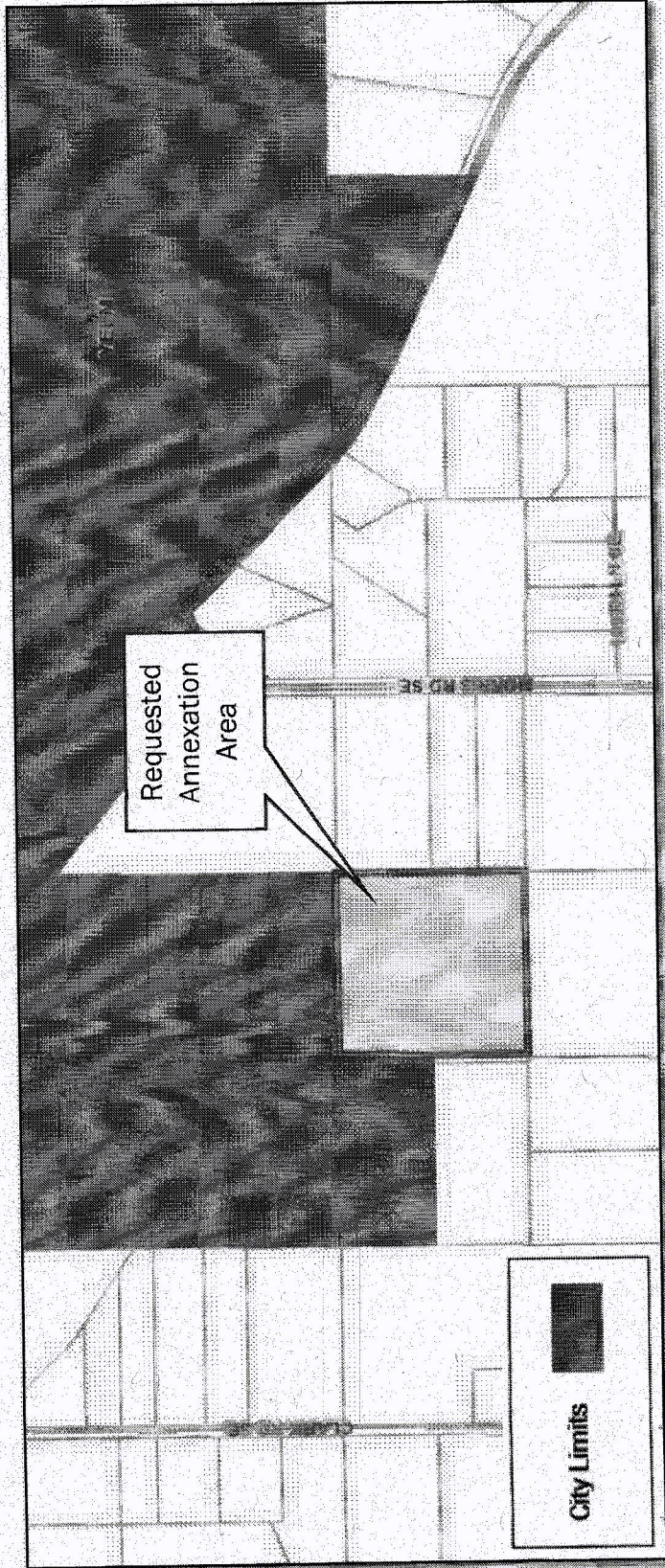
**LEGAL DESCRIPTION:** Real property in the County of Thurston, State of Washington, described as follows:

The Northwest quarter of the Northeast quarter of the Southeast quarter of Section 30. Township 17 North, Range 2 East, W.M. lying North and East of Yelm Irrigation Ditch, South Lateral Right of Way, less South lateral;  
IN THURSTON COUNTY, WASHINGTON.

Tax Parcel ID No. 22730410300

Site address: Unaddressed property on Vancil Ct SE







**WASHINGTON**  
**Secretary of State**  
 Corporations & Charities Division

Filed  
 Secretary of State  
 State of Washington  
 Date Filed: 02/01/2022  
 Effective Date: 02/01/2022  
 UBI #: 602 485 555

## EXPRESS ANNUAL REPORT WITH CHANGES

### BUSINESS INFORMATION

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Business Name:  
**GES LAND LLC**

UBI Number:  
**602 485 555**

Business Type:  
**WA LIMITED LIABILITY COMPANY**

Business Status:  
**ACTIVE**

Principal Office Street Address:  
**17835 STATE ROUTE 507 SE, YELM, WA, 98597-9654, UNITED STATES**

Principal Office Mailing Address:

Expiration Date:  
**03/31/2023**

Jurisdiction:  
**UNITED STATES, WASHINGTON**

Formation/Registration Date:  
**03/23/2005**

Period of Duration:  
**PERPETUAL**

Inactive Date:

Nature of Business:  
**REAL PROPERTY INVESTMENT**

### REGISTERED AGENT RCW 23.95.410

Registered Agent Name	Street Address	Mailing Address
GLENN E SCHORNO	17835 HWY 507 SE, YELM, WA, 98597-0000, UNITED STATES	

### PRINCIPAL OFFICE

---

Phone:

Email:  
**SCHORNOAG@HOTMAIL.COM**

Street Address:  
**17835 STATE ROUTE 507 SE, YELM, WA, 98597-9654, USA**

Mailing Address:

## GOVERNORS

Title	Type	Entity Name	First Name	Last Name
GOVERNOR	INDIVIDUAL		GLENN	SCHORNO

## NATURE OF BUSINESS

- REAL PROPERTY INVESTMENT

## EFFECTIVE DATE

Effective Date:  
02/01/2022

## CONTROLLING INTEREST

1. Does this entity own (hold title) real property in Washington, such as land or buildings, including leasehold improvements?  
**NO**
2. In the **past 12 months**, has there been a transfer of at least 16-2/3 percent of the ownership, stock, or other financial interest in the entity?  
**NO**
  - a. If "Yes", in the **past 36 months**, has there been a transfer of controlling interest (50 percent or greater) of the ownership, stock, or other financial interest in the entity?  
**NO**
3. If you answered "Yes" to question 2a, has a controlling interest transfer return been filed with the Department of Revenue?  
**NO**

You **must** submit a Controlling Interest Transfer Return form if you answered "yes" to questions 1 and 2a.

Failure to report a Controlling Interest Transfer is subject to penalty provisions of [RCW 82.45.220](#).

For more information on **Controlling Interest**, visit [www.dor.wa.gov/REET](http://www.dor.wa.gov/REET).

## RETURN ADDRESS FOR THIS FILING

Attention:

Email:

**SCHORNOAG@HOTMAIL.COM**

Address:

**17835 STATE ROUTE 507 SE, YELM, WA, 98597-9654, USA**

## EMAIL OPT-IN

- By checking this box, I hereby opt into receiving all notifications from the Secretary of State for this entity via email only. I acknowledge that I will no longer receive paper notifications.

## AUTHORIZED PERSON

Person Type:

**INDIVIDUAL**

First Name:

**GLENN**

Last Name:

**SCHORNO**

Title:

**PRESIDENT**

This document is hereby executed under penalty of law and is to the best of my knowledge, true and correct.



**STEVEN J. DREW**  
**Assessor**

**OFFICE OF THE ASSESSOR**  
Service, Integrity, Fairness,  
Internationally Recognized for Excellence



## **DECLARATION OF PETITION SUFFICIENCY**

I, Cyndi Ross, do hereby certify, pursuant to RCW 35A.01.040, the petition for annexation to the **City of Yelm** submitted to this office by **Maryam Moeinian** on **11/16/2022**, bears the names and purported signatures of persons who are owners or part owners of parcels of real property lying within the proposed annexation area collectively of not less than **sixty percent** of the assessed value of the total proposed annexation area.

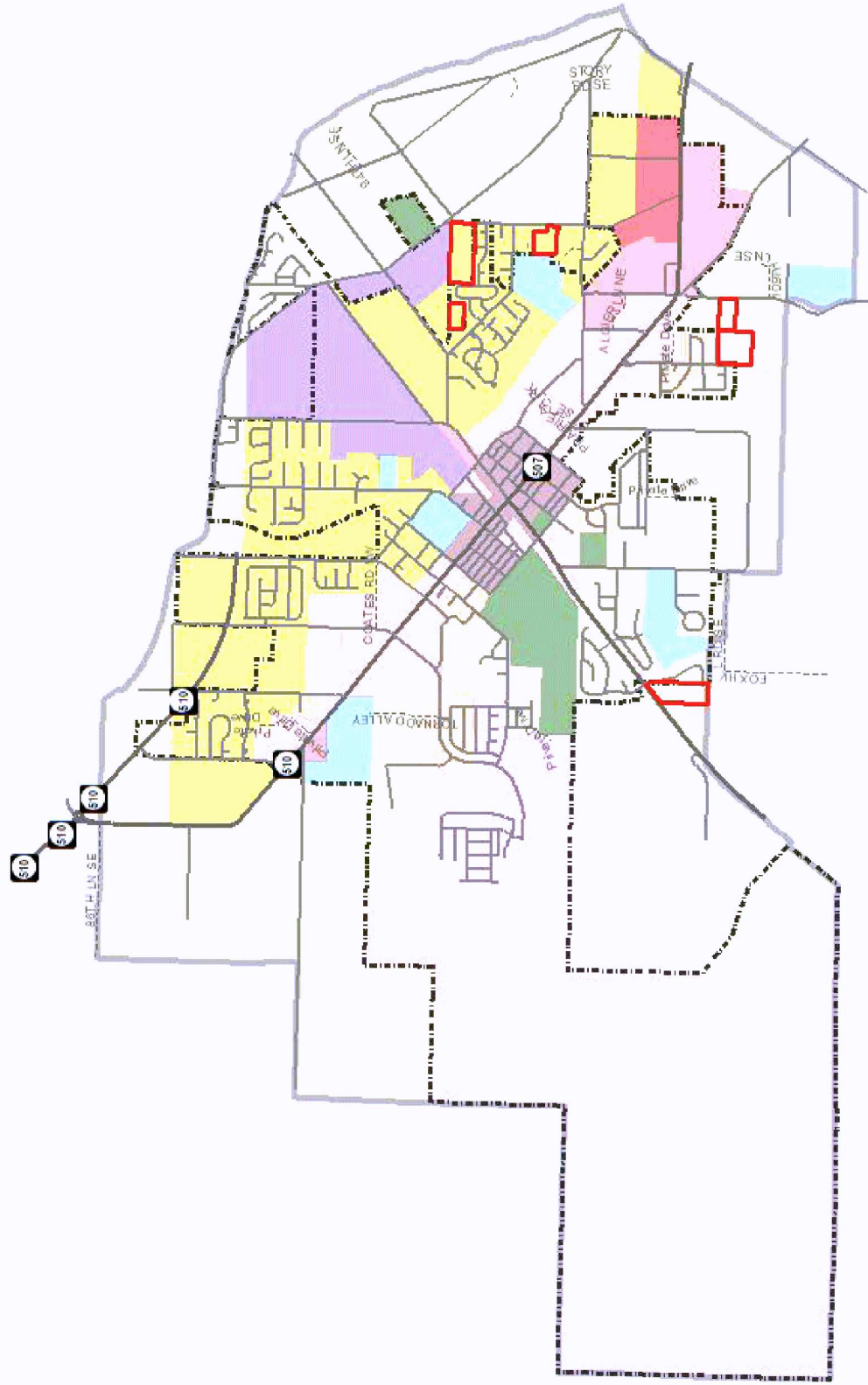
The undersigned cannot certify the authenticity of the signatures of such named owners, because authenticated signatures of such owners are not required to be kept in the records of Thurston County for such real property.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Dated this November 16, 2022 in Olympia, Washington.

Cyndi Ross  
Property Administration Manager  
Thurston County Assessor's Office

# City of Yelm Annexations 2022



Legend	
<b>Streets</b>	
<b>Owner</b>	
—	State Route
—	Public Streets
- - -	Private
- · - · -	City Limits
□	Urban Growth Area
	R-4
	R-6
	R-14
	C-1
	C-2
	C-3
	CBD
	I
	ID
	P/OS
	MPC

0 0.5 1 2 Miles



**CITY COUNCIL MEETING MINUTES  
VIRTUAL AND IN PERSON  
TUESDAY, MARCH 14, 2023**

- Call to Order:** Mayor Joe DePinto called the meeting to order at 6:00 PM.
- Roll Call:** James Blair, Joseph Richardson, Joshua Crossman, Holly Smith, Brian Hess, Ashley Brooks, Terry Kaminski, and Mayor Joe DePinto.
- Staff Present:** City Administrator Todd Stancil, HR Director Karen Bennett, Line Roy Communication and Recreation Coordinator, Gary Cooper Planning and Building Manager and Public Services Director Cody Colt
- APPROVAL OF THE AGENDA** **Motion by Holly Smith** to approve the agenda as presented  
**Seconded by Terry Kaminski**  
**Motion carried 7-0**
- SPECIAL PRESENTATIONS:** Yelm Timberland Regional Library – Erica McCaleb, Yelm Library Manager gave a presentation on programs and services that are available through Timberland Regional Library.
- American Red Cross Proclamation – Mayor DePinto read the American Red Cross Month Proclamation into the record. Larry Bleich Community Volunteer Leader and Elected Officials Liaison and Raed Gyekis local Board of Directors member with American Red Cross accepted a copy of American Red Cross Month Proclamation and gave a brief overview of the non-profit humanitarian organization that provides emergency assistance, disaster relief, and disaster preparedness education.
- PUBLIC COMMENT:** None
- CONSENT AGENDA:** a) February 2023 Check Register and Position Summary  
**Motion by Brian Hess** to approve the consent agenda as presented  
**Seconded by Terry Kaminski**  
**Motion carried 7-0**

**NEW BUSINESS:**        **Regional Housing Council Interlocal Agreement Amendment**  
**Motion by Terry Kaminski** to authorize Mayor DePinto to sign  
the Regional Housing Council Interlocal Agreement Amendment #2  
**Seconded by Ashley Brooks**  
**Motion carried 6-1 with a roll call vote**

**OLD BUSINESS:**        **Public Hearing on the Proposed Annexations**  
Mayor DePinto opened the Public Hearing at 6:25 p.m.  
Planning and Building Manager Gary Cooper gave a presentation on  
the proposed annexation petitions for six properties. Staff asking for  
a motion to send the Notice of Intention packets to the Thurston  
County Boundary Review Board and prepare the annexation  
Ordinance.  
Public Comment: **Tracy Wood**, Yelm citizen questioned how many  
new residences could go on the approx. 45 acres of annexation and  
had traffic impacts been considered with these annexations?  
**Alfred Fournier**, property owner at 16345 Railway Rd SE  
stated that he did not request annexation for his property.  
Mayor DePinto closed the Public Hearing at 6:48 p.m.  
**Motion by Terry Kaminski** to approve the annexations, instructing  
staff to send the Notice of Intention packets to the Thurston County  
Boundary Review Board and prepare the annexation ordinance with  
the amendment to property number 4 on the list to refer to parcel  
number only and not the address.  
**Second by Brian Hess**  
**Motion carried 5-2 with a roll call vote**

**STANDING COUNCIL COMMITTEE REPORTS:**

**Public Safety Committee** - Chair Smith announced that the Public Safety Committee met and discussed:

- A new radar sign has been ordered.
- The department belongs to a consortium with other agencies and they have access to a Chaplin at all times.
- The status of hiring new officers.
- Yelm PD social media is ramping up and getting a lot more views.
- School Resource Officers are making an impact with students.

**Public Services Committee** – Chair Hess reported that the Public Services Committee met and discussed:

- New streetlights have been delivered.

#### **Finance Committee –**

- Chair Richardson stated that he was very impressed with the new layout of finance check register/2023 Budget Position Totals and encouraged people to look at the Agenda Packet online.

#### **MAYOR/CITY ADMINISTRATOR/STAFF REPORTS:**

##### **City Administrator Stancil Updates –**

- Public Services Department is planning to break ground on the dog park in April.
- Finance Director is working with the Auditors office on hosting a BARS (Budgeting Accounting Reporting System) training on Thursday, March 16<sup>th</sup> at Yelm Community Center.
- A note was included on the utility bills with council and study session dates and times.

##### **Mayor DePinto –**

- The proposed budgets for the State will come out next week and we will see how Yelm fairs on Yelm Bypass.

#### **COUNCILMEMBER REPORTS:**

##### **Councilmember Blair –**

- Would like the surplus of the Killion Road LID to go towards paying off debt.

##### **Councilmember Richardson –**

- Attended the Chamber Forum today and thanked the City for attending and giving a report.

##### **Councilmember Smith –**

- Attended the SE Thurston Fire Authority, TCOMM meeting and the Community Conversations.

##### **Councilmember Hess –**

- Visited the Senior Center and let them know that the City is here to support them with our knowledge base with things such as applying for grants and funding.


##### **Councilmember Brooks –**


- Announced that the Red Cross Sound the Alarm will be held on April 29, 2023 at Public Services from 9 a.m. to 2 p.m. Volunteers can sign up to canvas two weeks prior to the event.
- Attended Community Conversations.

##### **Councilmember Kaminski –**

- Attended Chamber Lunch, Dollars for Scholars and Community Conversations.
- Arts Commission is looking for local artists and costs for a wind feature for the City.

**ADJOURNMENT:**      **Motion by James Blair to adjourn the meeting at 7:20 PM.**  
                                 **Seconded by Holly Smith**  
                                 **Motion carried 7-0**

  
\_\_\_\_\_  
Joe DePinto, Mayor

  
\_\_\_\_\_  
Kathy Linnemeyer, City Clerk